

VILLAGE OF THORNTON, COUNTY OF COOK

MINUTES OF THE REGULAR BOARD MEETING – AUGUST 3, 2015

CALL TO ORDER

President Kolosh called the Meeting to order at 7:50 p.m.

PLEDGE AND INVOCATION

Trustee Kaye led the pledge to the flag, followed with a moment of silence for our public servants and military, and our recently deceased or sick.

ROLL CALL

Present at Roll Call: President Kolosh; Trustees Kaye, Hudson, Ehlers, Pisarzewski, Paris, Atkinson; Fire Chief Habecker; Public Works Superintendent Oberman; Police Chief G. Beckman; Recreation Director Dunlop.

Also in attendance: Administrator D. Beckman; Attorney S. Dillner; Engineer Hus.

MINUTES

Motion by Trustee Kaye, seconded by Trustee Hudson, to accept the Minutes of the Committee Meeting of July 20, 2015, as presented and place on file.

All in favor.

Abstain: Trustee Ehlers.

Motion carried.

Motion by Trustee Pisarzewski, seconded by Trustee Kaye, to accept the Minutes of the Regular Board Meeting of July 20, 2015, as presented and place on file.

All in favor.

Abstain: Trustee Ehlers.

Motion carried.

CORRESPONDENCE

Motion by Trustee Kaye, seconded by Trustee Atkinson, to accept the Correspondence as presented, and place on file.

All in favor.

Motion carried.

VOUCHERS

Motion by Trustee Hudson, seconded by Trustee Ehlers, for the warrants to be drawn, the Vouchers paid and placed on file for audit.

Administrator Beckman stated, under American Express, there was a \$369 PW expense that was marked 7001, building maintenance. It should be 7002, vehicle maintenance.

Ayes: Trustees Hudson, Ehlers, Pisarzewski, Paris, Atkinson, Kaye.

Nays: None.

Motion carried.

PUBLIC COMMENT

Connie Simon, 19102 Wildwood, Lansing, Illinois, wanted to thank everyone at the Village for helping make the Wolcott Reunion last weekend such a great success. The hope is to repeat this event every three to five years.

COMMITTEE REPORTS

Midwest Water/Manhole Repairs – No public comment.

Motion by Trustee Pisarzewski, seconded by Trustee Kaye, to accept the proposal from Midwest Water to perform manhole repairs at a cost of \$15,980, as presented.

Ayes: Trustees Pisarzewski, Kaye, Atkinson, Hudson, Paris, Ehlers.

Nays: None.

Motion carried.

ENGINEER'S REPORT

No report.

ATTORNEY'S REPORT

TIF Agreement/Rodzilla Properties – No public comment.

Attorney Dillner introduced Mr. Shewmake to answer any questions the Board may have. Mr. Shewmake is a representative of Rodzilla Properties, the owners of 525 to 595 South Williams Street.

Mr. Shewmake stated Rodzilla Properties has submitted five different projects for Board consideration. One has already been approved, sealcoating the parking lot. Rodzilla has owned the building about 10 years and made a lot of improvements to the property. Before patching and sealcoating the parking lot, Rodzilla is adding French drains in the center of the lot to help with drainage; and then repairing the lot.

In addition to those projects, there were two rehab projects submitted to the Village by Rodzilla Properties. Mr. Shewmake stated, over the last ten years, they have rehabbed about ten of their rental spaces. This involves bringing the unit up to code, sometimes demolishing the internal, and preparing that spot to be rented. One question that's been asked is are these spaces being prepared for tenants or is Rodzilla rehabbing the spaces? The answer is Rodzilla is rehabbing the spaces; but the intention is to rent the space to a tenant. However, when a tenant gets in, it's his responsibility to build what he needs. The two units being worked on are 575 and 591. There is already a possible tenant for 575, but rehabbing the unit is awaiting the outcome of this TIF discussion.

Trustee Atkinson commented, regarding the rehab, bringing the unit up to code is fine. But when she reads, under 575 N. Williams, it states to replace existing framing, drywall, ceiling, doors, a new tenant may come in and rip it out. Mr. Shewmake stated they don't provide anything but a space with an ADA bathroom. It should have read to demo those things, not replace them. Those specific units are 40 years old and it is planned to completely gut them, then rebuild them which involves upgrading the electrical panel, redistributing the electrical outlets, updating the lighting, coating the floor in some way, painting the ceiling – anything to make the space inhabitable.

Attorney Dillner stated TIF is designed to encourage development. The Board started last year by approving the parking lot proposal; two was the proposal for the drain; and three and four were the build outs. The parking lot and the drains are definitely TIF eligible. Remodeling and rehabilitation are eligible as well. For rehabilitation and remodeling, Attorney Dillner likes to suggest things that are not going to walk away.

Attorney Dillner will put together a TIF agreement for Board discussion at the next meeting. Again, this is a reimbursement; so the developer needs to submit receipts and get paid back. Attorney Dillner suggested to pay once it's completed. After Board discussion, it was decided to reimburse 50 percent of the parking lot, 50 percent of the drainage, and 30 percent of the build outs, for a total of \$32,000. Attorney Dillner was instructed to draft the agreement to reflect these figures.

Public Works Superintendent Oberman asked, specifically regarding the drainage, if any of the specs have been submitted to Robinson Engineering for their review? Mr. Shewmake responded no. Administrator Beckman stated part of any TIF agreement is it must pass the Village's permitting process. Trustee Pisarzewski suggested this engineering cost may be something Rodzilla Properties might have to incur on their own.

Motion by Trustee Ehlers, seconded by Trustee Pisarzewski, to direct the attorney to draft the TIF Agreement with Rodzilla Properties as presented, specifically the 50/50/30 as discussed by the Board.

Ayes: Trustees Ehlers, Pisarzewski, Paris, Kaye, Atkinson, Hudson.

Nays: None.

Motion carried.

Road Vacation Ordinance – No public comment.

Attorney Dillner reported, as discussed in Committee, before the Board this evening is an ordinance to be passed under the Village's home-rule power which specifies the procedures for vacating roads and alleys in the Village of Thornton.

Motion by Trustee Pisarzewski, seconded by Trustee Hudson, to accept the Road Vacation Ordinance, as presented.

Trustee Atkinson thought the ordinance should require a three-fourths affirmative vote of the trustees in order to vacate property in the Village. Attorney Dillner explained there are two different types of municipalities in Illinois under the 1970 constitution – a non-home rule municipality and a home rule municipality. In a non-home rule municipality, their authority comes solely from the State statutes. Under home rule, basically, the municipality has additional power. As long as the powers exercised pertain to your government and affairs, and the State has not preempted those powers.

In Attorney Dillner's opinion, the vacation of a roadway within the Village is within its governmental affairs, and this has not been preempted by the State. So it is within the Village's home-rule power to vacate the road. Administrator Beckman reminded the Board this ordinance does not only pertain to this issue. It would also pertain to any possible future issues involving vacation of Village property.

Trustee Paris has a problem with the public notice. The way this ordinance is written, it's in accordance with the Open Meetings Act, which is a 48-hour notice. Under State statute, a notice is required to be published in a local newspaper plus 15 days. Attorney Dillner stated this is only for Village roads in an unincorporated area within a municipality's jurisdiction.

Trustee Atkinson commented, currently, the Village's building codes require the Village to notify people that are next to properties that want variances because the rules of the property are being changed. In this instance, the Village would be changing the rules of the street. It's going to become private property because the Village is going to receive compensation for it. It would make sense, since we are changing the rules of the property, there should be sufficient public notice of that. Trustee Paris thought the voters of Thornton would like to be notified more than 48 hours ahead of time when the Board is discussing something major like this.

Motion by Trustee Atkinson, seconded by Trustee Paris, to change the voting requirement on this ordinance to be three-quarters of the trustees.

Ayes: Trustees Atkinson, Paris.

Nays: Trustees Kaye, Hudson, Pisarzewski, Ehlers.

Motion failed.

President Kolosh called for a roll call vote on the original Road Vacation Ordinance.

Ayes: Trustees Pisarzewski, Hudson, Kaye, Ehlers.

Nays: Trustees Atkinson, Paris.

Motion carried.

ADMINISTRATOR'S REPORT

Village WiFi Upgrade – No public comment.

Administrator Beckman submitted a memo to the Board on July 31st regarding a proposal by the Village IT company for WiFi throughout the Village. The total cost would be \$6,905.45. This is over what was budgeted, but it does cover all Village buildings.

Motion by Trustee Atkinson, seconded by Trustee Kaye, to approve the WiFi proposal in the amount of \$6,905.45, as presented.

Ayes: Trustees Atkinson, Kaye, Hudson, Ehlers, Pisarzewski, Paris.

Nays: None.

Motion carried.

Boardbook Agreement – No public comment.

Administrator Beckman stated there was discussion on this topic at the last meeting. He would ask for a motion to allow the Village to enter into a contractual agreement with Boardbook for one year.

Motion by Trustee Pisarzewski, seconded by Trustee Atkinson, to enter into an agreement with Boardbook to utilize their software for one year.

Administrator Beckman commented the software will go live as soon as he gets the agreement back. Staff is currently using a demo version of the program. His goal is to have everything ready in four to six weeks.

Ayes: Trustees Pisarzewski, Atkinson, Paris, Ehlers, Hudson, Kaye.

Nays: None.

Motion carried.

PRESIDENT'S REPORT

Don Willing Proclamation – No public comment.

President Kolosh summarized that Mr. Willing has been a resident of Thornton for 62 years. He is a veteran; and he is always involved in Village gatherings. It's important to recognize our residents and show them that our Village has great appreciation and respect for them.

Motion by Trustee Paris, seconded by Trustee Hudson, to approve the Proclamation honoring Don Willing, as presented.

Ayes: Trustees Paris, Hudson, Kaye, Ehlers, Atkinson, Pisarzewski.

Nays: None.

Motion carried.

President Kolosh would like to thank all the department heads and Village staff, Joan LaBahn, Brian and Keith Lindahl, the Historical Society, and everyone who helped make this past weekend come together for the Wolcott reunion. He also commended the hard work of the Wolcott reunion committee.

President Kolosh announced the Village will be presenting a Proclamation on August 17 to Irv and Ruth Roberts, who have been married 75 years. The grand opening for Harcross Chemicals is scheduled for Wednesday, August 26, at 10:30 a.m.

OLD BUSINESS

No report.

NEW BUSINESS

No report.

ADJOURNMENT

There being no further business for the good and welfare of the Village, a motion was made by Trustee Pisarzewski, seconded by Trustee Atkinson, to adjourn the Regular meeting.

All in favor.

Motion carried.

President Kolosh adjourned the meeting at 8:36 p.m.

Robert Kolosh, Village President

Debra L. Pisarzewski, Village Clerk