

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 7:00 P.M. on this 2nd day of October, 2017 in the Municipal Building of the Village of Steger, with Mayor Kenneth A. Peterson, Jr. presiding and Village Clerk Joseph M. Zagone, Jr. attending.

Village Clerk Zagone called the roll. The following Trustees were present; Joyce, Perchinski, Sarek, Skrezyna and Buxton. Trustee Lopez was absent. Also present were; Assistant Village Administrator Mary Jo Seehausen, EMA Chief Tom Johnston, Community Center Director Diane Rossi, Director of Public Infrastructure Dave Toepper, Police Chief Ken Boehm and Fire Chief Nowell Fillion.

Mayor Peterson called for a moment of silence recognizing the tragedy in Las Vegas overnight and honoring those that suffer there.

SPECIAL PRESENTATION

Representatives of Citgo shared architect's renderings of proposed improvements. The renderings include a liquor store and convenience store on the main level with a lower level for storage of merchandise and an upper level with a sports bar themed restaurant and two apartments on the upper floor. Thirty five parking spaces will be provided for customers, employees and tenants. Trustee Perchinski expressed concern that the modern glass front of the building may be too modern for the more historic downtown area the Village envisions. Mayor Peterson explained that Citgo's first drawings did not include any brick on the front of the building and that has been corrected. There will be six gas pumps with two on each side and enclosed garbage area. The project will cost Citgo an estimated \$3,000,000. Citgo has not yet determined whether it will request a video gaming permit in the upstairs restaurant. Mayor Peterson requested a roll call of support for the project. The following Trustees voted aye in support of the Citgo plan; Joyce, Perchinski, Sarek, Skrezyna and Buxton. Mayor Peterson voted in support of the project.

MINUTES

Trustee Sarek made a motion to approve the minutes of the previous Board meeting, as all members have copies. Trustee Joyce requested two corrections made to his report of September 18. Trustee Perchinski seconded the motion with the corrections. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION-

Mary Laws of 3447 Jennifer Court asked for an update on the hydrant flushing as discussed at September 18th Board Meeting. Infrastructure Director Toepper explained that work was to begin last week, but is now expected late this week. Flushing will begin with Halsted.

Lorry Hill of 65 E. 34th Street has concerns about the “Steger House” at 67 E. 34th Street. Ms. Hill reported that according to her survey, the fence of 67 E. 34th Street is on her property. Director Toepper suggested such concern would have to be addressed civilly. She also reported noisy vulgar language coming from the property. Police Chief Boehm stated his department always encourages residents to call the Police regarding such disturbances.

Steve Thurmond of 3443 Butler thanked the Board for allowing T3 to hold tag days a few weeks ago. T3 did not tag both weekend days, only Sunday. T3 raised \$641 from 10am to 3pm. Mr. Thurmond explained that T3 is a parents group in support of the Bloom Trail Drama program.

REPORTS

Village Administrator Tilton was absent.

Assistant Administrator Mary Jo Seehausen reported the permits for the Quiet Zone have been received. The next step is the funding of the Quiet Zone.

Director of Public Infrastructure referred to his weekly report.

Fire Chief Nowell Fillion referred to his weekly report. Chief Fillion added that his Department is selling breast cancer awareness t shirts at \$15 each. Call or stop by the Fire House to purchase one. Firefighter Aaron Anderson explained that money raised from t shirt sales supports breast cancer patients.

Chief Fillion reported the annual Fire Department Open House will be held on Sunday from 10am to noon kicking off Fire Prevention Week.

Police Chief Ken Boehm referred to his weekly report and invited the audience to “Coffee with a Cop” this Wednesday, October 4th at the Community Center from 7am to 9am.

EMA Chief Tom Johnston had nothing to report.

Community Center Director Diane Rossi referred to her weekly report.

Housing and Community Development Director Alice Peterson was absent.

Village Attorney was absent.

TRUSTEES' REPORTS

Trustee Buxton referred to his financial report. His report is attached to the official minutes.

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Trustee Skrezyna asked that updates on the hydrant flushing project be shared on website and social media. Director Seehausen stated the information will be on social media and signs will be posted in the affected areas and getting the word out.

Trustee Lopez was absent.

Trustee Sarek had no report.

Trustee Perchinski had no report.

Trustee Joyce At the IML Conference, Trustee Joyce met with a gentleman dealing with retail trends, what retailers are looking for and how they profile towns. He provided a list of items retailers look for on a Village websites. If these items are not found on the website, retailers pass that village by without consideration. Trustee Joyce will work with Mr. Wenzel to have information added to the Village's website. Mr. Joyce learned that 90% of all retail business is still brick and mortar buildings, most big box stores are downsizing

Alcohol Policy Resource Center assists local municipalities and law enforcement in prevention of underage drinking. They provide free service to municipalities in writing local ordinances.

CLERK'S REPORT - no report.

PRESIDENT PETERSON expressed his condolences to Village Administrator Mike Tilton and his family in the passing of his mother. Mayor Peterson asked that everyone keep them in your prayers.

BILLS

Trustee Skrezyna made a motion to approve the bills as listed. Village Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

CORRESPONDENCE - none

UNFINISHED BUSINESS

Trustee Joyce made a motion to table **RESOLUTION NO. 1115 A RESOLUTION APPROVING A REAL ESTATE CONTRACT TO SELL SURPLUS REAL ESTATE OWNED BY THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS** until after after Second Appraisal of 22910 Lahon Road in New Business. Trustee Skrezyna seconded the motion. Voice vote. All ayes. Motion carried.

Trustee Perchinski made the motion to approve the Business License application of Unimode Woodworking, Inc. at 3205 Loverock, pending inspections. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Skreznya and Buxton. Mayor Peterson voted aye. Motion carried.

NEW BUSINESS:

Trustee Perchinski made a motion to approve the donation Agreement between the Village of Crete and the Village of Steger. Trustee Sarek seconded the motion. Trustee Perchinski explained this is the property on State and Steger Road. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Skreznya and Buxton. Mayor Peterson voted aye. Motion carried.

Mr. Edward Glowacki has been in talks with Mr. Tilton and an attorney regarding 22910 Lahon. Mr. Glowacki lives at 22916 Lahon and has expressed interest in purchasing 22910. Two appraisals were done on the property one at \$15,000. And one at \$8,500. The building on the property has been demolished. Mr. Glowacki has attempted to purchase the property from ReMax and from Key Say Corporation. Mr. Glowacki is happy to see the structure demolished and is interested in purchasing the property. He wants to know where to go from here. Mayor Peterson states that there is a question because there are two appraisals. Assistant Administrator Seehausen has not discussed the appraisals with Village Attorneys at this time. Director Seehausen will contact the Village Attorneys for direction. Mr. Glowacki's initial offer was for \$10,000. Trustee Skrezyna suggested \$10,000 seems to be a fair price. Trustee Joyce made a motion to table the second appraisal for 22910 Lahon and direct the Village Administrator to turn it over to the attorneys to finalize an agreement. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to donate \$500.00 to T3 to help with funding of Bloom Trail High School Theatre Group Troupe, for costumes, stage props, backdrops and other related costs. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to approve Trick or Treat hours on Halloween, Tuesday October 31, 2017 from 3 to 7pm. Trustee Skrezyna seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Skrezyna made a motion to approve the Annual Halloween Bonfire at Veterans Park on October 31 at 6:00pm. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

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After discussion, regarding services, counselling, service hours, parking, security, etc Trustee Joyce made a motion to table the Business License Application of New Hope Community Service Center at 3201 Union Avenue. Trustee Perchinski suggested New Hope Community Service Center representatives deal with Village Administrator. Trustee Sarek seconded the motion. Voice vote; all ayes. Motion carried.

There being no further business to discuss, Trustee Perchinski made a motion to adjourn. Trustee Sarek seconded the motion. Voice vote; all ayes. Motion carried.

MEETING ADJOURNED AT 7:54 pm

Kenneth A. Peterson, Jr., Village President

Joseph M. Zagone, Jr., Village Clerk