

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 17th day of June 2024 in the Municipal Building of the Village of Steger, Illinois. Mayor Peterson led all in attendance in the Pledge of Allegiance to the flag.

The roll was called. The following Trustees were present; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson was present. Trustee Stewart was absent

Also present: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Fire Chief Mike Long, Police Chief Greg Smith, EMA Chief Jason Stevenson, Community Center Director Diana Rossi, and Village Attorney James Vasselli.

AWARDS, HONORS AND SPECIAL RECOGNITION

None.

MINUTES

Trustee Perchinski made a motion to approve the minutes of the June 3rd Village Board meeting as all members have copies. Trustee Lopez seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION

Mark Kiouisis of 3501 Susan Lane came before the board to address parking issues on Susan Lane south of 35th Street. Along with another neighbor, Mr. Kiouisis is requesting "Resident Parking Only" on Susan Lane south of 35th Street like there are on Susan Lane north of 35th Street. Mayor Peterson stated that the Village will investigate this and send notice to all neighbors to make sure there are no objections. The police have been called to the area when parking is an issue and clearly there are problems.

REPORTS

Village Administrator Mary Jo Seehausen I have gotten a call from Diane at Robinson Engineering informing us that the Village has been awarded \$2,298,000.00 for lead line replacement that we will be able to use for 2025. Looks like we will be on schedule to do almost 500 residences.

Director of Public Infrastructure Dave Toepper No report.

Chief Michael Long For the month of May we ran a total of 185 calls for service: 154 ambulance, 31 fire and 27 mutual aid to surrounding communities. I have put information out on our facebook page warning residents to be careful in the heat this week.

Police Chief Greg Smith Chief Smith gave a rundown on officers continued training, and meetings attended by Deputy Chief Fajman and Chief Smith. Officers were on duty for the Columbia Central Graduation. Steger Police took part in the Special Olympics Torch Run.

EMA Chief Jason Stevenson We have had 5 patrol nights this past month. We worked the Memorial Day Celebration, the Columbia Central Graduation, I sent two guys to Will County EMA for radio training. Looks like we are ready for the new siren. Just waiting for all components to arrive.

Community Center Director Diana Rossi So far for the month of June, we have had about 800 people come through the Community Center. Things are going really well. We have a lot of water for people dealing with the heat. The Community Center will also be available as a cooling center during the current heat wave.

Village Attorney No report.

Treasurer No report.

MAYORS REPORT No report.

VILLAGE CLERK No report.

TRUSTEES REPORTS

Trustee Trotier: South Suburban Landbank (SSLBA) – I attended the Board of Directors/Executive Committee Meeting on June 5th at 1:00 pm. Executive of the Cook County Landbank Authority (CCLBA) and her team were present along with representatives from various municipalities. The CCLBA continues to work with the SSSLBA to acquire blighted properties, rehabbing them, and offering them for sale.

The SSLBA shared the direct and indirect impact of their efforts:

The Direct Impacts include:

Property Tax Revenue is now being collected from homes where no taxes were being

paid before.

Job Creation (24 jobs)

The Indirect Impacts include:

Neighboring homes have improved in property value

The total economic impact was nearly \$24M with only \$1.43M in budget expenditures.

The number suggest a benefit cost ratio of \$16.70 of economic activity for every \$1 spent by the SSLBA.

In addition, the SSLBA has updated their website for easier access and viewing to the public (<https://www.sslbda.com>).

Congratulations to SSLBA for a 30.2% net income growth between FY22 & FY23! Their efforts and success trickles to the surrounding areas.

Steger Little League – the landscape continues to be upgraded. I will ask our Village Administrator for an update on the signage.

Village of Steger Athletics – continues to impress. The Purple Diamonds softball team will have the Home Field Advantage for the Championship Game. The date will be posted soon! We ask everyone to support our teams and the youth of our community.

Bloom Township Senior Programs – include grass cutting for those who qualify. If you know a senior who lives in the Bloom Township area that may be interested, contact Lynne Smith (Case Management) at (708) 754-9400 or via lynnes@bloomtownship.org.

In Closing - sunflowers continue to grow stronger every day. Reach out to me if you have an interest in beautification and adding sunflowers to your yard. Supplies are VERY limited.

BILLS

Trustee Lopez made a motion to pay all bills when funds become available. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

CORRESPONDENCE

UNFINISHED BUSINESS

NEW BUSINESS:

Trustee Perchinski made a motion to adopt Ordinance No. 1316: AN ORDINANCE DENYING THE REQUEST FOR A VARIANCE FROM THE FENCE REGULATIONS IN THE VILLAGE OF STEGER. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt Ordinance No. 1317: AN ORDINANCE DENYING THE REZONING REQUEST FROM B3 DISTRICT TO M2 DISTRICT IN THE VILLAGE OF STEGER. Trustee Joyce seconded the motion.

Discussion: Trustee Thurmond stated that he agrees with the denial, but I wanted to make sure that the business across the street from this facility is not in conflict because they see to do the same sort of thing. Village Attorney James Vasselli addressed Trustee Thurmond's concerns stating that it is not a conflict. Zoning law does not have eyes in that factor. It was a robust hearing of the Zoning and Planning Board. Evidence was presented from both sides and many residents addressed the board. The evidence as to why this was a nonconforming use in the area showed that it just didn't fit. They were in there illegally using the property. There were a number of factors that went on and zoning analysis is not that way. The finding of facts was pretty clear. Trustee Thurmond continued that the Planning and Zoning Board took their time with these two ordinances. They dedicated this fact finding mission and they did due diligence on producing their findings and I applaud them.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt Ordinance No. 1318: AN ORDINANCE APPROVING AND AUTHORIZING THE SIGNATURE OF THE ATTACHED DOCUMENT IN THE VILLAGE OF STEGER. Trustee Lopez seconded the motion.

Discussion: Trustee Thurmond asked for clarification from VA Seehausen: She stated that the one of the articles in the original RDA's needed to be amended. The original RDA said 40%; it should have been 70%.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt Ordinance No. 1319: AN ORDINANCE FIXING THE SALARIES AND WAGES TO BE PAID TO MANAGEMENT AND NON-UNION EMPLOYEES OF THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS. Trustee Thurmond made a motion to table 1319 until management and nonunion employees are put on separate ordinances, overriding Trustee Perchinski's motion. Trustee Joyce seconded the motion to table.

Discussion: Mayor Peterson asked for clarification: Trustee Thurmond stated that he would like the management and nonunion separated on different ordinances. Trustee Perchinski asked: why? Trustee Thurmond stated he did not want to discuss that right now. Trustee Trotier asked if we have to separate them. Village Attorney Vasselli: if the question is are these matters so distinct that they should be two separate issues: There is a thing in Roberts Rules called splitting the question. This is for wages for people who are not governed by a CBA. They are generally done at the same time. There is really no reason to separate them. But, that is the will of the board. Trustee Trotier asked if Trustee Thurmond still wanted them separated. Trustee Thurmond stated yes. Trustee Trotier said, but you don't want to discuss why? Mayor Peterson stated that the Trustee asking for the separation does not want to offer the rational for

it. Trustee Joyce stated that he seconded the motion to table because he wants to see the two separated, I want to vote on salaried employees by themselves and management because they are two different classes of employees as far as I am concerned. I am not saying if I will vote yes or no against either of them, but it doesn't hurt to vote them that way. Trustee Trotier: Does this affect anything on salary or wages, does this hold anything up if we do this? Mayor Peterson: yes. Trustee Thurmond: it has been held up for 6 months already. Trustee Trotier: so, it's been held up for 6 months so it doesn't matter if we are holding back another month? Mayor Peterson: the employees would not benefit from that. If it were to be passed today, it would take effect today. If we table it, we're pushing it two weeks. Trustee Thurmond: but they get retro'd for it.

Roll was called. The following Trustees voted aye; Thurmond, Trotier and Joyce. The following Trustees voted no; Lopez and Perchinski. Ordinance No. 1319 was tabled.

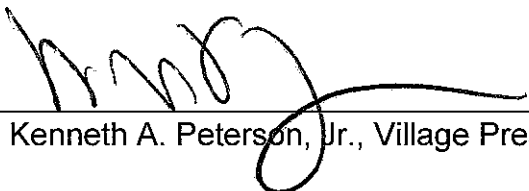
Trustee Joyce made a motion to approve the Amendment to the Service Agreement between the Village of Steger and Andy Frain Services. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to award Flood Component 2 contract to low bidder Sunset Sewer & Water Inc. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

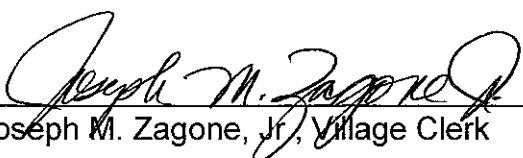
Being no further business:

Trustee Perchinski made a motion to adjourn the meeting.
Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:22 pm.



Kenneth A. Peterson, Jr., Village President



Joseph M. Zagone, Jr., Village Clerk