

**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 5th day of August 2024 in the Municipal Building of the Village of Steger, Illinois. Clerk Zagone led all in attendance in the Pledge of Allegiance to the flag.

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

Trustee Perchinski made a motion to appoint Trustee Lopez as Chairman Pro-tem for the meeting. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

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

AWARDS, HONORS AND SPECIAL RECOGNITION

None

MINUTES

Trustee Perchinski made a motion to approve the minutes of the July 15th Village Board meeting as all members have copies. Trustee Stewart seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION

Connie Lundin of Cottage Grove Ave. came before the board to again question the fence on property across the street from her that is not in compliance with the fence ordinance. It is understood that the board has turned down the request for a variance by the property owner. Village Administrator Seehausen is going to reach out to the property owner and try to get a time-line on bringing the fence within compliance.

Reginald and Ramona Jones of 493 231st St. came before the board for a second time regarding unkept property adjacent to their property. The property in question is 509 231st St. Mrs. Jones explained how hard her husband works to try and keep their yard nice and the grass next door is very tall. The previous owner of the property has died

and the property is now in the hands of a bank. In addition to the grass next door, people keep hitting their mailbox and have hit a street sign that is in disrepair. Mr. Jones said he had talked with the Code Enforcement officer who determined that 5/3 Bank owns the property. Trustee Lopez asked that they give Administrator Seehausen their phone number and that the Village would look into the situation. As for the damaged sign, 231st street is a county road, and we would reach out to Cook County to repair the sign. Mr. Jones explained that after the neighbor died, he was helping cut the grass, but he cannot continue doing that. Village Administrator Seehausen told the couple she would talk with them after the meeting.

Hariam Page of 3426 Loverock Ln. came to the board to discuss issues affecting the value of properties on the 3400 block of Loverock Ln. Some of the issues are on the back of our properties, we do not have access. We were told that it is water way, and on the south end there are 3 drains. Apparently the drains were not finished and a concrete barrier was placed there preventing access to the back of their properties. In addition, weeds have now over grown the area, I have tried to keep it clear, but have not been successful. Last year we asked for help, they came out and moved the barrier, cleared the weeds and replaced the barrier. The one issue is, we need to have access to the back of our homes. The next issue is the condition of the road. Every year they come out and fill holes, but it is in terrible condition. We would like to know if we can be resurfaced like the other side of Loverock to the north. Also, there is no street sign showing that it is Loverock Lane. The last issue has more to do with me alone. I have had issues with my water bill. I live alone, and don't use a lot of water, but my water bill was three times what my neighbor's was. After previous issues, his bill went down but has again gone up. Mr. Page was given the impression there is a cap on water bills. Village Administrator Seehausen explained there is no cap, but there is a minimum bill issued if there is no water consumption. Trustee Perchinski confirmed the concerns Mr. Page brought to the board: Your concerns are the concrete barrier blocking access to the back of your property with the weeds; The street is in disrepair, needs to be resurfaced; there is no street sign on Loverock Lane; and, your water bill is inconsistent. Trustee Perchinski reiterated there is no cap on water bills and it is not estimated. Village Administrator Seehausen stated: maybe what the trustee meant was there is a minimum usage, so every resident has a minimum usage of 660 cubic feet. That is what our minimum water bill is. Mr. Page: I just want to know why at \$140 my water bill is 3 times that of my neighbors who have more people in their homes. Village Administrator Seehausen told Mr. Page she would investigate and find out if there is an issue with his account. Mr. Page also asked for a timeline on rectifying his concerns. Trustee Stewart told Mr. Page that he would talk with Village Administrator Seehausen and Mr. Toepper tomorrow, and by the end of this week he would contact Mr. Page himself with what he is able to find out.

Dan McHale of 3611 Sangamon St. came before the board asking for help with squatters living in a house next to his. There are bright lights shining at his house, he has been harassing us for three years now. He has cars in the back and up and down the

driveway. Now, he has 34th and Morgan looking like junk yard also. These lights have to be taken down. When you try to look to the west, all you see are blinding lights. Police Chief Smith explained that it has been an ongoing issue since he has been here. There is a history here, we can't deal with the lights because there is a code. Chief Smith said that the property owner apparently lives out of state and has not informed the police that this man is not allowed to live there. He has been there for years. Chief Smith stated that this is a civil matter, and that the property owner would have to be the one to take steps to get this man out, if the property owner does not want him there. Trustee Stewart suggested that Mr. McHale reach out to the property owner and explain the issues he is having. Only the property owner can begin eviction proceedings.

David McNeil of 3503 Williams St. came before the board to again discuss dead trees that he fears will fall on his house. Mr. McNeil described over grown weeds and trees in the back yard. Trustee Perchinski recommended that Mr. McNeil send them a certified letter saying that your trees are dead and if they damage my house, I will come to you for compensation. If you don't and the tree falls, it's not there problem. The house in question is at 3505 Williams St. Trustee Lopez told Mr. McNeil we would have someone look at the situation again. Additionally, Mr. McNeil asked who was in charge of the water quality. Mr. McNeil was told that is Director of Public Infrastructure Dave Toepper. Mr. McNeil asked how often the water is tested. Trustee Perchinski: every week. Mr. McNeil made a few more statements about his water and what it is like after flushing.

Delia Gayton of 352 Tiverton Ln. came before the board to discuss problem with people who own the property behind hers. The house has been cited for uncut grass, and when they did cut it, just left the grass in a big pile in the center of the yard with a lawn chair on top of it. The yard is full of junk that Ms. Gayton believes has attracted mice. There was a possum living in the junk. Trustee Perchinski explained that Mr. Toepper would be asked to look at the property again, and if necessary, give them another citation, but that is the extent of what the Village can do in this situation. Ms. Gayton repeated that she is concerned about the health issues caused by all the junk and the animals on the property. Trustee Lopez repeated that we would ask Mr. Toepper to look at it again, and Administrator Seehausen said she would research what tickets have been written on the property.

Matt Polanski of 3221 Butler Ave. came before the board with a statement: Mayor Peterson and Village Board, on behalf of the family of Mary Goodman, they wish to thank the 911 operator, the paramedics and everyone involved for their professionalism and compassion on many responses to the residence at 3033 Sangamon St. They wish to thank you all.

REPORTS

Village Administrator Mary Jo Seehausen No report.

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Director of Public Infrastructure Dave Toepper No Report.

Chief Michael Long No report.

Police Chief Greg Smith No report.

EMA Chief Jason Stevenson No report.

Community Center Director Diana Rossi No report.

Village Attorney No report.

Treasurer No report.

MAYORS REPORT No report.

VILLAGE CLERK No report.

TRUSTEES REPORTS

BILLS

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

CORRESPONDENCE

UNFINISHED BUSINESS

NEW BUSINESS:

Trustee Perchinski made a motion to purchase one 2025 Ford Police Explorer from Currie Motors in the amount of \$45,549.00 and uplifting package from EVT in the amount of \$13,344.70 for a total of \$58,893.70. Trustee Stewart seconded the motion. Discussion: Trustee Perchinski asked if we would be financing this vehicle. Village Administrator Seehausen stated that we would not be financing this one, but we will be financing the second one. Trustee Lopez: I know we budgeted for this, and funds are available? Administrator Seehausen: yes we do. We budgeted for two.

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

Trustee Perchinski made a motion to adopt ORDINANCE No. 1323: AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE BOARD OF EDUCATION OF STEGER SCHOOL DISTRICT 194 AND THE VILLAGE OF STEGER, ILLINOIS.

Trustee Stewart seconded the motion.

Discussion: Trustee Thurmond: Chief, How many signs are we talking about? Chief Smith: We are talking about 4. Village Administrator Seehausen: They are in the appendix. Chief Smith explained the locations.

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

Trustee Perchinski made a motion to adopt ORDINANCE No. 1324: AN ORDINANCE AUTHORIZING AND APPROVING AN AGREEMENT BETWEEN THE ILLINOIS FRATERNAL ORDER OF POLICE LABOR COUNCIL AND THE VILLAGE OF STEGER, ILLINOIS.

Trustee Stewart seconded the motion.

Trustee Perchinski thanked Village Administrator Seehausen and the Police Union for working this out so quickly, it has taken a long time in the past.

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

Trustee Perchinski made a motion to approve a request from Village Administrator Seehausen for Special Event Liquor License for two events: Steger Day of Music on Saturday August 17th from 12 Noon until 11:59 pm and Sunday August 18th from 12 Noon until 5 pm. And: Oktoberfest Sunday October 6th from 12 Noon until 6 pm.

Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

Tina Jackson approached the board to describe her new business which is a dance studio for seniors. She has been teaching since 2012 and has several locations through Oak Street Health. Also locations in Sauk Village and Calumet City.

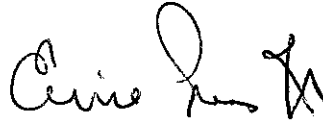
Trustee Perchinski made a motion to approve a new business license application for MTL12 Dance Studio at 24 E. 33rd Pl; pending inspection.

Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

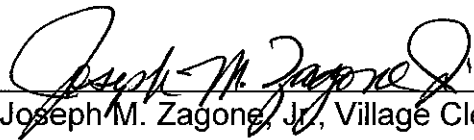
Being no further business:

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

Meeting adjourned at 7:45 pm.



Ernie Lopez, Jr., Chairman Pro-tem



Joseph M. Zagone, Jr., Village Clerk