

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 7<sup>th</sup> day of October 2024 in the Municipal Building of the Village of Steger, Illinois. Village 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.

Clerk Zagone asked everyone to stand and observe a moment of silence in honor of Mayor Kenneth Peterson. Thank you.

Clerk Zagone then recognized Cameron Peterson:

I just want to say a few words. First, my family and I would like to thank the board, the department heads and the entire Village staff for what they did for us last Sunday. Helping to set-up and make sure that everything went smoothly for my Dad's Celebration. We couldn't have done it without you. Also, we would like to thank everyone who came out to support us and to show respect to my Dad's Celebration. It meant the world to see everyone there, for the community to come together to show how we love and support one another. He loved this town more than anything. He never let his ego, ambition or pride get in the way. He always chose Steger first over everything. So, I ask all of you up there to make the right decision. Thank you.

Clerk Zagone: In the absence of a chair, is there any objection to me, as clerk, proceeding with this process as I have done in the past when the mayor was not present?

With no objection:

We are now at the point in our meeting for nominations from the floor to fill the vacancy in the office of President for the Village of Steger, Illinois. This, of course, is due to the untimely passing of our Village President Ken Peterson, Jr. The Village has a population of over 5,000 people, this is an important factor in the filling of this vacancy. This structured process is established by the Illinois Municipal Code. The process is established in such a manner to ensure that all voices are heard, and every nomination is considered in accordance with the law. It is customary for the Village, and permitted under Robert's Rules of Order, that when a new Chair is being selected in the absence of an existing Chair, the Clerk presides over the nomination and election process. This, for example, was done at the last meeting.

Additionally, we will begin with Trustee Stewart, who will have the opportunity to make the first nomination. Following that, the floor will be open to all other members called in the order of reverse seniority.

Trustee Stewart nominated himself, Gerald Stewart.

Clerk Zagone thanked Trustee Stewart and stated that Trustee Stewart has been nominated. As a reminder, because the Village of Steger has a population over 5,000 people, we must confirm the nominee's willingness to serve in this capacity. (this process is in affect for all nominations moving forward) Clerk Zagone asked if Trustee Stewart is willing to serve in this capacity. Trustee Stewart confirmed, Yes, I accept the nomination.

Gerald Stewart has accepted the nomination. I will ask for further.

Trustee Thurmond, do you have a nomination to make?

Trustee Thurmond nominated Trustee Joyce.

Does William Joyce accept the nomination?

Trustee Joyce: yes

William Joyce has accepted the nomination. I will ask for further.

Trustee Trotier, do you have a nomination to make?

Trustee Trotier nominated Trustee Lopez.

Does Ernie Lopez accept the nomination?

Trustee Lopez: yes

Ernie Lopez has accepted the nomination. Are there any other nominations?

Trustee Joyce, No nomination. Are there any other nominations?

Trustee Perchinski, I nominate Trustee Lopez. Trustee Lopez has already accepted the nomination, I will ask Trustee Lopez for his nomination.

Trustee Lopez, I do not have a nomination to make.

Village Attorney added that under parliamentary procedure, there is no need for seconds under this section. In this process, the nominations are made, then without second, votes are taken in reverse order of seniority. All trustees were provided with a memorandum that contains the rules for this procedure.

Clerk Zagone: If there are no further nominations, I will declare that the nominations for Village President are now closed. Hearing no further nominations, the floor is now closed for the position of Village President.

We will now move on to the voting process. Each Trustee will have the opportunity to cast their vote for the nominated candidates. I will call your name, and you may respond with the name of the nominee you wish to vote for.

Trustee Stewart:	Gerald Stewart
Trustee Thurmond:	William Joyce
Trustee Trotier:	Ernie Lopez
Trustee Joyce:	William Joyce
Trustee Perchinski:	Ernie Lopez
Trustee Lopez:	Ernie Lopez

We have 1 vote for Trustee Stewart, 2 votes for William Joyce and 3 votes for Ernie Lopez.

Village Attorney: The requirement for the seating of a chair in a situation such as this require a majority of the corporate authority which means 4 members have to vote for one, or 3 votes for one and an abstention. So, the nominations process should start again.

Clerk Zagone: With the vote as it is, I will ask for nominations again. We will go through the process again.

We will begin with Trustee Stewart.

Trustee Stewart nominated himself, Gerald Stewart.

Clerk Zagone asked if Trustee Stewart is willing to serve in this capacity. Trustee Stewart confirmed, Yes, I accept the nomination.

Gerald Stewart has accepted the nomination. I will ask for further.

Trustee Thurmond, do you have a nomination to make?

Trustee Thurmond nominated Trustee Joyce.

Does William Joyce accept the nomination?

Trustee Joyce: yes

William Joyce has accepted the nomination. I will ask for further.

Trustee Trotier, do you have a nomination to make?

Trustee Trotier: In an effort to keep our business here in the Village of Steger moving forward, I nominate myself, Cindy Trotier.

Does Cindy Trotier accept the nomination?

Trustee Trotier: yes

Cindy Trotier has accepted the nomination. Are there any other nominations?

Trustee Joyce, No nomination. Are there any other nominations?

Trustee Perchinski, I nominate Cindy Trotier. Trustee Trotier has already accepted the nomination, I will ask Trustee Lopez for his nomination.

Trustee Lopez, I do not have a nomination to make.

Clerk Zagone: If there are no further nominations, I will declare that the nominations for Village President are now closed. Hearing no further nominations, the floor is now closed for the position of Village President.

We will now move on to the voting process. Each Trustee will have the opportunity to cast their vote for the nominated candidates. I will call your name, and you may respond with the name of the nominee you wish to vote for.

Trustee Stewart:	Gerald Stewart
Trustee Thurmond:	William Joyce
Trustee Trotier:	Cindy Trotier
Trustee Joyce:	William Joyce
Trustee Perchinski:	Cindy Trotier
Trustee Lopez:	Cindy Trotier

We have 1 vote for Trustee Stewart, 2 votes for William Joyce and 3 votes for Cindy Trotier.

Village Attorney: Same procedural stance. It's no different than what happened last time. Is it the will of the board to go through one more round of nominations? Trustee Perchinski interjected: We have to fill the position. Village Attorney: So, your options are fill the position permanently, or have a temporary chair for the evening that expires at the end of the meeting. It's an unusual circumstance because, generally, temporary chairs are in this situation because of a temporary vacancy. With much regret, we all know in sadness, that this is a permanent vacancy. If you want to do another round, if that's the will of the board, we go through it again. If you read Robert's Rules, you can go on until the vacancy is filled. Trustee Joyce: what is the time frame in which the vacancy must be filled? Village Attorney: That is an excellent question Trustee, there is no time line in the same manner, prescribed by statute, for vacancy in the seat of Trustee it is either 30 or 60 days. There is no certain time line for Village President. The Village, while still progressing, is sitting now without a Chief Executive Officer. The idea is that you have a Chief Executive Officer for the Village. The office of Clerk and President do not have the same constraints as that of Trustee. Trustee Joyce: If the board decides not to take another vote at this time, push it to the next meeting, and we choose a Mayor Pro-tem, does the Mayor Pro-tem, since they are the acting chair, they are able to do the business that we approve tonight? Village Attorney: The business of this evening would be able to be discharged by the Mayor Pro-tem, just like it was fourteen days ago. It does expire at the end of the meeting. I will say that we do sit without a Chief Executive Officer. That is the reality of the situation. Documents that need to be signed would be signed by the Mayor Pro-tem at that point in time. Based on the authority that is convened upon, that member of this body has all power of the sitting president. Has power to vote, but does not have power of Veto on any action because he or she is not executive officer.

Trustee Trotier asked for the floor: One of the reasons that I would like to be nominated for this position is because we need to fill this vacancy. It is not my aspiration to move forward and be on the ballot as Mayor for this town. It is my duty and responsibility to be fair to everyone, again, my aspirations are not to be the mayor of this town. And, to be fair and equal to everyone. I respect everyone on this board, I want us to move forward with our business and not hold our citizens, our constituents in any way. We need to conduct business as usual. We need to move forward. We do not stand still if we want to get things done in our community. So, with that, I ask that you trust in my ability and judgement, it's not just me, it's consulting everyone else that we have supporting our Village. I kindly ask everyone here on this board to take into consideration. Thank you.

Clerk Zagone asked if anyone else on the board had any statements to make at this time?

Trustee Stewart: In a case like this there was a situation that occurred in a town in Illinois. What they did was they appointed a board member/trustee to act as the mayor for a rotation. So, each actual Trustee would conduct business throughout the cycle, until they were able to go to election. I just wanted to put that out there for the rest of my colleagues. Village Attorney: All it is, is you are appointing Chairman Pro-tem for every board meeting. So, the rotation could be voted. But, the effect of that legally is a Chairman Pro-tem in each cycle. So, essentially it still leaves the Village without an actual Chief Executive Officer in the idea that when a levy gets filed, who is the chair? It's a rotating head rather than this person is the proverbial tip of the sphere. Basically you choose a Chairman Pro-tem for every meeting. The question that comes up, it's a very valid point, in the event of a decision that needs to be made from an administrative standpoint, what happens? We have a very competent Village Administrator. But, there are certain issues where the mayor gets involved as all Chief Executive officers do. That is the balance. The other balance is you have a vote tonight, and it could be done. I would be remiss not to say that because, the reason there is no time frame on this one and there is on the other.

Clerk Zagone: I would respectfully ask if the board would want to do one more vote.

Trustee Perchinski: I am Okay with taking another vote.

Trustee Thurmond: I just want to let you all know; it appears that we've got a lot of residents here that take this decision to heart. Everyone here has a stake in this town. It is with a heavy heart, Cameron, that we are making this decision. As you can tell, it's very hard to fill your dad's shoes. I think each and every one of us on the board recognizes that. With that said, I will not take any nominations myself because I couldn't fill the shoes of your father. I do stress that this is a very important position and a very unheard-of situation. I would like to be respectful, and I will go with the direction of the board for re-nominating and going through the voting process as seen fit.

Trustee Lopez: I would ask that you continue the voting process. We owe it to our constituents that we have a Chief Executive Officer on a weekly basis until this term is filled.

Clerk Zagone: With that being said:

Trustee Stewart, do you have a nomination to make?

Trustee Stewart nominated himself, Gerald Stewart.

Clerk Zagone asked if Trustee Stewart accepts the nomination.

Trustee Stewart confirmed, Yes, I accept the nomination.

Gerald Stewart has accepted the nomination. I will ask for further.

Trustee Thurmond, do you have a nomination to make?

Trustee Thurmond nominated Trustee Joyce.

Does William Joyce accept the nomination?

Trustee Joyce: yes

William Joyce has accepted the nomination. I will ask for further.

Trustee Trotier, do you have a nomination to make?

Trustee Trotier: Yes, I do. Cindy Trotier.

Does Cindy Trotier accept the nomination?

Trustee Trotier: yes

Cindy Trotier has accepted the nomination. Are there any other nominations?

Trustee Joyce, No nomination. Are there any other nominations?

Trustee Perchinski, I nominate Cindy Trotier. Trustee Trotier has already accepted the nomination, I will ask Trustee Lopez for his nomination.

Trustee Lopez, I do not have a nomination to make.

Clerk Zagone: If there are no further nominations, I will declare that the nominations for Village President are now closed. Hearing no further nominations, the floor is now closed for the position of Village President.

We will now move on to the voting process. I will call your name, and you may respond with the name of the nominee you wish to vote for.

Trustee Stewart:	Gerald Stewart
Trustee Thurmond:	William Joyce
Trustee Trotier:	Cindy Trotier
Trustee Joyce:	William Joyce
Trustee Perchinski:	Cindy Trotier
Trustee Lopez:	Cindy Trotier

We have 1 vote for Trustee Stewart, 2 votes for William Joyce and 3 votes for Cindy Trotier.

Clerk Zagone asked for nomination for Chairman Pro-tem for the meeting.

Trustee Perchinski made a motion to appoint Trustee Lopez Chairman Pro-tem for the meeting. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Lopez, Stewart, Trotier and Perchinski. Trustees Thurmond and Joyce voted no. Motion carried.

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 and Village Attorney James Vasselli. Community Center Director Diana Rossi was absent.

**AWARDS, HONORS AND SPECIAL RECOGNITION**

None

**MINUTES**

Trustee Perchinski made a motion to approve the minutes of the September 16<sup>th</sup> Village Board meeting as all members have copies. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Lopez, Stewart, Trotier, Joyce and Perchinski. Trustee Thurmond voted no. Motion carried.

**AUDIENCE PARTICIPATION**

John Kopulos of 266 E. 34<sup>th</sup> St. came before the board as a follow-up to the last meeting. He thanked the Village for fixing the streetlight in front of his house that has not been working. Mr. Kopulos continued to ask what had been done about the sewer smell in his neighborhood. Dave Toepper responded: We had a lot of conversations with the Thorn Creek Sanitary Basin Engineers. They have offered some ideas, but I think the next plan that will happen this week is we are going to get into your house and your neighbors to take a look inside the pipes. I will be contacting you in the next two days. Mr. Kopulos thanked the board for it's efforts.

**REPORTS**

**Village Administrator Mary Jo Seehausen** No Report.

**Director of Public Infrastructure Dave Toepper** We had a Lead Service Line open house last Monday night. There were probably 20 or 25 residents that attended. Robinson Engineering hosted the meeting along with 5-Star Energy, the contractor that is doing the work. They went over the process which is going to be knocking on every single door checking what is inside the house, if they had their surveys in, we will take that into account. We are going to check every house. Then we will start to schedule the replacements. The replacements will begin sometime the first week of November. There is approximately 330 that will be done in the target area this year. The area is Carpenter on the west, Wallace on the east, Steger Road on the north and Richton Road on the south. After this round we will move on to the next section.

**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**

**Tim Perchinski:** I would like to thank Mayor Peterson and his family for their tireless service to the Village of Steger over the past decades. Whether it was through scouting, basketball, Kiwanis, the Police and Fire Commission, Trustee and finally Mayor. Ken and his family have been there for our Village. Ken's leadership was always thoughtful, intelligent and accepting. While we will miss his presence, I hope this board can continue to work together, to continue his vision for a better Steger.

C.H.I.C.O South Suburban, and the Village have partnered together and received a grant from Openlands to plant trees in the Village of Steger. We are looking for volunteers to come and help plant the trees this Saturday at 8:00 am. We will be meeting at the Gazebo on Halsted Blvd. Please reach out to me or Dave Heurta to sign up.

### **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:**

The Owner of Lux Nutrition approached the board and gave a brief description of the business he planned to open in Steger. Trustee Lopez confirmed the hours of operation. Trustee Stewart pointed out parts of the application that were left blank and asked that it should be completed.



Trustee Perchinski made a motion to approve a new business license for Lux Nutrition Bar at 31 East 34<sup>th</sup> St; pending inspections. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

Mr. McKinney gave a brief rundown on the business he plans to run in Steger.

Trustee Stewart pointed out areas left blank on the application.

Trustee Perchinski made a motion to approve a new business license for Happy Daze Barbershop at 3334 S. Chicago Rd; pending inspections. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

Mr. Murphy gave an overview of the auto repair shop he plans to run in Steger.

Trustee Perchinski made a motion to approve a new business license for Underground Performance at 3645 Union Ave, rear building; pending inspections. Trustee Joyce seconded the motion. 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 new business license for Allamotive at 3645 Union Ave, Front Building North; pending inspections. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

The owner of Baseballracks.com was not present, but Village Administrator Seehausen pointed out that this is a second location for an already operating business in Steger.

Trustee Perchinski made a motion to approve a new business license for Baseball racks.com at 3645 Union Ave, Front Middle Building; pending inspections. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

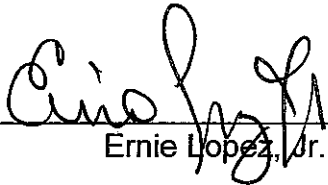
Trustee Perchinski made a motion to approve the purchase of one 2025 Ford Police Utility from Currie Motors in the amount of \$45,549.00 and uplifting package from EVT in the amount of \$13,344.70 for a total of \$58,893.70. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

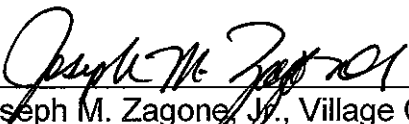
Trustee Thurmond made a motion to adopt ORDINANCE NO. 1325: AN ORDINANCE AUTHORIZING AND APPROVING A CERTAIN GRANT OF EASEMENT FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

Being no further business:

Trustee Perchinski made a motion to adjourn the meeting.  
Trustee Joyce asked that if we plan to vote on replacement for Village President again, that we move the meeting to a location that can hold more residents.  
Trustee Stewart seconded the motion to adjourn. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:44 pm.

  
Ernie Lopez, Jr. Chairman Pro-tem

  
Joseph M. Zagone, Jr., Village Clerk