

**VILLAGE OF MIDLOTHIAN
COMMITTEE MEETING MINUTES
FEBRUARY 6, 2019**

Mayor L'Heureux and the Board of Trustees of the Village of Midlothian, Cook County, Illinois, met in the Council Chambers at the Village of Midlothian on February 6, 2019. The meeting began at 7:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Mayor L'Heureux, Deputy Clerk Kolacki, Trustees Caveney, Crowley, Gillis, Ivan and Kreis, Attorney Valadez, Chief Delaney and Superintendent Weinert. **Absent:** Clerk Moskal. Trustee Killelea arrived at 7:08 p.m.

PLEDGE

PUBLIC COMMENT

Diane Mitidiero – She is the Executor of the Estate of Wayne Grennan who lived at 3942 W. 147th Place. There is a contract on the house to sell the property. The buyer sent an email that was received from his loan officer to ask for clarification on the property's zoning. The property is zoned R-5. The property and the surrounding twelve properties would have to be rebuilt to specifications of R-5 zoning if they were damaged more than 50%. Mayor L'Heureux advised that zoning issues throughout the Village are being addressed and may be rezoned, but the process takes some time. He explained that in 2006 the Village went through a Comprehensive Plan for the Downtown Transit Oriented Development Plan. The property would need to be rezoned to R-2 (single family residence). Attorney Valadez noted that we could acknowledge that the property is legal non-conforming and is a legal property through a letter. Ms. Mitidiero agreed and a letter will be sent advising of the legal non-conforming use.

George Doeden – He asked about the other zoning changes. Trustee Caveney noted that the entire Board is in the process of reviewing the Zoning Map. The current Zoning Map will need to be adopted per state statute. All areas that need to be rezoned will be addressed and a revised Zoning Map will be created.

Deidre (Flower Nook) – She asked to be considered again to allow gaming machines at the Flower Nook. She explained that the flower shop would always come first and would want to be known as a coffee shop and not a bar. She believed the commuters, while waiting for their train or ride pickups, would generate gaming business. Sales are down and are not improving and there is a possibility that she will be shutting down. She also suggested getting signatures from residents to allow the gaming. L'Heureux advised that we do not want the flower shop to leave town and marketing on Facebook and other venues could assist. He also reminded her that the hours of operation of the flower shop would need to be extended to accommodate the gaming. He advised, however, that there is a business down the street on 147th that will be receiving the current license that is available since they have already applied. Trustee Kreis noted that she was not opposed to her request. She is opposed to gaming cafes but would consider as long as her shop's majority of sales are from flower sales, which is required in our Ordinance. Mayor L'Heureux advised that he would speak with the Board to get their opinion and thoughts and would advise her at a later time. The Board would also have to vote to add another license.

COMMUNITY DEVELOPMENT

Trustee Kreis reported on the following:

- She asked that the Phase I Engineering Services with Terra Engineering for the Natalie Creek Trail be placed on the Agenda for approval next week. Once the agreement is executed, Terra will be able to begin the Phase 1, which will take about 18-months to complete. Trustee Caveney noted that we received a grant and believed that our share was \$35,000 for each community but did not believe it was addressed in the agreement. The way she is reading the contract, by signing the agreement, the Village is obligated to pay \$421,000 and did not reference anywhere that it would be paid for by a grant and that the other three Villages would be responsible to pay their portion. Trustee Kreis advised that this was all addressed in the Intergovernmental Agreement. Trustee Caveney then noted that the Intergovernmental Agreement is between Crestwood, Midlothian and Oak Forest and this is a contract between Midlothian and the engineers. The document needs to reference the IGA and the grant we received. Compensation must be addressed also. There should be additional language stating that compensation will be paid for in two different methods. One will be reimbursed by the grant and reimbursed by the IGA for Midlothian, Crestwood and Oak Forest, which is missing in the Agreement. As written, the Village of Midlothian is responsible to pay the \$421,000. Trustee Kreis will ask Dave Landeweer to add the language and reference the IGA.
- She asked that the engagement letter for Denzin Soltanzadeh for the Kedzie Avenue property be on the Agenda for approval. Trustee Gillis asked if we were engaging their services for condemning the property. Trustee Kreis explained that the Land Bank engaged Brett Denzin's firm under the abandonment process, but the property owner had shown up in Court. The abandonment proceedings now cease but the Village will continue to pursue this case and we are now responsible for the attorneys. She also noted that the property owner provided a plan at a meeting with Mayor L'Heureux and was also provided to the attorneys. At the last Court date on January 17th, an Agreed Order was entered into in which they were required to do some work on the property. Since the property is no longer abandoned, the Land Bank's liability ceases. The Board had discussed that they wanted to continue, which will be at our cost. The attorneys will be in court on February 21st. Attorney Valadez then advised that the Building Superintendent will be taking photographs of the property to show the condition of the property at court. The Building Department will also be able to issue violations on the dates when they failed to comply. Superintendent Weinert advised that he had suggested to the attorney that after the property is cleaned up, a fence should be put in with driven posts, as well as a gate and lock so that graffiti and fly dumping would not occur. The judge agreed and put in his Order that the property must be cleaned up, windows boarded up the and a fence in place. Since they have missed the date for the cleanup and boarding up of the windows, we will now be able to issue citations providing that someone visits the property.
- The next Keep Midlothian Beautiful Meeting is on February 21st.
- The Great American Cleanup, which replaces the Village's Clean Up Day that was normally done in May, will be held on April 27th.
- She spoke with Kate Evasic from CMAP regarding the Stormwater Management Capital Plan. Both she and Strand and Associates will be providing a presentation at the Board Meeting on February 27th.
- She advised that as of today, she has not received any applications for the Keep Midlothian Beautiful position.

- The Board was provided the latest diagram of the parking lot. The lot must be completed by July in order to receive the grant money. The diagram focused on maximizing the parking spaces and the striping outside of the permeable lot and is the Village's responsibility. The parking diagram is compliant with ADA and will have 29 total parking stalls. She believed we would need a variance since our Code calls for 18 ft. aisles and we would only have 15 ft. aisles. Mayor L'Heureux noted that we cannot get a variance since the Village is the property owner and we are causing the deficiency. Trustee Caveney questioned how Anterro designed the lot so that the pavers are encroaching on VFW property and if it was legal. There was a long discussion on the boundary lines, whether or not the gravel belonged to the VFW and what the Village owns. Trustee Kreis explained that the \$20,000 grant came from the Illinois Department of Natural Resources Coastal Program. Trustee Caveney questioned whether the Public Works' vehicles would have enough room to turn a vehicle if only 15' wide. Trustee Gillis said that they could turn the vehicle around and use another exit. He also noted that the storage tank is located on the concrete pad which is the current location. There was then a long discussion on the parking space sizes since the parking lot is encroaching on the VFW property and the current unpaved parking lot. The surveys will be sent to Anterro to verify the legal descriptions. Mayor L'Heureux advised that once the parking lot is in place and striped, it will become a legal parking lot and we have to follow the laws. A variance could not be provided so we need exact numbers and the Board will need to approve. Trustee Kreis then noted that the design will then need to be changed.

FINANCE DEPARTMENT

Trustee Ivan reported on the following:

- He provided a Third Millennium Associates recommendation for vehicle and pet stickers and asked the Board to review the Vehicle Fulfillment Services section specifically. This will be discussed at the next Committee Meeting.

FIRE DEPARTMENT

Trustee Gillis reported on the following:

- Firefighter/Paramedic Gorski is asking to attend a Fire Apparatus Engineers Course in the amount of \$450, which is a budgeted item. The certification is within a mandated Firefighter Promotion Process. Firefighter Gorski would then be eligible for an Engineer's position. The class falls under the Illinois Firefighter State Fire Marshall's Office.
- Firefighter Klimson is asking to attend the Fire Officer 1 Certification Courses, which are five classes beginning at the end of January and ending in May. The cost for the certification will be \$1,680 and is a budgeted item in the training budget. This certification is within a mandated Firefighter Promotional Process. Firefighter Klimson would be eligible for a Lieutenant or Deputy Chief position. The class falls under the Illinois Firefighter State Fire Marshall's Office.
- The Fire Department responded to multiple water pipe splits (14850 Pulaski, 14747 Cicero and 4610 W. 147th Street). There was an underground power loss for 14730 Kilpatrick and he believed that this was due to the water fluctuation when the water pipe split.

BUILDING DEPARTMENT

Trustee Caveney reported on the following:

- She provided the history of the Special Use Requests from Bellaroma Auto Repair (3202 W. 147th

Street) and Byline Auto (3228 W. 147th Street). There were many items that were listed in the Ordinance that were supposed to be completed within 30-days after the approval of the Ordinance but were not completed. The only item completed was the Brownfield assessment. In September 2016 another Special Use application was submitted, but there is no documentation that a Zoning Board Hearing was ever held or that any Ordinance was granted. She then provided pictures of the various violations to include window coverings, price tags on cars that were less than the required \$2,500 set by Village Ordinance, improper debris that has been around for months and an open dumpster. The owners of the businesses then applied for another Special Use and a Zoning Board Meeting was held on January 21st. The recommendations and findings were made by the Zoning Board in which they granted their request for special use with conditions, which included all conditions the original owner had agreed to in the original Ordinance #1929. Attorney Valdez then provided the conditions for the Special Use to include conformance of signs, dumpster and garbage requirements, sufficient dedicated parking spaces and adequate access for ingress and egress of emergency service vehicles, back-flow device, no display of automobiles for sale on the parkway, streets or sidewalk and vehicles within 8 feet of the curb, display of vehicle pricing of \$2,500 or more, compliance with state, federal and village laws, property kept free of debris and/or refuse, fire alarm system, building and facilities brought up to compliance, parking issues for employees and customers, as well as business license issuance. All requirements were in the original Ordinance granting the Special Use. The Zoning Board made it clear to the owner that the Village Board may institute prior conditions before granting the new Special Use. Superintendent Weinert mentioned the need for an additional entrance so that the fire trucks and ambulances do not have to back out on 147th Street. He went through each photo, which were taken today, explaining the improvements that were necessary and existing violations. Trustee Crowley suggested that citations be issued. There was then a long discussion by the Board. It was decided to allow a small timeframe to get in compliance and abide by the conditions before the Special Use would be granted. The Board then suggested to either shut down the businesses or issue citations. Superintendent Weinert will provide a list of all items needed and/or to be done and will issue citations if not improved. The Board will postpone the vote for the Special Use.

- The next Code update will be the Fuel Gas Code and the Mechanical Code. Superintendent Weinert has reviewed both Codes and will meet with Attorney Valadez to draft the Ordinances and their adoption will go forward at the next Board Meeting.
- Maintenance of the Rain Ready Community Garden – She spoke with Mollie Dowling, Director at OAI/Highbridge. She had hoped to use a grant to continue the mission of Hybridge and continue the green projects. She will be reaching out to other individuals regarding green infrastructure and rain gardens. It was suggested that she contact Smitty's Tree Service to complete some of the maintenance in the green areas. She will also be reaching out to Julia Plumb for recommendations. We will need to be manage and maintain the rain garden and the permeable parking lot on Keystone since it will have a rain garden element. Trustee Killelea suggested contacting Roy Erickson and Trustee Caveney noted that the firm did not have the experienced staff to take care of rain gardens.
- Zoning Map Review – Superintendent Weinert has recommended that we adopt the current revisions that are on the 2019 Zoning Map which is required by state statute and must be adopted by the end of March. She is hoping to adopt the map at the next Board Meeting. She asked the Board to review the map for any revisions. There was then a long discussion on the various types of revisions that should be made on existing properties.

- Terry Sullivan is interested in purchasing a vacant property located on Waverly and build a three flat. The surrounding buildings are commercial with apartments on top and residential to the other side but the area is zoned IO (Industrial). To change the zoning for one parcel would be spot zoning, which is not allowed. She thought possibly the entire area could be rezoned to business and asked the Board to review.
- She was pleased to announce that the CRS certification was due on Friday, February 1st and was successfully submitted. Over the weekend, she received an email from Keith Harper from nFIP that the recertification was approved. She thanked everyone for their assistance. We are in the process of scheduling a CRS training for the Building Department staff for the end of February.
- She provided an update for the Dollar Tree property. Over the weekend, one of their watermains for their sprinkler system pipe froze and flooded the entire basement. There was more than 14' of water and the building is now closed. The owner's employees pumped out the basement and put in a gas power generator inside the building for two days. Building Inspector Schmidt stopped by today and the whole place was filled with fumes. Dollar Tree was then shut down most likely indefinitely since they will need to hire a fire sprinkler company to repair the pipe, retest the system and get it operating. The building will be closed until we make sure the property is cleaned out properly, the fire alarm system is secured, and electrical issues are completed.
- The Hardee's building damage was noticed by drivers noticing the flow of water around the property. Public Works was then able to shut the water off. They also attempted to reach out to the owners to no avail.
- The Phoenix Behavior building's trouble alarm went off. The pipes are in the ceiling so there was water damage in one office area.

PUBLIC WORKS DEPARTMENT

Trustee Killelea reported on the following:

- He advised that the Safety Committee discussed the timeframes needed to make left turns on Waverly, Avers, Hamlin and Lawndale. After looking at traffic during the specific timeframes, they recommended that Waverly, Lawndale and Hamlin left turns will be from 6:30 a.m. to 8:30 a.m. and in the evening Avers, Lawndale, Hamlin and Waverly left turns will be from 4:00 p.m. to 6:30 p.m. If there were no objections, he would ask Superintendent Sparrey to begin making the signs. Chief Delaney did not agree since the traffic would be pushing the traffic towards the schools, which is not an ideal situation. The idea was to get the traffic away from turning by the railroad tracks, which is a safety hazard. The Board then agreed that the timeframes would be for Hamlin and Waverly only. The Board agreed. Trustee Crowley suggested that the Police Department be informed when Public Works is putting up the signs so that they can keep an eye on the area to make sure everyone is adhering to the turns.
- He advised that Mayor L'Heureux asked Engineer Nagle if he contacted CMAP to advise on any projects being contemplated from the Stormwater Management. Mayor L'Heureux advised that he did not but he spoke with Leslie from SSMMA advising that the list provided looked good but take out the water tower since it is already done. SSMMA believes that the new Governor will sign a Capital Bill and she is trying to get all towns their projects to Springfield so that we are on the list to receive money for the capital projects. Trustee Kreis advised that if we want to see if there is anything that could be shovel ready of the Stormwater Management Capital Plan, we would need to also contact Kate Evasic to add them to the list.

- Trustee Caveney had asked him to obtain a report on the commercial properties for the Land Bank. He advised that Penny Pinchers will be marketed by the Land Bank's real estate agent and a sign will be placed on the property for sale or rent. There is a potential buyer for the Nail School that has reached out to Trustee Kreis. A meeting is being set up so the buyer can explain what they have in mind to do with the property. Russ Reyden from the Land Bank will also be in attendance to see how he might facilitate that also, if possible.

POLICE DEPARTMENT

Trustee Crowley reported on the following:

- The Village Event Calendar is up and working. Organizations and other businesses can submit a request to have their events on the Events Calendar for the Village. There have been a number of requests submitted and the calendars are working very well. She invited the Board to review the calendar. She also asked that the Chamber of Commerce be notified of the Events Calendar.
- Motion to approve the emergency expense for the firewall repair at Station 2 of the Fire Department that was completed by Proven not to exceed \$2,800.00 was made by Trustee Crowley and seconded by Trustee Ivan.

Discussion: There was no further discussion.

Roll Call: Ayes: Trustees Crowley, Ivan, Caveney, Gillis, Killelea and Kreis. Nays: None. Motion carried.

- She sent an email after the firewall was repaired that the Wireless Access Point was connected to the firewall when it was installed years ago. Proven loaded a temporary wireless access point and a permanent one needs to be in place.

Motion to approve the purchase of the Wireless Access Point and PoE Injector for a cost of \$563.00 was made by Trustee Crowley and seconded by Trustee Killelea.

Discussion: There was no further discussion.

Roll Call: Ayes: Trustees Crowley, Killelea, Caveney, Gillis, Ivan and Kreis. Nays: None. Motion carried.

- She sent an email to the Board regarding a request to dispose a police vehicle and asked if anyone had any questions. There was none. This will go forward at the next Board Meeting.
- Discussion of a new police vehicle, which will be purchased from Illinois seized funds. The vehicle is below the state government purchase price since it is a model they are looking to sell quickly. Chief Delaney had advised that the current vehicle, Ford Escape, will be used as a tactical and backup undercover car and the new car would be purchased for Chief Delaney. This will go forward at the next Board Meeting.
- The Police Department and Fire Department have had a number of conversations with CalCom regarding training for Spillman. She contacted Motorola which develops the Spillman system and which is our CAD Management System for Police and Fire. They normally charge about \$2,000 a day for training but agreed to provide the training for free for three days. The training will be held on Monday, Wednesday and Friday and Police and Fire will receive the Spillman detail training.
- As everyone is aware, we have been battling the aged, decrepit and overworked servers in the Village for a long time. Since we are adding more programs and other software, it is necessary to replace the servers. She is suggesting the replacement with a virtual server. We will then be able

to have sufficient space to add modules and will be able to virtually create other servers as needed. The cost of the upgrade will be \$19,300. The electrician costs are not included in this pricing but Proven will provide the plan for the electrician.

- Trustee Caveney questioned when Proven would have the recommendations for the Building Department's software request. They had discussed with Superintendent Weinert one or two options but those were not viable and was more than three weeks ago. Trustee Crowley then advised that we cannot put anything on our servers until they are replaced and explained the reasons for the delays. They will also be providing a Laserfiche and PubWorks presentation. She further noted that every day we are dealing with the server stopping, printers going out and we are trying to maintain the integrity of the system. They have been extremely busy with other issues too and to be patient. Trustee Crowley explained the need to migrate information and software, which is a big concern with our current database.

ATTORNEY'S BUSINESS

Attorney Valadez reported on the following:

- He is in discussions with the contractor who demolished the meat market property to settle the fines and the costs the Village has. He should have a response by the end of the week and will need to be approved by the Board.

PRESIDENT'S BUSINESS

Mayor L'Heureux reported on the following:

- LaMichoacana, 14801 S. Cicero, has asked for a Class 8. The owner advised that the business spent \$60,000 on renovations, \$250,000 on equipment and expect to make \$120,000 a year in sales. He asked for the Board's comments. Trustee Caveney noted that she is in favor of the Class 8 but noted that if the Village does not lower our levy, the dollar amount we receive is shared by everyone else. The property taxes are extremely high and the burden of the tax break is now on everyone else. Trustee Ivan then noted that when they met with the assessor, they were going to make everything fair again so that the northside pays their fair share versus the southside, but this will take time. Trustee Caveney asked for a formal letter advising what his business plan was. The Board agreed. There was no further discussion.
- He met with Diliberto Real Estate Services which is a real estate group working currently with Oak Forest on their properties around the train station and has recommended the firm. They are very creative and have a lot of contacts nationwide. They are bringing in a developer from New York to develop the properties on the northside of the tracks into multi-use properties. He is suggesting that the Board consider engaging this firm to assist in our downtown development. Diliberto has also done work with Alsip and Orland Park and both communities plan on working with them again. He also spoke with Crete and are getting ready to close on a property for development. Diliberto would be negotiating with the private owners. Their services will include developing and putting together a marketing strategy program and using that to attract buyers. He again noted that he would like the Board to consider engaging Diliberto. He also noted that he could probably negotiate the cost also. Trustee Kreis wanted something to compare this firm with and suggested an RFQ.
- At the Department Head Meeting, Superintendent Sparrey had asked if we had a budget for the roof and he was unsure. Trustee Ivan advised that the budgets went out. Trustee Crowley advised

that she believed she received a roofing budget but would need to review before sending to everyone.

- The Park District Meeting will be held on Thursday.
- He has a meeting with Crestwood, Bremen Township and MWRD regarding the Tributary C Project. He believed they have a final design for the project.

CLERK'S BUSINESS

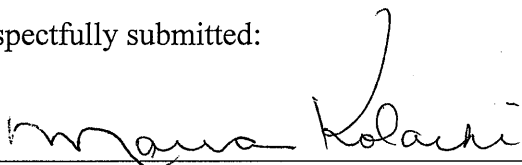
Deputy Clerk Kolacki reported on the following:

- There will be six sets of Meeting Minutes for approval at the next Board Meeting.
- She reminded the Board about the BoardDocs Training which will be held on Thursday, February 28th at 7:00 p.m.
- Trustee Crowley reminded everyone about the training for iPads being offered at the Library on February 14th.
- The iPads are now available. There will be a one-hour training by Proven on either Thursday, February 21st or Friday, February 22nd at 6:00 or 7:00 p.m. She asked that everyone let her know what day they could attend.

CLOSE OF BUSINESS

There being no further business, Mayor L'Heureux asked for a motion to adjourn the Board Meeting. Motion made by Trustee Crowley and seconded by Trustee Kreis. Voice Vote: Ayes: Trustees Caveney, Ivan, Kreis, Crowley, Gillis and Killelea. Nays: None. Motion carried. The Board Meeting adjourned 9:58 p.m.

Respectfully submitted:



Maria Kolacki, Deputy Clerk