

**VILLAGE OF MIDLOTHIAN
COMMITTEE MEETING MINUTES
MAY 15, 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 May 15, 2019.

CALL TO ORDER

ROLL CALL

Present: Mayor L'Heureux, Clerk Moskal, Trustees Crowley, Gillis, Ivan and Kreis, Attorney Valadez, Superintendent Weinert, Superintendent Sparrey, Chief Delaney and Deputy Clerk Kolacki.
Absent: Trustee Caveney. Trustee Killelea arrived at 7:05 p.m.

PLEDGE

PRESENTATION

Don Olivieri of Olivieri Brothers Architects discussed and provided a Village Facilities Master Plan Proposal for the Village of Midlothian.

PUBLIC COMMENT

Theda Reed – She asked if there would be a public meeting or presentation regarding the Tributary C Crestwood Flood Project. Superintendent Sparrey advised that meetings and presentations would be done through MWRD at a later time since they are still in the design stage of the project. She then asked what other communities were participating and how many houses in Midlothian were involved in the project. Superintendent Sparrey advised that the communities participating were Bremen Township and Crestwood and also noted that the majority of the participants are Midlothian residents but did not have an exact number. She then asked if this project would solve the flooding for residents on Linder Avenue and/or Maple Lane and he advised both. She then asked when the Board would move forward and do the Phase 1 commitment for Belly Button Hill and Bremen Heights. Mayor L'Heureux advised that Superintendent Sparrey has money in his budget this year to do the study of Belly Button Hill and this was announced last week at the Board Meeting that we are expecting \$500,000 to move forward with the design project for Jolly Homes and discussing options for Bremen Heights area. Surveys will need to be completed in order to determine if the residents want to eliminate the ditches, as was done in the past. Superintendent Sparrey commented that we budgeted to do a study of Belly Button Hill last year but because we received a grant to complete the Stormwater Capital Plan, there was no sense in doing this at that time. This plan will benefit the majority of Midlothian residents and the money is still in the budget and will be carried over.

COMMUNITY DEVELOPMENT

Trustee Kreis reported on the following:

- The Keep Midlothian Beautiful Board/Steering Committee Meeting will be on Thursday, May 16th at 12:00 p.m. She did not have the details but was happy to note that we received a grant from Keep America Beautiful. We were selected to receive the 2019 Cigarette Litter Prevention Program Grant.
- The Natalie Creek Trail Steering Committee Meeting will be on Thursday, May 16th at 11:00 a.m.

- Permeable Parking Lot Update – We are out to bid on the project adjacent to the Rain Garden and the bid opening will be on Monday. We will need to have the project in the ground and installed by July 15th since the grant will expire and we will lose the funding.
- The Keystone Parking Lot bid opening was last Thursday and only received one bid. The parking lot portion of the bid was not a surprise, but the Rain Garden was definitely a surprise. Superintendent Sparrey has recommended that we re-bid the project in two parts (the permeable asphalt portion and then the Rain Garden portion). The MWRD has also agreed to rebid the project. Trustee Crowley asked if the grant was for both the permeable parking and garden and if it was a combined grant. Trustee Kreis confirmed that it was combined and was designed that way. This is built in the calculations as to the stormwater and that it will not go into the system.
- The Village will be hosting the Chamber of Commerce luncheon on June 13th at the Rain Ready Community Garden. The Council Chambers has been reserved if the weather is bad.

FINANCE DEPARTMENT

Trustee Ivan reported on the following:

- He asked if any Board member had questions about bringing the lobby up to code. There were no questions.

Motion to Approve to Bring the Lobby Up to Code, Repair Lobby Walls and R & R Faulty Lighting Not to Exceed \$5,000.00 was made by Trustee Ivan and seconded by Trustee Crowley.

Discussion: There was no further discussion.

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

- Discussion of Office Layout for the Building Department – He provided 3D drawings for review and received our first draft of measurements and seating arrangements. He received a second draft yesterday and will forward on to the Board. At this time, he does not have cost estimates or what furniture or equipment will be reused or purchased. Trustee Kreis asked to receive cost estimates since we are unsure if the current structure will be used but Trustee Ivan then advised that furniture or equipment could be used in the new structure if necessary. Mayor L'Heureux asked that all proposed changes and remodeling be placed on one map and Trustee Ivan agreed.

FIRE DEPARTMENT

Trustee Gillis reported on the following:

- He is requesting for a revision to the Ordinance to include Fire Department Inspection Fees which were not included in the original Ordinance. Superintendent Weinert advised that when a business wants to be licensed, initially we charge them for their inspection at the time of application with the Village. We collect the business license fees and Health Department inspections, if necessary, but do not collect anything for the Fire Department inspections. The inspection fee will be \$50 to complete the fire inspections and is standard for most municipalities.

BUILDING DEPARTMENT

Superintendent Weinert reported on the following:

- Landlord Registration for Commercial Properties – We are usually able to identify landlords of residential properties, but for commercial properties, we do not always know who the landlords are. If we have a problem with the property or the property is vacant, we sometimes do not know who to

contact or who the legal entity is. We do not have any method to register a landlord of a business and this is not a part of our Ordinance. Attorney Valadez then noted that when something is income generated, we are taking the money but not obtaining certifications or proving that the information we are obtaining valid. There are business licenses that are registered to people that are not real corporations or a person is not the actual owner. In order to receive Village approval, we must obtain ownership information and do not issue over the counter license.

- Public Safety Direct will be providing the lighting for the newly purchased F-150 and the truck will have all lighting for a cost of \$1,471.90. The approval of the payment of the lighting will go forward at the next Board Meeting.
- He received an application for a zoning amendment which is actually a text amendment. Sam Yonus of Midlothian Cars, will be purchasing the property from the Donato Trust and once that is done, they will lose their grandfathering. Mohammed Halel will be purchasing the dealership and Sam Younis will now own the property. The property is in B-2 which does not allow car sales. The text amendment fee is not included in our Fee Schedule. Superintendent Weinert recommended to change the Resolution and make the text amendment fee the same as a special use fee. The cost would be \$400 application fee and \$1,000 bond to cover the cost of printing, mailing and signs. The Board agreed on the fee suggested.
- Airbnb – When the Village adopted the Zoning Code for the residential districts, a Bed and Breakfast was allowed by Special Use in all residential zones. The intent was that someone would be renting a room in their house like a short term lease. He is now finding out that there is a variation of a bed and breakfast and is not a residential unit but now more like a hotel, just a different variation. There is an actual advertisement for Airbnb on the internet. Attorney Valadez noted that it is better known as a short-term lease. Superintendent Weinert is recommending removing Bed and Breakfast from our Zoning Code. Attorney Valadez noted that the individual is not operating legally under the current ordinance and would not be able to offer it legally unless they came to us and paid for the Special Use Hearing. We will need to prohibit the business of bed and breakfast in Midlothian. The Board agreed.
- Motion to approve the modification of the lease agreement for American Tower was made by Trustee Crowley and seconded by Trustee Ivan.

Discussion: There was no further discussion.

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

- The new software company will be sending an invoice to the Building Department. Part of the program that is free is the Fire Department inspections so when the Fire Department performs inspections, there is no guess work as to whether they passed or not passed and this will assist the Building Department.
- He asked about the status of the ProChamps for registration and foreclosing vacant properties and Mayor L'Heureux advised that Attorney Valadez is working on the Ordinance.
- He contacted the Department of Public Health regarding the Plumbing Code, which was sent in January, and asked when the Code would be approved but has received no information at this time.
- The Energy Code was supposed to be passed on May 1st but has been postponed to June 1st. Once it passes, we will be able to adopt an Ordinance for the Energy Code.
- We will be in court next week for the Public Aid Building.

- Regarding the building that collapsed on Waverly, the signs should be ready tomorrow and we will fast track the demolition or clean up since the building is collapsed. He did not believe an RFP would be necessary and will request to receive a few bids since it is under \$10,000 for cleanup. If we go out to bid, it could be months before cleanup is completed. The Board agreed.
- The flashing signs letter to all businesses affected will be going out next week.
- There is a church that was interested in the purple building on Pulaski as a Special Use, but due to the lack of parking, they will not be moving forward and their fee was refunded.
- They will be citing for overgrown grass, so if you receive a phone call, please provide an address.

PUBLIC WORKS

- Motion to hire Pro-Pump Inc. to Install a Hydromatic Pump at the Kostner Lift Station for a Cost not to Exceed \$9,194.00 was made by Trustee Killelea and seconded by Trustee Kreis.

Discussion: Mayor L'Heureux asked what the warranty was on the pump. Superintendent Sparrey advised that the pump was an electrical failure that ruined the pump since it had a number of power surges. He budgeted to upgrade the system so that this will not happen again. There was no further discussion.

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

- Mayor L'Heureux noted that ComEd is in the neighborhood trimming trees.
- Motion to advertise for bids for the 2019 \$500,000 Bond issued Resurfacing Project was made by Trustee Killelea and seconded by Trustee Crowley.

Discussion: Trustee Crowley asked if there was a list to residents to see when their streets will be repaired. Superintendent Sparrey advised that the list will be provided after the approval of the project. There was no further discussion.

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

- He signed an invoice for the Street Sweeper in the amount of about \$7,000 and this was the second time in the last six months. Superintendent Sparrey advised that he has a new budgeted for a new Street Sweeper in the budget.
- Helen Lekavich and Chris Parker advised Trustee Kreis that they were pulling weeds in the Rain Ready Garden and there are more weeds than they can handle. They asked that we hire the same individual we used last year, Andy Marlin, to take care of the weeds for the Rain Ready Garden and the lawn area in the amount of \$528.00. The Board agreed. This will go forward at the next Board Meeting.

POLICE DEPARTMENT

Trustee Crowley reported on the following:

- Our Micro Pantry will be delivered on May 30th and the grand opening will be on June 3rd at 7:15 p.m.
- The Village Tax Seminar will be on June 10th at 7:00 p.m. in the Council Chambers.
- The Water Seminar for residents will be on June 20th at 7:00 p.m. in the Council Chambers.

- The Community Policing Committee Golf Outing was held last weekend and we had a great turnout. This year was one of our most profitable years and the CPC will again sponsor National Night Out. She thanked everyone that either participated, made donations, was a hole sponsor or golfed.
- The CPC sponsored the Proclamation for Police Week and provided lunch and dinner for all four shifts of our Police Department from various Midlothian restaurants.
- The electric work was completed for our fiber for AT&T and we are now waiting for the final date when AT&T will be connecting it to the work that was done. The fiber will be installed, the phone system will be replaced and we will be replacing the servers that are being manually updated and rebooted every day to make sure they stay functioning.
- Trustee Ivan, Trustee Kreis, Mayor L'Heureux, Trustee Caveney and herself attended the On The Table Meeting that the Library hosted. It was a great experience and had a lot of good feedback. She noted that items on a list to accomplish were accomplished this year. The community and our volunteers are working together.
- She thanked Trustee Kreis, Mayor L'Heureux and Trustee Caveney for their help in getting the Independence Day Parade going. Letters have been sent to the businesses, organizations and schools and we are receiving positive responses.
- We had a resignation in the Police Department and will be losing one of our Police Officers.
- Cop on Top will be held at Dunkin Donuts on Pulaski Avenue on Friday, May 17th. One of our Special Olympians will also be in attendance.
- Everyone can follow Sergeant Thibo on Facebook and will see the new pictures of the Five O Car he will be racing this year. In support of the Five O Car race, the attendees at the CPC Golf Outing were very generous and purchased coffee mugs, hats, t-shirts and raffle tickets for a Harley Davidson or a new TV.

LEGAL BUSINESS

Attorney Valadez reported on the following:

- He will be preparing for Board approval the Vacant Property Default Mortgage Ordinance which will require registration for properties in foreclosure and/or vacant properties. He questioned what fee applied to vacant properties not owned by the bank but individuals who have left the properties or not occupying the residence. Trustee Crowley noted that we want our buildings and residences rented and occupied and was in favor of requiring the registration twice a year. Attorney Valadez will also add the Board's preference of the registration fee and the Pet License portion will also be included in the Ordinance.
- He will be preparing an Ordinance for approval next week regarding the non-union retiree healthcare insurance. He noted that there is nothing in the policy intended to contradict state and federal law regarding COBRA, the requirements to provide for Cobra and the employee's right to be notified.

PRESIDENT'S BUSINESS

Mayor L'Heureux reported on the following:

- Motion to execute the Calumet Sag Tributary-C Stormwater Intergovernmental Agreement was made by Trustee Crowley and seconded by Trustee Ivan.

Discussion: Trustee Kreis had some concerns and asked if they could be amended on its face. She commented that there is no verification that Crestwood or Bremen Township has executed the IGA. Additional language should be included to protect the Village that if any of the parties did not execute the IGA, the IGA becomes null and void and there is no cost to the parties. Mayor L'Heureux agreed. She also asked if our attorney reviewed the Terms and Conditions that would impact the Village if there was an issue. Attorney Valadez noted that the Village of Crestwood's commitment is simply a monetary commitment, but the language can be added to protect the Village. The dollar amount should also be included. There were a number of other changes requested. It was decided that the passage of the Agreement would be postponed to the next meeting. Trustee Crowley and Trustee Ivan withdrew their motions. Trustee Crowley asked Superintendent Sparrey to provide an estimate of the number of residences that will be impacted and he agreed to provide an estimate of homes.

CLERK'S BUSINESS

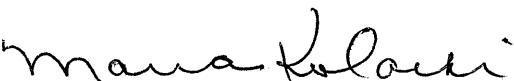
Clerk Moskal reported on the following:

- He reminded everyone that he sent out two sets of Minutes for their review.
- We received a request from Sam Shuman from Cheers requesting permission to close Kilpatrick for the Flight for Flare Memorial Event. They will be fencing in the parking lot as requested by Mayor L'Heureux in order to serve alcohol. The Village will also be requesting that security issues be addressed, and that Police and Fire will be inspecting the area. There will be no kids allowed where the bands are and there are noise restrictions. The Board agreed and a letter of approval will be forwarded to Mr. Shuman.

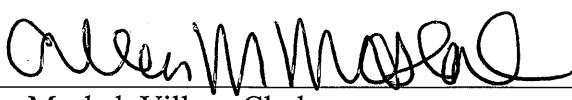
CLOSE OF BUSINESS

There being no further business, Mayor L'Heureux asked for a motion to adjourn the Board Meeting. Motion made by Trustee Kreis and seconded by Trustee Crowley. Voice Vote: Ayes: Trustees Kreis, Crowley, Gillis, Ivan and Kreis. Nays: None. Motion carried. The Board Meeting adjourned 8:52 p.m.

Respectfully submitted:



Maria Kolacki, Deputy Clerk



Allen Moskal, Village Clerk