

VILLAGE OF ALSIP  
MINUTES OF  
BOARD OF TRUSTEES  
COMMITTEE MEETING  
March 8, 2010

Mayor Kitching called the meeting to order at 7:30 p.m. Clerk Venhuizen called the roll with the following in attendance: Trustees Shapiro, Godfrey, McGreal, Michaels, Daddona, Quinn, Mayor Kitching and Clerk Venhuizen.

MAYOR'S REPORT: Mayor Kitching introduced Mr. Philip McKenna and Charles Brondo, representatives of McKenna and Kane Associates for a presentation of the TIF Feasibility Study. Mr. McKenna reported at the request of the Village of Alsip, Kane McKenna and Associates, Inc. initiated a preliminary feasibility study of the proposed Pulaski Corridor Redevelopment Project Area to determine whether it could qualify for consideration as a Tax Increment Financing ("TIF") District. The Study Area may be generally described as: that portion of the Pulaski Road/Crawford Avenue Corridor bounded generally by 115<sup>th</sup> Street to the north and 123<sup>rd</sup> Street to the south. The east/west boundaries are generally the respective east and west property lines for those parcels contiguous to the corridor right of way. Adjacent rights of way are also included as well as a map of the proposed Study Area.

Kane McKenna has performed a preliminary evaluation of each parcel in the Study Area and has determined that the following factors are present to support preliminary qualification of the Study Area as a "conservation area". Mr. McKenna reviewed the qualification criteria that included; age, obsolescence, deterioration, presence of structures below minimum standards, excessive vacancies, deleterious land-use or layout, lack of community planning, lag in equalized assessed value.

The following is a summary of relevant Preliminary Qualification Findings as it relates to the Study Area. These finds are subject to further discussion with the Village, affirmation of findings and other requirements and are not to be construed as a final opinion. 1. The Study Area is contiguous and is greater than 1 and ½ acres in size. 2. The Study Area, based on this preliminary review, appears to qualify as a "conservation area". The qualification factors found in the Study Area are present to a meaningful extent and are evenly distributed throughout the area.

Following brief discussion on possible expansion of the area, Mayor Kitching asked for and received Board consensus to proceed with this project, with final formal approval to come at a later date.

CLERK'S REPORT: Clerk Venhuizen presented: a) Report that the Clerk's Office is working with School Districts 125 and 126 on Student Government Day scheduled for April 12<sup>th</sup> and April 19<sup>th</sup>. b) Report that the winner of the Vehicle Sticker Contest will be announced and an Award Presentation will take place at the March 15<sup>th</sup> Board meeting. c) Motor Fuel Tax Allotment Report and transactions for February, 2010 totaling \$37,140.05.

FINANCE REPORT: Trustee Godfrey presented: a) A list of bills dated March 8, 2010.

FIRE DEPARTMENT REPORT: Trustee Michaels presented: a) Report regarding the Firefighter/Paramedic Eligibility List.

POLICE DEPARTMENT: Trustee Shapiro presented: a) February 2010 Activity Report. b) Recap of the February 20, 2010 Crime Free Housing Course. This course was taught by Officer Rocco Merlo, Crime Prevention Officer Gutierrez, Officer Kelly and overseen by Sergeant Anne Durkin. c) Request for approval of an Ordinance Ratifying the proposed contract between the FOP and the Village of Alsip, following an Executive Session.

PUBLIC WORKS DEPARTMENT REPORT: Trustee McGreal presented: a) Update on the salt purchases for the current winter season. b) February 2010 monthly report. c) Request for authorization to obtain pricing for the repair of the Public Works roof.

BUILDING DEPARTMENT REPORT: Trustee Shapiro presented: a) Building Department February 2010 Report. b) Request for a temporary greenhouse from Jewel-Osco at 12001 South Pulaski from March 24<sup>th</sup> until June 26, 2010. c) Request from Charley's Complete Auto Repair for a refund for a building permit after determining that the concrete floor did not have to be replaced.

Board of Trustees Committee meeting

67 March 8, 2010

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69 HEALTH & POLLUTION: Trustee Daddona reported: a) Advocate Christ Hospital is  
70 conducting a colon health session on March 10<sup>th</sup>.

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72 SEWER & WATER: Trustee Godfrey presented: a) Request for approval to advertise for bid on  
73 the repair and replacement of the surface of the 3.2 million gallon north reservoir at 117<sup>th</sup> and  
74 Kedvale. Funds for these repairs are covered under the bond program. Every attempt will be  
75 made to expand the bidder's list to include the State of Illinois Bulletin and possibly a trade  
76 magazine.

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78 LICENSE REPORT: Trustee Quinn presented: a) Two lists of licenses, one ending April 30,  
79 2010 and one ending April 30, 2011.

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81 PLANNING/ZONING REPORT: Trustee Michaels presented: a) Planning & Zoning  
82 recommendation to approve the resubdivision of property located at the Northwest Corner of  
83 116<sup>th</sup> and LaPorte to subdivide three lots into four lots and a lot size variance for the proposed lot  
84 one and the proposed lot two. This request received unanimous approval from the Planning &  
85 Zoning Commission.

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87 REPORTS OF SPECIAL COMMITTEES

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89 VILLAGE PROPERTY: Trustee Michaels presented: a) Request for authorization to go out to  
90 bid for asphalt repair and seal coating for Heritage II. This project is funded through the bonds  
91 issued for the Heritage Complexes.

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93 INSURANCE COMMITTEE: No report.

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95 ORDINANCE & LEGISLATION: Trustee Godfrey presented: a) An Ordinance Amending  
96 Chapter 12 ("Licenses, Permits and Business Regulations"), Article XVII ("Self Service Storage  
97 Facilities"), Section 12-371 ("Self Storage Facility Use Fee") of the Municipal Code for the  
98 Village of Alsip. Trustee Godfrey reported letters were sent to storage facility owners inviting  
99 them to the meeting to further discuss.

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101 Nick Scarcatis, Palos Heights and Ken Youngpen, Alsip, addressed the Board in opposition of  
102 the increase in user fees from three percent to five percent. Both reported a decline in business  
103 and felt this increase would have a negative impact on their already declining business.  
104 Discussion followed.

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106 LOCAL IMPROVEMENT REPORT: No report.

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108 BOAT LAUNCH: No report.

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110 PRESENTATIONS, PETITIONS, COMMUNICATIONS: None.

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112 UNFINISHED BUSINESS: None.

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114 NEW BUSINESS: Trustee Quinn reported on information received from the Village attorney  
115 regarding governing cemeteries in the State of Illinois. The newly adopted Cemetery Oversight  
116 Act states that the regulations and licensing are exclusive powers and functions of the State of  
117 Illinois. A home rule unit may not regulate or license cemetery authorities, cemetery managers,  
118 customer service employees, cemetery workers or any activities relating to the operation of a  
119 cemetery, Public Act 096-0863.

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121 ADJOURNMENT: Motion by Trustee Godfrey to adjourn; seconded by Trustee Shapiro.  
122 Motion carried.

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124 Respectfully submitted,

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Deborah Venhuizen  
Village Clerk, Alsip, Illinois

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