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2
3 VILLAGE OF ALSIP
4 MINUTES OF
5 BOARD OF TRUSTEES COMMITTEE MEETING
6 May 30, 2006

7 Mayor Kitching called the Committee meeting to order at 7:30 p.m. Clerk Venhuizen called the
8 roll as follows: Present: Trustees Castaldo, Ceretto, Quinn, Collins, Shapiro and Graczyk. Also
9 present Mayor Kitching, Village Attorney and Clerk Venhuizen.

10 MAYOR'S REPORT

11
12 Mayor Kitching reported a Special Board meeting is scheduled following the Committee meeting
13 for Board consideration of the following: a) an Ordinance granting a zoning change, special use
14 permit and variances for a planned unit development for a shopping center to be located at 120th
15 & Cicero Avenue in the Village of Alsip; b) an Ordinance approving a Redevelopment
16 Agreement between the Village of Alsip and 119th & Cicero, LLC, authorizing execution of the
17 Redevelopment Agreement, approving the issuance of the note as set forth in the Redevelopment
18 Agreement and approving the economic incentives contained therein; c) an Ordinance accepting
19 a warranty deed from the Alsip Park District for real property generally located at 4900 West
20 121st Street, and authorizing the sale and transfer of the property to 119th & Cicero LLC.

21
22 Mayor Kitching opened the floor for questions. Trustee Quinn asked for clarification of section
23 4.4.2 of the agreement where it states the developer may not make any changes in the concept
24 site plan not in conformity with governmental approval or the Village code. However, in the first
25 paragraph it states the developer may make changes to concept site plan or any aspect thereof as
26 site conditions or other issues of feasibility may dictate or as may be necessary or desirable in the
27 determination of the developer to enhance the economic viability of the contemplated project.
28 The Village Attorney responded the developer agreed to add the language "follow the Village
29 code" and the developer agrees they have to get governmental approval for any changes to the
30 concept site plan, i.e., PUD development.

31
32 Trustee Quinn questioned Section 8.4 Remedies, Part A, which states the only remedy the
33 Village has if something goes wrong with the development is to withhold sales tax and this takes
34 away the Village's ability to take legal action. The Village attorney responded the Village has the
35 ability to enforce Village code and the remedy section applies to the economic incentive
36 development agreement.

37
38 Trustee Quinn questioned Section 8.11, Entire Agreement Amendment, which states the parties
39 agree that this agreement constitutes the entire agreement between the parties and that no other
40 agreement or representation other than those contained in this agreement have been made by the
41 parties. This agreement shall be amended only in writing and effective when signed by the
42 authorized agents of the parties. Trustee Quinn felt this agreement covered both economics and
43 development and recommended adding language "there will be development issues that will be
44 addressed with other agreements."

45
46 Village Attorney responded this agreement does incorporate Village code and PUD Ordinance.

47
48 Trustee Ceretto questioned the one year allowance for rebuilding following destruction, and Mr.
49 Bailey, Chief Financial Officer, Harlem Irving, pointed out that it could take that long for
50 investigation, and insurance and Village processes prior to rebuilding.

51
52 CLERK'S REPORT

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54 Clerk Venhuizen presented the following: a) MFT report for April 2006; b) there were no bids
55 received for the pool replacement at Heritage II; c) request to pay one day vacation for clerical
56 personnel; d) renewal of copier agreement with Wagner Office Solutions; e) 2006-2007 Village
57 Board Meeting schedule; f) purchase of a new computer for Clerk's office.

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59 ATTORNEY'S REPORT

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61 ENGINEER'S REPORT – not present.
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65 Board of Trustees Committee meeting
66 May 30, 2006
67 Page two

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69 FINANCE REPORT
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71 Trustee Collins will present: a) list of bills; b) a request for a transfer tax refund totaling \$280.00,
72 payable to Laticia Annison-Romano, 11930 S. Hamlin.

73
74 FIRE DEPARTMENT REPORT
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76 Trustee Collins presented: a) a request from Chief Geraci to purchase a new fire engine prior to
77 June 22, 2006 in order to save an estimated \$31,500-\$70,000. The request is to waive bidding
78 requirements due to time constraints and order one 2006 Seagrave Fire Engine including
79 equipment from RCOR, Inc. no later than June 15, 2006 at a total cost of \$399,897; b) request
80 for approval of the Fire Department Union Contract pending attorney review and preparation of
81 ordinance; c) request for authorization for the Fire and Police Commission to hire one person
82 from the eligibility list to replace Robert Switak, who resigned effective May 30, 2006; d)
83 request to authorize payment for unused time due, vacation days and holidays totaling \$5,729.94
84 to Robert Switak; e) request to pay Terry Vrshek for time due accrued prior to promotion to
85 Deputy Chief totaling \$2,561.28; f) request to authorize purchases totaling \$4,350 from the
86 Foreign Fire Tax Insurance Fund.

87
88 Trustee Castaldo questioned not bidding a \$400,000 purchase and emphasized the need to plan
89 ahead and use the bidding process. Discussion followed.

90
91 Trustee Quinn asked for a red line copy of the Fire Department Contract showing the items
92 deleted.

93
94 POLICE DEPARTMENT REPORT
95

96 Trustee Ceretto presented the following: a) block party request for 5100 block of 114th Street,
97 July 29, 2006, noon-11 pm.; b) graduation party with DJ at 4352 W. 118th St, 5 p.m. -10 p.m.;
98 c) request to park on Mayfield, 118th Street and Austin for an Open House, from Kocsis
99 Brothers, 11755 S. Austin; d) request for a one month personal leave of absence effective 6/3/06
100 from P.O. Climaco; e) presentation of letter of recognition for Officer Kevin Mikos; f) request
101 for authorization to purchase 576 "Hackie Sack" balls totaling \$589.48 (budgeted item) for use at
102 summer block parties and other miscellaneous events; g) request to replace range air handler
103 filters at a cost of \$766.32 from Flanders-Precisionaire, Salt Lake City, Utah; h) request to
104 authorize \$4,000 expenditure for the annual assessment fee to be made to the 5th District Rapid
105 Response Team (budgeted item).

106
107 PUBLIC WORKS DEPARTMENT REPORT
108

109 Trustee Castaldo presented a request from Superintendent Cullen to promote Dave DeWolf from
110 Operator/Laborer Class II to a Class I, Heavy Equipment Operator.

111
112 BUILDING DEPARTMENT REPORT
113

114 Trustee Shapiro will present a request from Great Signs for permission to erect a billboard sign
115 14' x 48' on CSX railroad property, west side of Rte 50 & 116th Street. Discussion followed on
116 the moratorium placed on billboard signs. Trustee Quinn recommended review of the current
117 moratorium and then decide on the request.

118
119 Trustee Shapiro presented a request from the Alsip Park District for authorization to conduct a
120 firework display June 17, 2006, 9:00 p.m. at Aquatic Park.

121
122 HEALTH & POLLUTION - no report.
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129 Board of Trustees Committee meeting
130 May 30, 2006
131 Page three

132
133 SEWER & WATER

134
135 Trustee Quinn reported no decision can be made on the purchase of a vehicle for Mr. Behrens at
136 this time due to lack of information requested.

137
138 Trustee Quinn reported on Water Distribution System Model received from Robinson
139 Engineering and requested this item be placed on the agenda for discussion.

140
141 LICENSE REPORT

142
143 Trustee Graczyk will present a list of licenses dated May 30, 2006.

144
145 PLANNING & ZONING REPORT

146
147 Trustee Quinn will refer the application from Bradco Supply for rezoning from I-2 to
148 I-2 Special Use (storage and sale of building materials) for property located at 12601 S.
149 Springfield, to the Planning and Zoning Commission for a Public Hearing.

150
151 Trustee Quinn will present a resubdivision request for property commonly known as Food 4 Less
152 out lots.

153
154 Trustee Quinn presented a request from Michael Schnell, 14868 S. Moorings Lane, Oak Forest
155 for a change in zoning from R1 to R3 for property located at 122nd Street and 45th Avenue, Alsip,
156 Illinois in order to construct a forty (40) unit town home development, Plan Commission Case
157 2006-04, and a request from Michael Schnell, 14868 S. Moorings Lane, Oak Forest for approval
158 of a forty (40) unit town home development at 122nd Street and 45th Avenue, Alsip, Illinois, Plan
159 Commission Case 2004-02.

160
161 Trustee Quinn reported Planning & Zoning Commission has approved the Zeiler Development
162 request concerning property west of their town home subdivision and requested placement on the
163 agenda with approval pending completion of paperwork.

164
165 Mr. Schnell made a brief presentation of the planned forty unit town home development to be
166 located at 122nd Street & 45th Avenue.

167
168 REPORTS OF SPECIAL COMMITTEES

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170 VILLAGE PROPERTY

171
172 Trustee Castaldo requested authorization to re-advertise for bids for replacement of the
173 swimming pool at Heritage II.

174
175 Trustee Castaldo requested a Committee meeting this evening to discuss elevator maintenance
176 and lawn maintenance contracts, and requested placement of these items on the agenda.

177
178 INSURANCE COMMITTEE - no report.

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180 ORDINANCE & LEGISLATION – no report.

181
182 LOCAL IMPROVEMENT REPORT – no report.

183
184 BOAT LAUNCH – no report.

185
186 PRESENTATIONS, PETITIONS, COMMUNICATIONS none.

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193 Board of Trustees Committee meeting
194 May 30, 2006
195 Page four

196
197 UNFINISHED BUSINESS

198
199 Trustee Ceretto questioned budget requests that include salary increases for commissioners and
200 other personnel ranging from 10% -17.4% to 20%, and noted that in the past salary increases
201 were always reasonable and fair to all employees and ranged from 3-4%. Trustee Ceretto noted
202 the administrative budget is \$136,000 over the \$488,700 budgeted last year (27.9%) increase.
203 Discussion followed on changing cable access to fiber optic, increased consulting fees, increased
204 newsletter costs, and salaries. Trustee Ceretto questioned the disparity in salary increases for
205 commissioners, and noted the increases in most of the budgets submitted by the departments.
206 Mayor Kitching reported that the budget figures submitted were preliminary figures.

207
208 Trustee Castaldo recommended a meeting of all Committee persons to review the budget
209 requests. Trustee Ceretto recommended the committee persons meet with the Department Heads
210 prior to the meeting, in order to make an informed decision on the budget. A meeting was
211 scheduled for June 12, 2006 immediately following the regularly scheduled Committee meeting,
212 and the Clerk was directed to post a public notice.

213
214 Clerk Venhuizen requested the Ordinance for the Fireworks Display be put on the agenda.

215
216 NEW BUSINESS

217
218 ADJOURNMENT

219
220 Motion by Trustee Collins to adjourn; seconded by Trustee Graczyk. So moved at
221 approximately 8:50 p.m.

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223
224 Respectfully submitted,

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228 _____
229 Deborah Venhuizen
230 Village Clerk, Alsip, Illinois

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