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2
3 VILLAGE OF ALSIP
4 MINUTES OF
5 BOARD OF TRUSTEES COMMITTEE MEETING
6 March 13, 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 Quinn, Collins, Shapiro and Graczyk. Also present Mayor
9 Kitching and Clerk Venhuizen. Trustees Castaldo and Ceretto absent. Student Government
10 students were also present.

11 MAYOR'S REPORT

12
13 Mayor Kitching reported the developer of the auto auction property was in attendance to make a
14 presentation to the Board and answer Board questions.

15
16 Mr. Richard D. Filler, Managing Director of the Harlem Irving Companies gave a background of
17 the Harlem Irving Companies, a family-owned company celebrating its 50th year in business. Mr.
18 Filler reported on various similar developments completed by Harlem Irving Companies.

19
20 Jim Conroy, Director of Construction, gave a brief overview of the project. The site is an
21 estimated 25 acres, which includes the recently donated detention pond. Home Depot the
22 primary business and L.A. Fitness are committed to this project. Additional retailers will be
23 confirmed at a later date, and the 1.1 acre outlet parcel will be a sit down restaurant. The current
24 three accesses to the site will remain the same. The parking stalls will be 9'x19' which will
25 require a variation. Landscaping: detention pond planned for the rear far west end of site directly
26 behind the homes backing up to the shopping center, plus the addition of a new fence around the
27 dry detention pond. A buffer of a solid line of trees, fence and berm are planned for 121st Street.
28 Mr. Conroy explained the history of the site, and the geotechnical and environmental issues
29 associated with the lake that was not filled-in properly. Mr. Conroy described options available
30 to remove or control the methane gas produced from the silt remaining at the bottom of the
31 former lake. Mr. Conroy's recommendation to resolve the methane gas and geotechnical
32 problems is everywhere there is building, scoop out all materials, stockpile, put through a sift to
33 remove all organic and put back all material in a compacted engineer's fill.

34
35 Donald W. Bailey, CPA, Director of Finance, explained this is a major project costing 34.6
36 million dollars. This project over the next 20 years should generate 1.3 billion dollars in sales,
37 23.1 million dollars in sales tax revenues and an increase of 18.9 million dollars in real estate
38 taxes totaling 42 million dollars or an estimated 2 million dollars annually. Because of
39 environmental and geotechnical difficulties there is an additional four million dollars of
40 expenses. Harlem Irving will advance this money and request repayment of 2.5 million dollars
41 through sales tax revenues, over an eight year period with a 7% interest rate. Trustee Quinn
42 confirmed that the Village's initial cost will be zero. In response to Trustee Graczyk, Mr. Bailey
43 confirmed that Harlem Irving will take responsibility for upkeep of the pond.

44
45 Mayor Kitching recommended changing Linda Cavillo's position to a full-time Health position
46 and hiring Kenneth Pannaralla as a part-time health care professional for supervision at \$17,500
47 per year.

48
49 CLERK'S REPORT

50
51 Clerk Venhuizen thanked the students from Districts 125 and 126 for participating in Student
52 Government Days.

53
54 The IDOT MFT report for February will be presented.

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56 ATTORNEY'S REPORT - not present.

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58 ENGINEER'S REPORT - not present.

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68 FINANCE REPORT

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70 Trustee Collins reported the following will be presented: a) a list of bills; b) a request for
71 approval to contract with Paylocity to provide payroll services at an estimated cost of \$9,000
72 annually, effective the first payroll in May of 2006; c) a request to approve Susan Bruesch to fill
73 the Accountant position with a salary adjustment; d) a request for approval of 6b applications.

74
75 FIRE DEPARTMENT REPORT

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77 Trustee Collins will present a letter of commendation.

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79 POLICE DEPARTMENT REPORT

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81 Trustee Collins reported the following will be presented: a) training consisting of more than one
82 day of instructions: 40 Hour Field Training Officer, Downers Grove, April 10-14, 2006, one
83 officer at no cost; Breath Analysis for Alcohol Training, Riverdale, April 17-20, 2006, one
84 officer \$225 cost; 40 Hour Basic Truck Weight Enforcement, St. Charles, May 1-5, 2006, two
85 officers at no cost; 32 Hour FATS III, Bloomingdale, July 17-20, 2006, two officers at no cost;
86 Elderly Service Officer Training, ISP, Des Plaines, May 22-26, 2006, one officer at no cost; b)
87 request to send Officer Mikos and Officer Schuldt to a dignitary protection course made
88 available to the 5th District S.W.A.T. team, scheduled in June of 2006, at no cost.

89
90 PUBLIC WORKS DEPARTMENT REPORT

91
92 Student Trustee Megan Lyons presented: a) a request to hire six full-time temporary employees
93 for the summer season, consistent with previous years. Each employee will work a maximum of
94 12 weeks, and the costs are included in the budget; b) a request to send four employees to
95 Confined Space Entry Training and Trench Safety Training from NIPSTA, on 5/24/06 and
96 6/16/06, at a cost of \$160 per employee per training course for a total of \$1,280; c) a special
97 report will be given by Superintendent of Public Works and Foreman.

98
99 BUILDING DEPARTMENT REPORT

100
101 Student Trustee Taylor Harris reported Mike Spongberg will give a report at the next Board
102 meeting.

103
104 HEALTH & POLLUTION – no report.

105
106 SEWER & WATER

107
108 Student Trustee Danielle Murphy presented a letter from Commissioner Behrens concerning the
109 water main break in February on 115th Street between Karlov and Komensky. The Water
110 Department spent over \$27,000 for repairs (excluding restoration) to this section of main. The
111 estimated cost to replace this main is \$60,000-\$65,000. Mr. Behrens can solicit quotes or go to
112 bid, which will be additional costs for engineering and advertising.

113
114 Student Trustee Danielle Murphy presented a letter from Commissioner Behrens regarding
115 vandalizing of the south tower with spray paint. The original painting contractor, Thomas
116 Industrial Coatings, recommended applying an anti-graffiti coating from the ground up 10 feet
117 after repair of the damaged area. The quote to complete the required repairs and apply the
118 preventive coating by Thomas Industrial Coatings is \$8,645.

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120 LICENSE REPORT

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122 Student Trustee Ashley Sellers will present a list of licenses dated March 13, 2006.

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128
129 PLANNING & ZONING REPORT

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131 Student Trustee Danielle Murphy presented Case 2005-15, request by Dale A. Lux, Owner, and
132 Alex Pagonis, Petitioner, for a change in zoning from B2 to B2 Special Use for property located
133 at 12340 South Cicero Avenue, Alsip, Illinois. The Petitioner is seeking a Special use Permit for
134 the purpose of operating a restaurant with live entertainment and hours of operation until 4 a.m.
135 on Friday and Saturday nights. Student Trustee Murphy reported the Plan Commission
136 recommended denial of this request and authorized the Chairman to sign the necessary
137 documents.

138
139 Student Trustee Danielle Murphy will recommend referral of the Home Depot plans (PUD) to
140 the Planning and Zoning Commission for a public hearing.

141
142 REPORTS OF SPECIAL COMMITTEES

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144 VILLAGE PROPERTY

145
146 Student Trustee Megan Lyons reported Rodger Early, Facilities Manager will give a report at the
147 next Board meeting.

148
149 INSURANCE COMMITTEE

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151 Student Trustee Kelly Schofield will recommend a company to provide insurance.

152
153 ORDINANCE & LEGISLATION – no report.

154
155 LOCAL IMPROVEMENT REPORT – no report.

156
157 BOAT LAUNCH

158
159 Student Trustee Ashley Sellers reported the new season passes are ready.

160
161 PRESENTATIONS, PETITIONS, COMMUNICATIONS

162
163 Mr. Lux questioned the reason for denial of Case 2005-15, and Mayor Kitching responded that
164 questions concerning this project would be addressed at the March 20, 2006 meeting.

165
166 UNFINISHED BUSINESS - none.

167
168 NEW BUSINESS – none.

169
170 ADJOURNMENT

171
172 Motion by Student Trustee Megan Lyons (Trustee Shapiro) to adjourn; seconded by Student
173 Trustee Kelly Schofield (Trustee Collins). So moved at approximately 8:10 p.m.

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176 Respectfully submitted,

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180 _____
181 Deborah Venhuizen
182 Village Clerk, Alsip, Illinois
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