

**ONLINE VILLAGE BOARD MEETING OF DECEMBER 21, 2020**  
In response to Covid-19, the meeting will not be open to the public

**JOIN MEETING ONLINE VIA ZOOM:**

<https://us02web.zoom.us/j/88402065448?pwd=V3NZS0JESktFTDJCRnpkT0MleUNiZz09>

Meeting ID: 884 0206 5448, Passcode: 278255

**CALL IN:** 312-626-6799, Meeting ID: 884 0206 5448, Passcode: 278255

**PUBLIC COMMENTS:** are required to be sent in advance via email to Clerk Linda Gould - [lgould@hillside-il.org](mailto:lgould@hillside-il.org) before 4:00 p.m. on meeting day. Please include your name and address. By ordinance, comments are limited to 3 minutes.

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HILLSIDE HELD IN THE MUNICIPAL COMPLEX, 425 HILLSIDE AVENUE, HILLSIDE, COOK COUNTY, ILLINOIS, MONDAY, DECEMBER 21, 2020**

The meeting was called to order at 7:30 P.M. by Mayor Joseph T. Tamburino. Board members and those present recited the Pledge of Allegiance to the Flag. The following members responded as present at roll call:

Mayor	- Joseph T. Tamburino
Clerk	- Linda L. Gould
Trustees	- Herman L. Walter, Jr.
	- Frank J. Lomeli, Sr.
	- David V. Delgado
	- John N. Kramer
	- Valerie J. Farries
	- Marvin A. Watson
Absent	- None

Mayor Tamburino and Clerk Gould were present at the Village Hall. Village Trustees attended remotely.

Also present via ZOOM were: Russell Wajda, Village Administrator; Mike Tecson, Village Attorney; Sandy Lozano, Village Treasurer; Joseph Lukaszek, Police Chief; Ken Carling, Fire Chief; Joseph Pisano, Public Works Director; Joseph Beckwith, 911 Director/IT Manager

**TOWN HALL:**

Mayor Tamburino opened the Town Hall section of the meeting.

Clerk Gould read the following comments received via email:

## Comment 1

I, Al Williams of 440 N. Forest Avenue, ask the mayor, clerk and trustees to take immediate action to prevent dangerous, illegal speeding vehicles on Forest Avenue between Warren Avenue and Clayton Road. With many people at home due to the COVID crisis, this is an urgent matter of public safety.

During both day and night, illegal vehicles are speeding fast and dangerously on Forest. They drive right through the stop signs at Madison Street. This is threatening the basic safety of our seniors, children and families especially since we don't have sidewalks on Forest.

Our neighbors are asking for basic speeder-prevention solutions on Forest Avenue to stop speeders once and for all:

Please install 4 digital speed monitors on Forest between Warren and Clayton. Speeding vehicles would be deterred, and their speeding information would be transmitted to the police in order to track speeding dates and times and set up future stakeouts.

Please install 5 night-flashing red-lights on the Forest stop signs at the Warren, Madison and Idlewild intersections. This is very important to stop constant nighttime speeders.

Please have a new police effort to track speeders and issue citations and fines, especially for those who constantly break the law.

Forest Avenue families, all Hillside residents and people from out of town who drive, walk or bike on Forest are in great danger. Please state tonight if the mayor, clerk and trustees support the 3 anti-speeder solutions proposed here. Thank you.

Mayor Tamburino commented the best enforcement would be to have cars out at different times. Tickets cannot be issued based on cameras. He also suggested using unmarked cars.

## Comment 2

I am Dan Adams 736 East End. I am raising concerns about the mayor, clerk and trustees spending almost \$1 million dollars to buy a 100-year-old church on Taft Avenue for village possession. Now vacant for four years, the church is deteriorating and likely has significant building code violations.

In November, the mayor said this church was supposed to be converted for senior housing, but this did not happen. The mayor is called to explain why he bought this church but didn't have a plan for senior housing.

After 4 years of the church vacant, I am concerned that there are building code violations. As a building maintenance engineer, I observed the conditions of this building, which is owned by our village:

On the western side, the attic window is open. Birds are likely coming in and festering disease. There could be Histo-Plasmosis, a fungus from bird droppings that can damage the lungs.

Exterior walls lack mortar and likely violate the tuckpointing code. There is peeling paint, gutters are not connected. There are overgrown weeds, dead trees, rusted posts, deteriorated signs and a broken fence.

At the church steeple base, the metal covering is missing, and the steeple appears open and susceptible to water infiltration, which could compromise the building's structural integrity.

Meanwhile on Harrison Street, our village community center also appears to have building code violations. A large section of the drop ceiling at the entrance is missing, exposing light fixtures and electrical conduit. The roof is rusted and possibly leaking.

Hillside residents pay very high property taxes. Our taxes should be used for public safety like streetlights, sidewalks and stopping the speeders; for first-responders and keeping everyone safe during the COVID crisis; and for essential services to seniors and needy families.

Instead, the mayor, clerk and trustees used almost \$1 million dollars in Hillside taxes to buy and pay for this 100-year-old church without any plan to develop it. Four years later, these village officials must be accountable to comply with village building codes at the village's properties.

Please inspect these two properties urgently. Please present your two building inspection plans at the January village meeting for residents to hear. Please explain why you spent almost \$1 million dollars to buy and operate this vacant 100-year-old church property without any concrete development plan to benefit Hillside residents. Thank you.

Mayor Tamburino commented he has talked about this several times. We spent \$640,000.00 to purchase the church. We are currently working with the Village of Berkeley on a CMAP development program for both sides of Taft Avenue.

Comment 3

Ms. Gould, Per email instructions below from Amy Woodrick to me, I am submitting her comments on her behalf for tonight's village meeting. If you disagree with Amy's instructions to me or my execution of her instructions, kindly email me and Amy by 2pm today. She is CC'd here. Roger Romanelli, Hillside Resident

I am Amy Woodrick 4610 Butterfield. I wish everyone happy holidays and Happy New Year.

At the November meeting, I asked the mayor why he purchased the Presbyterian Church on Taft Avenue for \$640 thousand dollars. He said it was for a seniors housing development to put this property back on the tax rolls after 100 years of being a church.

But for the past four years, this property has sat vacant. No seniors housing, no public use for Hillside residents, but costing residents an estimated \$1 million dollars in taxes. The actual amount is unknown because the mayor is blocking the FOIA requests about all expenses.

Will the mayor admit that his plan to put seniors housing here failed? That he blocked another church congregation from coming to this beautiful, historic church where my family has worshipped? Since the mayor had no concrete plan for seniors housing, he had no right to block another church and no right to buy this church and let it sit, sadly deteriorating with no congregation to care for it.

The mayor said his decision was made during public meetings where residents could ask questions. The mayor said tax credits for seniors housing dried up, and that's why his plan failed. This is false. Village records show no public discussion or no invitation to residents for a special meeting to discuss this massive use of village taxes to buy the Presbyterian Church. Also, state officials confirmed that tax credits for seniors housing have never "dried up" since 1987. Will the mayor apologize for lying about these facts?

I am a lifelong Hillside resident and nurse. Hillside needs seniors-only housing. 14% of residents are seniors who deserve affordable, quality seniors housing in their golden years. Today, there are many buildings in Hillside that can be converted easily into seniors housing including a vacant convent and many apartment buildings. The historic Presbyterian Church with alcoves, balconies and no elevator isn't anywhere close to being ready for seniors housing and would cost millions and millions of dollars to convert it to seniors housing.

The mayor has served for 40 years, but has failed to deliver seniors housing despite many other suburbs doing this successfully. The mayor should apologize for abusing our village treasury wasting \$1 million dollars at the Taft Church. The mayor's failure to deliver seniors housing after many years shows why Hillside needs a new mayor urgently. Thank you.

Mayor Tamburino commented that we have met with several people about senior housing and we have not been able to qualify for it. We qualified for low income housing, not senior housing. We believe that potentially senior housing will become available but there are restrictions on proximity to public transportation, hospitals and other things.

Comment 4

I am Roger Romanelli 4406 Madison. I wish safe and happy holidays to everyone.

I call on Mayor Tamburino to explain why he criticized Freedom Baptist Church, Jordan Temple Church and Progressive Life Church at the November meeting for buying three commercial buildings in Hillside, investing thousands of dollars to fix them up and bringing caring congregations to Hillside that provide services to the needy.

The mayor said he bought the Taft Church to build seniors' housing and generate new taxes, specifically because these churches took property taxes away from Hillside. Does the mayor admit that he generated no new taxes at the Taft Church over the past four years? Instead, does he admit that this project went backwards, costing Hillside residents almost \$1 million dollars, which are funds needed urgently today for COVID safety and neighborhood safety to address dangerous speeders, broken sidewalks and no streetlights on several streets?

The mayor blamed these churches for buying former commercial buildings and converting them to non-profits that don't pay property taxes. However, does the mayor admit that these buildings were for sale and that no new businesses wanted to buy these buildings? What are the names of the businesses that competed with these churches to buy these buildings? We should honor our churches for saving and fixing our buildings, not criticize our churches.

Will the mayor take responsibility for his failed economic development around Hillside? Will he admit that it was wrong for our village to spend \$600 hundred thousand dollars to buy the Stimacs Restaurant building away from private investors? This building could be providing food delivery services and jobs today, but investors were blocked from doing a deal directly with the Stimacs by the mayor himself.

Will the mayor admit that he failed to bring businesses, jobs or new tax revenues to the Menard's site? Failed to keep businesses in the Joe's Barbeque mall downtown where 75% of stores are vacant except for Joe's? None of these examples are about COVID blocking investment. All of these properties were available well before COVID.

Mr. Mayor, please explain: Do you admit that no new taxes were generated at the Taft Church over the past 4 years? Then, will you apologize to our churches for criticizing them unfairly?

Will you explain why you bought the Stimac's building and blocked other restaurants from coming here? Thank you.

Mayor Tamburino commented that we have never blocked any restaurant from coming into Hillside. Over the last five months two new restaurants have opened, Mama's and Lawrence Fisheries. Shark's will open soon. An individual is currently applying for paperwork on a store located at the Joe's property.

Mayor Tamburino reminded that it took seven years to develop the Town Center. He also reported that he has never blamed churches for buying commercial properties, rather we have helped churches come into Hillside.

He further talked about the Menard's property and said the only interest shown in this property so far has been trucking terminals. We are not interested in all the truck traffic.

Comment 5

I am Gwendolyn Amber 4900 Cypress Drive. I am a longtime Hillside resident, a licensed minister, and a candidate for mayor of Hillside. I wish safe and happy holidays to all residents. Please help our senior citizens and honor our frontline workers.

Tonight, I call on Mayor Tamburino to consider his words from the November meeting related to Freedom Baptist Church, Jordan Temple Church and Progressive Life Church in Hillside. The mayor said that these churches took 3 Hillside buildings off the property tax rolls, which burdened our village to find new property taxes elsewhere.

When these churches came to Hillside, they bought 2 former movie theaters and a former restaurant building. When these buildings were for sale, no other business wanted them. Certainly, a business would have paid much more for these properties than a church.

Instead, 3 wonderful congregations bought these properties. They saved the buildings from being torn down, invested thousands of dollars to improve the buildings, brought dedicated worshippers to Hillside and provided a spiritual home for Hillside families to worship.

I would like to point out an occurrence in a Hillside public park, of which I was informed. Two Hillside residents, both of them clergy, were engaging in a conversation with several youth. They were encouraging the youth and invited them to their church. Shortly after, the two clergy were approached by the Hillside Police and informed that this was solicitation and that they had to stop. I am truly concerned. Is there a Hillside ordinance against clergy speaking with people in the public way? Can you explain what happened here?

I ask the mayor to become aware of the many positive impacts that churches have on the community. Studies show that children who attend churches, mosques and synagogues regularly do better in school and are less likely to end up in the criminal justice system.

In closing, let us celebrate our churches for the benefits they bring to Hillside and encourage the residents to continue to support our youth. I wish everyone a Merry Christmas and Happy New Year. Thank you.

Mayor Tamburino commented that the people in the park were stopped by the Police. They were operating a PA system and the Police did not know what they were doing. Permits are issued for people to use the park. Once the young man came in and talked about what he wanted to do, he applied for a permit and the permit was issued.

Mayor Tamburino said we support all of our churches and help them whenever we can.

As there were no further comments from the floor, Mayor Tamburino entertained a motion to close the Town Hall Meeting.

So moved by Trustee Kramer, seconded by Trustee Watson.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

**APPROVAL OF MINUTES:**

Mayor Tamburino entertained a motion that there being no additions or corrections to the minutes for Regular Meeting of November 23, 2020, and Board of a Whole Meeting of December 14, 2020, the minutes be accepted and approved.

So moved by Trustee Kramer, seconded by Trustee Watson.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

**VILLAGE CLERK:**

Clerk Gould reported the Village Offices will be closed Thursday, December 24, Friday the 25<sup>th</sup> and Saturday 26<sup>th</sup> in observance of the Christmas Holiday.

Clerk Gould also reported the Village Offices will be closed Thursday, December 31, Friday, January 1 and Saturday, January 2, 2021 in observance of the New Year Holiday.

Clerk Gould further reported the Village Offices will be closed Saturday, January 16 and Monday, January 18, 2021, in observance of the Martin Luther King Holiday.

Clerk Gould entertained a motion to approve the Board meeting schedules and anticipated changes for 2021 to include December, in observance of Christmas Holiday.



So moved by Trustee Kramer, seconded by Trustee Farries.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Clerk Gould presented the Consent Agenda.

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered a part of the Board Member's committee business.

Illinois Department of Revenue: Sales tax returns for month of October, 2020, in the amount of \$421,981.52. Amount received for October 2019, in the amount of \$391,437.27.

Illinois Department of Transportation: Motor Fuel Tax allotment for the month of November, 2020, in the amount of \$15,169.09.

Approval of gross payroll for periods November 21, through December 4, 2020, in the amount of \$314,386.72; and December 5 through December 18, 2020 in the amount of \$322,382.53.

Payment of bills for the month of December, 2020, in the amount of \$805,731.89.

Com Ed: Utility tax for the month of September, 2020, in the amount of \$38,479.70.

NiCor Gas: Utility Tax for the month of October, 2020, in the amount of \$8,200.55.

Excise Tax for the month of October, 2020, in the amount of \$18,492.70.

Video Gaming Tax for the month of October, 2020, in the amount of \$5,429.12.

Code Enforcement Officer's Reports (November, 2020).

Police Department Report (November, 2020).

Fire Department Report (November, 2020).

E.M.A. Report (November, 2020).

Public Works Department Report (November, 2020).

Building Inspector's Report (No Report).

Motion made by Trustee Kramer, seconded by Trustee Delgado, to accept and approve Consent Agenda.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson

Nays: None

Absent: None

Motion declared carried

**DEPARTMENT HEAD OPERATING REPORTS:**

Police Chief: (Joseph Lukaszek)

No report

Fire Chief: (Ken Carling)

Chief Carling reported he is working with the City of Chicago in assisting with the funeral for Chicago Paramedic that died from Covid-19. Funeral will take place in Hillside.

Village Treasurer: (Sandy Lozano)

No report

Public Works and Building Services Director: (Joseph Pisano)

Director Pisano reported the demolition of three homes on Edgewater is complete.

**VILLAGE ENGINEER'S REPORT:**

Engineer Nelson reported on the pay requests listed on tonight's agenda.

**VILLAGE ADMINISTRATOR'S REPORT:**

No report

**COMMITTEE REPORTS:**

Finance and Administration Committee: (Trustee Kramer)

Trustee Kramer gave the Second reading of FY-2020-2021 Tax Levy Ordinance 20-10 in the amount of \$13,364,816.00.

Motion made by Trustee Kramer, seconded by Trustee Lomeli, to approve membership dues for National League of Cities for \$1,172.00.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Public Services Committee: (Trustee Walter)

Motion made by Trustee Walter, seconded by Trustee Lomeli, to approve Pay Request 4 (Final) in the amount of \$35,323.80 to Brothers Asphalt Paving, Inc., 315 S. Stewart Avenue, Addison, IL 60101 for work performed on the 2019 Street Resurfacing Project (Oakridge Area).

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Motion made by Trustee Walter, seconded by Trustee Lomeli, to approve Pay Request 1 in the amount of \$833,756.95 to Builders Paving, LLC, 4413 West Roosevelt Road, Suite 108, Hillside, IL 60162 for work performed on the 2020 Street Resurfacing Project. Payment will be contingent on Builders Paving, LLC providing the necessary Waiver of Liens.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Motion made by Trustee Walter, seconded by Trustee Kramer, to approve adjustment to waste hauling contract with Waste Management due to adverse impacts related to collection of recyclables. Due to market conditions and handling requirements to process recyclables, Waste Management is requesting an increase of \$0.39 per household per month. This will result in an approximate annual increase in contract value of \$9,715.00.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Public Safety and Education Committee: (Trustee Watson)

Trustee Watson reminded there will not be a Community Awareness Meeting in December due to the Christmas Holiday.

Zoning Committee: (Trustee Lomeli)

Motion made by Trustee Lomeli, seconded by Trustee Kramer, to accept and place on file the findings of the December 8, 2020 Zoning Board granting of petition submitted by Fermin Lucena, 2 North Irving, Hillside, IL 60162, on the consideration for a Variation in R-2 Zoning District, to construct a 28 ft. x 22 ft. garage at 2 North Irving, Hillside, Illinois.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Technology Committee: (Trustee Delgado)

No report

Community Services Committee: (Trustee Farries)

Trustee Farries reminded the Youth Commission is providing emails from Santa. If you would like your child to receive an email from Santa, email him at [Santa@Hillside-il.org](mailto:Santa@Hillside-il.org) by Tuesday, December 22nd.

Trustee Farries reported on Holiday Parade held on Thursday, December 17, 2020 at 7:00 p.m.

Trustee Farries also reported due to Covid-19, the annual Martin Luther King Breakfast has been canceled.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Finance and Administration Committee: (Trustee Kramer)

Motion made by Trustee Kramer, seconded by Trustee Watson, to approve Tax Levy Ordinance 20-10 for FY 2020-21, in the amount of \$13,364,816.00, and authorizing Mayor and Clerk to sign and execute same.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Motion made by Trustee Kramer, seconded by Trustee Farries, to approve Ordinance 20-11 abating \$221,200.00 tax levied for the year 2020 to pay the debt service on \$1,635,000.00 General Obligation Bonds (alternate revenue source) Series 2017A of the Village of Hillside, Cook County, Illinois, and authorizing Mayor and Clerk to sign and execute same.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Motion made by Trustee Kramer, seconded by Trustee Lomeli, to approve Resolution 20-10 providing for the retirement of certain municipal indebtedness \$221,200.00, by the use of Motor Fuel Tax Funds \$1,635,000.00, General Obligation Bonds (alternate revenue source) Series 2017A, and authorizing Mayor and Clerk to sign and execute same.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

**VILLAGE PRESIDENT:**

Mayor Tamburino extended sympathy of Village Board and the Village of Hillside to the family of Mary Anne Grummel, a long time resident of Hillside. Mary Anne passed away at the age of 100. Her family is in our prayers.

**ANNOUNCEMENTS:**

Next Board-of-a-Whole Meeting to be held at 7:30 P.M. on Monday, January 11, 2021, in the Board Room of the Municipal Complex, 425 Hillside Avenue, Hillside, IL, 60162.

Mayor Tamburino extended to all a Merry Christmas and Happy New Year. We are praying for a great 2021 and hope to get passed Covid-19 so we can move forward and get back to normal. He is pleased at what we have accomplished. Everyone be safe and enjoy your families.


As there was no further business before the Board, Mayor Tamburino entertained a motion to adjourn.

So moved by Trustee Delgado, seconded by Trustee Watson.

Roll call vote resulted as follows:

Ayes: Trustees Walter, Lomeli, Delgado,  
Kramer, Farries, Watson  
Nays: None  
Absent: None  
Motion declared carried

Adjournment: 8:28 P.M.

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Linda L. Gould  
Clerk