

MINUTES OF THE BOARD-OF-A-WHOLE 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, ON MONDAY, JULY 12, 2021

The meeting was called to order at 7:30 P.M. by Mayor Joseph T. Tamburino. 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
	- Claudell Johnson
	- Marvin A. Watson
Absent	- None

Also present were: Joseph Pisano, Village Administrator; Joseph Lukaszek, Police Chief; Ken Carling, Fire Chief; Sandy Lozano, Treasurer; Patrick Deady, Village Attorney; David Peters, Public Works and Building Services Director; Joseph Beckwith, 911 Director/IT Manager; Anthony Faragia, EMA Director; John Nelson, Village Engineer; George Gourley, Ellis Funchess, Roger Romanelli, Anthony Simpson, Keegan Goss, Janet Dubsky, residents

**PUBLIC COMMENT:**

Mayor Tamburino opened the Town Hall section of the meeting.

The following letter was read by Mr. Romanelli:

July 12, 2021 Public Comments & Questions for Hillside Mayor and Trustees: Hillside Lumber

Responses Requested from Mayor & Trustees by 7/16/21 to Roger Romanelli (hillsideforward@gmail.com)

*I am Roger Romanelli 4406 Madison St. Together with many Hillside residents, we oppose Mr. Tamburino and the trustees wanting to give an estimated \$2 million dollar property tax reduction to Hillside Lumber Company under the Cook County Industrial Business Class 6B Program. Tonight, we have serious questions for the mayor and trustees. Your answers are requested by this Friday July 16th via email or posted on the Village of Hillside website.*

*1: At the June 28th village meeting, Mr. Tamburino said that a tax reduction was necessary to keep Hillside Lumber in our*

village. Where's the proof of this? Hillside Lumber makes \$15 million dollars in annual sales. They have only 16 employees. Is everyone making \$1 million salaries? This company is profitable.

Over the past 10 years while earning \$15 million dollars a year, Hillside Lumber has invested only \$15,000 dollars in building improvements, according to village records. This company is profitable.

Hillside Lumber pays about \$4 dollars per square foot in property taxes which is average for Cook County industrial companies. Their neighbor company pays \$5.50 per square foot. Again

Mr. Tamburino, where's the proof that Hillside Lumber needs a 12-year, estimated \$2 million dollar property tax reduction? And if they get this tax reduction, will you freeze property taxes for Hillside families for the next 12 years? We're not paying higher taxes if Hillside Lumber gets a hand out. Here's another fact: Hillside Lumber has given several campaign contributions to Tamburino.

2: How do you support a massive tax reduction when Hillside Lumber violates at least 3 Hillside laws everyday? Why have you failed to enforce our laws and protect Hillside residents?

Village Code Section 22-637: "It's unlawful to operate a parking lot unless the surface is covered with asphalt, concrete or similar paving. All lots shall be clean and free of dust." Well, Hillside Lumber's parking lots are pure gravel and purely illegal. This is a gross violation of Hillside law, and the mayor and trustees have done nothing about it for years.

Across from Hillside Lumber on Warren Avenue, families and retired residents deserve to enjoy Hillside. But they can't. They can't open their windows because Hillside Lumber's disgusting gravel dust blows into their homes all the time. Instead of relaxing, they're dusting their homes, coughing and changing their furnace air filters all the time.

Why are the mayor and trustees also failing to enforce Village Code Section 58-26? "It's unlawful for any person or business to accumulate on any open lot any lumber, boxes or similar materials unless the materials are placed on open racks at least 18 inches from the ground." Hillside Lumber's materials are dumped right on the ground without any racks lifting up the materials, another gross violation that the mayor and trustees are ignoring.

Hillside Lumber is a law-breaking business! They should be disqualified from applying for any government incentive program until they comply with all Hillside and Cook County laws.

3: Why are the mayor and trustees not enforcing Village Code Section 90-153 for Hillside Lumber? It says: Where the weight of vehicles permitted on a street is limited by ordinance and Village of Hillside street signs are posted indicating that trucks over 4 tons are not allowed on Warren Avenue - - which is a mostly residential street with mostly single family homes - - why are the mayor and trustees allowing trucks over 4 tons to operate on Warren?

Do you understand that Warren is a mostly residential street? That school buses drive on this street and pick up/drop off our precious Hillside children? That seniors drive and hard-working residents drive on Warren, and people are often blocked by Hillside Lumber's massive trucks?

There's a simple solution to these dangerous conditions on Warren Avenue: Hillside Lumber and the other companies can easily move their trucks and employee parking to Litt Drive. This public street is directly adjacent to their properties on the north, and several companies already have vehicle-access gates on Litt Drive today.

Our Hillside Neighbors Community Group is dedicated to Hillside solutions. Litt Drive is THE solution we need to improve dangerous conditions on Warren and help businesses operate safely.

4: Who owns 500 Melrose Avenue in Hillside? The Cook County Assessor's website says Hillside Lumber owns it. But the mayor's October 5th, 2020 Freedom of Information Response says the village bought this property sometime between 2010 and 2020. So, who owns this property?

5: Regarding the huge building at 4329 Butterfield Rd., the Cook County Assessor's website says this was built in 2007 as a brand new seniors housing assisted living center. The Assessor's website shows that Hillside Lumber filed a tax appeal on this building in 2008.

So, either Hillside Lumber built this building or acquired it soon after it was built. Who built this building? Was Hillside Lumber involved? If not, how did they acquire it?

If this building was built brand new for seniors housing, what was the role of the mayor and trustees? Did you approve housing construction under residential zoning, then change the zoning

back to industrial when Hillside Lumber decided to convert this new building to a warehouse?

Also regarding this building on Butterfield Road - - one of Hillside's most prominent streets - Hillside residents and many others drive by at night. The building has no exterior lights and looks like a vacant, distressed building. This makes Hillside and the neighborhood look unsafe.

Why haven't the mayor and trustees required Hillside Lumber to put basic exterior lights on this building? Is there no village ordinance requiring commercial buildings on prominent streets to have exterior lights? If not, the mayor and trustees have failed to enact such an ordinance.

6: In 2019, the Hillside Neighbors Community Group recommended to the mayor and trustees that a Warren Avenue Tax Increment Finance District be created to include Hillside Lumber properties, the former Leamington Foods site and other properties between Forest and Mannheim. Our goal remains to bring vibrant businesses and jobs to Hillside.

What is the status of our TIF proposal? Village minutes say that a consultant was hired to assess the TIF District's feasibility. If Hillside Lumber gets a \$2 million property tax reduction, far less funds will be available for economic development in this TIF District to revitalize Hillside and bring essential new jobs to Hillside residents. Thank you for your consideration.

Anthony Simpson, 4431 Jackson, has concerns about street repairs, streetlights, pot holes, erosion, water collections and speeders on Jackson.

George Gourley, 1629 S. Wolf Road, resident for sixty-seven years, said the Village is doing a good job and to continue to keep the Police and Fire Departments strong. He loves Hillside and if people don't like Hillside they can move.

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

So moved by Trustee Delgado, seconded by Trustee Watson.  
All voting aye, motion carried.

Mayor Tamburino answered some questions that were asked tonight saying the Village has been working for two years for the right to access Litt Drive from Butterfield Road. He believes the state has approved this project. Several approvals were needed from various properties in this area. Mayor Tamburino believes project will be done this construction season.

Mayor Tamburino also reported the building that was questioned on Butterfield Road was built as an assisted living, not senior housing. The owner went bankrupt. The interior of the building was not completed, only the outside shell. Hillside Lumber bought the building for storage. Mayor Tamburino will have the exterior lighting checked.

Mayor Tamburino also said that Hillside Lumber is one of the top sales tax providers to the Village of Hillside. Under the incentive plan they are planning on adding more employees.

He also said streetlights are Edison lights. We do not have a streetlight program in Hillside because it is very expensive. He said the problem with the streetlights on Jackson will be looked into.

Regarding sidewalks, Mayor Tamburino reported many years ago sidewalks were put in by referendum and some areas did not want sidewalks. Administrator Pisano reported it would cost six million dollars today to put in sidewalks where they currently do not exist.

Mayor Tamburino continued saying, he is not sure there will be a 5% tax increase. Letters have been sent to Congressman Danny Davis and Senator Tammy Duckworth for funding for streets.

He also said the pandemic has caused more effects than people realize.

Mayor Tamburino gave an update on the Metropolitan Mayors' Caucus meeting he attended earlier today.

**VILLAGE CLERK:**

No report

**DEPARTMENT HEAD OPERATING REPORTS:**

Police Chief: (Joseph Lukaszek)

Chief Lukaszek reported on 4<sup>th</sup> of July twenty-nine tickets were issued for fireworks. He said the Department is averaging fifty-sixty tickets a week for speeding cars and stop sign violations. There is also an unmarked car on various streets every day.

Fire Chief: (Ken Carling)

Chief Carling reported a firework incident was reported. A thirteen month old and her father were transported to the hospital. Both are now home and doing well.

PUBLIC WORKS AND BUILDING SERVICES DIRECTOR: (David Peters)

Director Peters reported street patching began today in the entire Village.

VILLAGE TREASURER: (Sandy Lozano)

Treasurer Lozano reported the annual fiscal year audit will begin August 1<sup>st</sup>.

VILLAGE ENGINEER: (John Nelson)

No report

VILLAGE ADMINISTRATOR: (Joseph Pisano)

No report

#### COMMITTEE REPORTS

Finance and Administration Committee: (Trustee Kramer)

Trustee Kramer reported the following are to be on the agenda for action at the Regular Board Meeting of July 26, 2021.

- A. Approval of gross payroll for period June 19, through July 2, 2021, in the amount of \$313,411.49.
- B. Approval of bills for the month of July, 2021.
- C. Approval of Resolution 21-07 transferring money appropriated from one corporate fund to another corporate fund.
- D. Second Reading of Appropriation Ordinance 21-06.
- E. Approval of Appropriation Ordinance 21-06.

Public Services Committee: (Trustee Walter)

Trustee Walter reported the following are to be on the agenda for action at the Regular Board Meeting of July 26, 2021.

- A. Accept proposal in the amount of \$10,415.00 from Midwest Mechanical, 501 Parkview Blvd., Lombard, IL 60148 to replace inoperable HVAC unit located within the Village Hall with a new Carrier air handling unit and 3-ton condensing unit.
- B. Accept proposal in the amount of \$15,500.00 from Midwest Mechanical, 501 Parkview Blvd., Lombard, IL 60148 to replace inoperable Liebert unit for the UPS and backup battery area in the basement of Village Hall with a new Trane air handling unit and 5-ton condensing unit.

Public Safety and Education Committee: (Trustee Watson)

Trustee Watson reported Community Awareness Meeting is Wednesday, July 28, 2021, at 7:00 p.m. in the Board Room.

Trustee Watson reported Dr. James Henderson, Superintendent of Proviso Township High Schools, will be presenting the Strategic Plan for the upcoming 2021-2022 school year at a Town Hall Meeting in the Board Room at the Village of Hillside on Thursday, July 29<sup>th</sup> at 6:00 p.m.

Zoning Committee: (Trustee Lomeli)

No report

Technology Committee: (Trustee Delgado)

No report

Community Services Committee: (Trustee Johnson)

Trustee Johnson reported Tuesday Summer Nights in Hillside begins July 27<sup>th</sup> with *American English*, August 3<sup>rd</sup> with *Hillbilly Rockstarz*, August 10<sup>th</sup> with *Magic of Motown*, August 17<sup>th</sup> with *7th Heaven*, August 24<sup>th</sup> with *Shagadelics* and August 31<sup>st</sup> with *The Buckingham*s. Come out for six weeks of entertainment, with concerts starting at 7:30 p.m. Food and beer will be available for purchase, with Cruise Nights and the Market Place beginning at 5:00 p.m.

**VILLAGE PRESIDENT:**

Mayor Tamburino reported Cook County Commissioner, Frank Aguilar will be speaking briefly at the Regular Board Meeting, Monday July 26<sup>th</sup> on the American Rescue Plan and updates from Cook County.

Mayor Tamburino wished Trustee Kramer a Happy 80<sup>th</sup> Birthday.


**ANNOUNCEMENTS:**

Next Regular Meeting of the Village Board scheduled for 7:30 P.M. on Monday, July 26, 2021, in the Board Room of the Municipal Complex, 425 Hillside Avenue, Hillside, IL, 60162.

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

So moved by Trustee Kramer, seconded by Trustee Watson.  
All voting aye, motion carried.

Adjournment: 8:12 P.M.

  
Linda L. Gould  
Clerk