

**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, FEBRUARY 13, 2023**

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; Dan Murphy, Police Chief; Ken Carling, Fire Chief; Patrick Deady, Village Attorney; John Nelson, Village Engineer; Joseph Beckwith, Assistant Administrator, Communications and Technology Director; Sandy Lozano, Village Treasurer; Anthony Faragia, EMA Director, Rich Hord, Lucas Knudsen, new EMA members, several EMA members, Janet Dubsky, Bill O'Connor, Julio Aguirre, Roger Romanelli, Keegan Goss, Ruben Frias, James Erlander, Ediberto Tapia, residents

PUBLIC COMMENT

Mayor Tamburino opened the Public Comment section of the meeting.

Roger Romanelli, 4406 Madison, complained the site at Taft and Ridge Avenues for Senior Housing is not really independent living, and there are three other sites in Hillside that would be better for Senior Housing. He said Elsie Higginbottom, one of the Board Members of Turnstone Development has been reported several times on some poorly run buildings that he owns and manages.

He said true Senior Housing needs an onsite manager, an indoor exercise area, a rec room, a place to cut hair, a safe outdoor walking path and individual laundry machines in each apartment. None of this is there. There also needs to be PACE bus service and more parking spaces.

Mr. Romanelli continued saying there is no need to tear down a historic church. A better site would be the corner of Wolf and Harrison. He is asking the Mayor and Trustees not to take any action at this meeting tonight until the neighbors have had time to talk about this.

Julio Aguirre, 752 N. Rhode, said he was representing the neighbors on Ridge Avenue about the Senior Housing proposal. He said they all disagree and said if it is going to be a senior home it has to be 65 and older, not 55 and older. They are concerned about the traffic, also the heavy equipment during the construction that could damage the houses near the church.

He agreed with Mr. Romanelli that Wolf and Harrison would be a better site that has more green area. He continued saying at the last meeting he was told this site was not fit for construction. He said that wasn't true. He worked construction in Florida and there was no place in Florida where you couldn't build a building. He asked the Mayor and Board to make the right decision on this project.

Keegan Goss, 4506 Madison, asked that the Village take a closer look at the site and building plans for the Senior Housing. He said it is a great idea, but overlooks the well being of seniors.

He said this plan does not give outdoor space for the seniors to walk. He also said each unit should have a washer and dryer. He suggested a freight elevator for deliveries and moving.

Mr. Goss asked the Village to take a closer look at the plan to see if there are any alternatives.

Ruben Frias, 454 Melrose, said some day he might need senior housing. He said this plan does not have space inside to walk or exercise. This plan needs an indoor rec room, a TV room, outdoor walking paths, laundry in each unit, close to Target, the Community Center and Pearl Nursing Home. He said the best site for seniors independent living is the corner of Wolf and Harrison. There is plenty of space there for everything he mentioned.

Mr. Frias asked the Mayor and Trustees to withdraw the plan at Taft and Ridge and said he would like to talk with them.

Janet Dubsky, 452 High Ridge, thanked Public Works Department for their excellent job with snow and ice removal this year.

She attended the Zoning Meeting on Tuesday, February 7th, about the building at 5207 Ridge going to be senior living. She said people in attendance said they were not informed and asked if all these people were so concerned, why weren't they at the Board Meetings for the last 5 years.

She said Mr. Romanelli said the building on 5207 Ridge is a glorious building. Ms. Dubsky said maybe at a glance, but this building needs a lot of work. Starting with the roof, the steeple and tuckpointing on the outside. Inside problems are termites, mice and flooding in the basement. She continued saying the electric and plumbing are not up to code, and the building is not handicap accessible.

Ms. Dubsky also said at the meeting on Tuesday, traffic was said to be an issue. She continued saying the main entrance to the parking lot would be on Taft and should not affect the people on Ridge.

She feels this project is a great opportunity and is looking forward to the new development.

Ediberto Tapia, 5144 Ridge, lives across from the where the senior building will be built and thinks this will affect him. He said there will be no where to walk if they are using the sidewalk. Also, there will be an issue with parking on the street. He uses the street to park when he is moving vehicles around in his driveway. Mr. Tapia would like it if a different area was found for this building. He simply doesn't want the building there.

As there were no further comments, Mayor Tamburino entertained a motion to close the Public Comment portion of the meeting.

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

Mayor Tamburino said that based on the information that he has received and given out he wants everyone to understand this building is 42 units, not 48 units. Also, the Village bought this land because it does not produce taxes, so whatever we do there, in this instance, will not cost any money to the Village. He said we did not pay a million dollars for this property, we paid \$694,000.00. Some caveats were made to the church members that we would work the stained glass windows into the site.

He continued saying this is not a facility for people that are sick or need assisted living. This is independent living. He said pretty much all of the senior housing apartments in this area have the same set-up. There is a laundry unit on each floor. If anyone would need assisted living or nursing care they would need to move out. This is affordable housing for senior citizens.

Mayor Tamburino said he believes Mr. Higginbottom is a Board member and not the operator of the units. These are operated by Turnstone. He again said there will be 1½ parking spaces per unit.

Mayor Tamburino then talked about the site at Wolf and Harrison. He said soil borings would have to be done to see how deep you have to go with piers. He said the only thing ever built there was a one story building. He continued saying over the years people have looked at that site, but once they did the soil borings, they walked away. This is not the right spot for this building.

Administrator Pisano added you can't build anything vertical when you get into peat. It is extremely expensive. There was a house on Oak Ridge that had eighteen caissons 36 feet deep for a single family home. He also said the one story apartments on Oak Ridge never should have been built because things are constantly sinking.

Mayor Tamburino thanked everyone for their comments and continued with the meeting.

VILLAGE CLERK:

Clerk Gould reported the Village Offices will be closed Saturday, February 18 and Monday, February 20, 2023, in observance of Presidents' Day.

Clerk Gould also reported Mail Ballot applications for the April 4, 2023 Election are available at the Village Hall and online at cookcountyclerk.com. Completed applications must be received at the Cook County Clerk's Office by Thursday, March 30, 2023.

Clerk Gould administered the Oaths of Office to new EMA members Rich Hord and Lucas Knudsen.

DEPARTMENT HEAD OPERATING REPORTS:

Police: (Chief Dan Murphy)

Chief Murphy presented Letters of Commendation to Sergeant Zachary Sienkiewicz, Corporal Kevin Whittle, Corporal Christopher Villareal and Officer Lynn Baily for incident that occurred on Monday, January 2, 2023 at gas station located at 440 N. Mannheim Road.

Fire Chief: (Chief Ken Carling)

Chief Carling read letter from Loyola EMS Office recognizing Firefighter/Paramedics Joseph Michalski, Connor Lowman and Katarzyna Pudlo for excellent pre-hospital care given to a car accident victim on Thursday, November 24, 2022.

Public Works and Building Services Director: (Dave Peters)

No report

Assistant Administrator, Communications and Technology Director:
(Joe Beckwith)

No report

VILLAGE TREASURER: (Sandy Lozano)

No report

VILLAGE ENGINEER: (John Nelson)

No report

VILLAGE ADMINISTRATOR: (Joe Pisano)

Administrator Pisano reported on status of the minutes and findings of the Zoning Board meeting of December 6, 2022 and January 17, 2023, regarding a Commercial Planned Unit Development for warehousing in a B-2 District located at 101 N. Wolf Road, Hillside, IL 60162 request submitted by Newcastle Partners, LP.

COMMITTEE REPORTS

Finance and Administration Committee: (Trustee Walter)

Trustee Walter reported the following are to be on the agenda for action at the Regular Board Meeting of February 27, 2023.

- A. Approval of gross payroll for period January 14, through January 27, 2023 in the amount of \$452,040.64; and January 28 through February 10, 2023 in the amount of \$342,010.78.
- B. Approval of proposal in the amount of \$2,500.00 per month for services from Metro Strategies Group to perform grant research and writing, project management and technical assistance with grant application processes.

- C. Approval of Redevelopment Agreement by and between the Village of Hillside, Cook County, Illinois and Dynamic Manufacturing, Inc., 250 North Mannheim Road, Hillside, IL 60162.

Public Services Committee: (Trustee Delgado)

Trustee Delgado reported the following to be on the agenda for action at the Regular Board Meeting of February 27, 2023.

- A. Approval of proposal in the amount of \$43,300.00 from TLC Engineering Solutions Inc., 1301 W. 22nd Street, Suite 210, Oak Brook, IL 60523, to provide Mechanical, Electrical, Plumbing, Fire Protection, and Technology engineering services to produce construction and specification documents, and conduct construction site visits related to the Library area proposed in the Village Building located at 431 Hillside Avenue.
- B. Approval of proposal in the amount of \$10,800.00 from K2NCrest, 1010 Jorie Blvd., Suite 320, Oak Brook, IL 60523, to perform structural engineering services related to ceiling loads and infill of existing or new openings related to the Library area proposed in the Village Building located at 431 Hillside Avenue.
- C. Approval of Pay Request 4 and final in the amount of \$88,814.72 to Schroeder Asphalt Services, Inc. located at P.O. Box 831, Huntley, IL 60142, for work performed on the Jackson Water Main and Street Reconstruction Project, contingent upon receiving the necessary Waiver of Liens.

Public Safety and Education Committee: (Trustee Watson)

Trustee Watson reported Community Awareness Meeting is Wednesday February 22, 2023, at 7:00 p.m. in the Board Room.

Zoning Committee: (Trustee Lomeli)

Trustee Lomeli reported the Zoning Board of Appeals will reconvene the hearing of February 7th on Tuesday, February 14, 2023 at 7:00 P.M., in the Board Room, located at 425 Hillside Avenue, Hillside, IL 60162 for the purpose of presenting a request by the developer of property commonly known as 5207 Ridge Avenue, Hillside, IL 60162 Turnstone Development, for approval of a five (5)-story, forty-two (42) unit Senior Independent Living Facility as a Special Use on the underlying property, which is zoned R-2 Residential.

Trustee Lomeli also reported public notice is hereby given that on Tuesday, February 28, 2023, starting at the hour of 7:00 P.M., there will be a two (2) public hearings before the Zoning Board of Appeals, of the Village of Hillside, in the Courtroom of the Municipal Complex, 425 Hillside Avenue, Hillside, IL 60162.

1. The Public Hearing is for the purpose of presenting a request by Medstar Laboratory partnering with Chicago Instruction Center for Career Development (CICCD) of property commonly known as 4531 Harrison Street, Hillside, IL 60162 for approval of a private vocational and educational school to teach phlebotomy as a Special Use on the underlying property, which is zoned B-1 General Business.
2. The Public Hearing is for the purpose of presenting a request by Brittany Burd, 5912 Prospect Avenue, Berkeley IL, of property commonly known as 4219 Butterfield Road, Unit 2G, Hillside, IL 60162 Honey Glo Wellness & Spa, as a Special Use on the underlying property, which is zoned M-2 Industrial District.

Veteran's and Technology Committee: (Trustee Kramer)

No report

Community Services Committee: (Trustee Johnson)

Trustee Johnson reported the Hillside Youth Commission will be hosting the Family Bowling Extravaganza on Saturday, February 25, 2023 from noon until 2:00 P.M. at Hillside Bowl, 4545 Harrison Street, Hillside, IL 60162.

VILLAGE PRESIDENT:

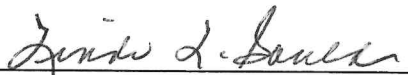
Mayor Tamburino expressed the sympathy of the Village Board and the employees of the Village of Hillside on the recent death of former resident and Village Trustee Ralph Schremp.

ANNOUNCEMENTS:

Mayor Tamburino announced the next Regular Meeting of the Village Board is scheduled for 7:30 P.M. Monday, January 23, 2023 in the Board Room of the Municipal Complex, 425 Hillside Avenue, Hillside, IL, 60162.

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

Adjournment: 8:17 P.M.



Linda L. Gould
Clerk