

**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, SEPTEMBER 28, 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

Also present were: Russell Wajda, Village Administrator; Joseph Lukaszek, Police Chief; Ken Carling, Fire Chief; Joseph Pisano, Public Works Director; Mike Tecson, Village Attorney; John Nelson, Village Engineer; Anthony Faragia, EMA Director; Joseph Beckwith, 911 Director/IT Manager; Steve Klir, Bill and Janice O'Connor, Roger Romanelli, Gwen Amber, Amy Woodrick, Phil Bonini, Ellis Funchess, Bobbie Robertson, residents

TOWN HALL:

Mayor Tamburino opened the Town Hall section of the meeting.

Roger Romanelli, 4406 Madison, stated together along with the Hillside neighbors that were in attendance, they want to express serious concern to the Mayor, Clerk and Trustees over a financial decision made at Village Hall. He said for the high taxes that Hillside residents pay, they deserve essential services such as safety, street lights, sidewalks, stop signs, cleanliness and core services for seniors and families. Money spent must be justified in providing direct services to the residents.

In their opinion, they find it unacceptable that village officials have misused \$600,000.00 in village funds to purchase and fix a private restaurant building at 4843 Butterfield Road, for a small group of Hillside voters. He said there is no public benefit for the building acquisition by the village.

Mr. Romanelli, continued, the village gave \$373,000.00 of village funds to the family that owned the building. Then spent \$225,000.00 to repair the building which he feels this was the responsibility of the former owners. The building was then put up for sale. It is now been seventeen months and the building is still vacant.

He said it was not the job of the village to purchase the building and they believe that the elected officials should reimburse the village coffers with \$6000,000.00 from their own money. He asked if the elected officials will apologize to the residents for interfering with this private transaction?

He said it is inappropriate for the village to purchase, renovate and put the building back on the market. He continued saying the building could have been sold by the previous owners on the private market or the buyer could have bought the building for a lower price and made the renovations themselves.

Mr. Romanelli again asked the village leaders if they will repay the \$600,00.00 to the village and if they will apologize for this transaction?

He concluded by asking for a response this evening.

Gwendolyn Amber, 4900 Cypress, stated she has been a resident of Hillside for over twenty-six years. She said, when she initially moved to Hillside, she felt there were many challenges but that there should always be room for progress.

Twenty-six years later, she feels the basic needs or necessary services are not being met. Ms. Amber said she has issues with residents being looked at as commodities, not residents, issues when small business owners who do not feel welcome or that the municipality does not care about them. She said a productive solution would be for them to meet with the Mayor.

Ms. Amber continued, she has issues when people are put on a watch list for political reasons and neighbors deputized to watch other neighbors of which the underlying issue appears to be cross culture issues. She observed this twenty-six years ago and this has not gone away. For these reasons, she is running for Mayor.

Ellis Funchess, 5127 Ridge, has been a resident for twenty-eight years. He has no problem with the Police Department or the Board. He has an issue with some homeowners or renters that do not take care of their property like they should.

Mayor Tamburino asked Mr. Funchess if this was about a specific property and if so, to give the information to Administrator Wajda.

Amy Woodrick, 4610 Butterfield Road, resident for 58 years and is discouraged that the government decides that they can buy property without considering residents thoughts. She said it feels like some families can be served and others cannot.

She continued, the Village needs to be more proactive with what citizens think and not make decisions solely on what the Board thinks.

In the future, Ms. Woodrick hopes the Village will get more input from residents when making decisions. She also feels these decisions effect businesses that might want to come into the Village.

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 Farries.
All voting aye, motion carried.

APPROVAL OF MINUTES:

Mayor Tamburino entertained a motion that there being no additions or corrections to the minutes for Regular Meeting of August 24, 2020, and Board of a Whole Meeting of September 14, 2020, the minutes be accepted and approved.

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

VILLAGE CLERK:

Clerk Gould reminded online voter registration is available on the Cook County Clerk's website, cookcountyclerk.com. The last day to register in person at the Hillside Village Hall is Tuesday, October 6, 2020.

Clerk Gould also reminded Mail-in Ballot Applications for the November 3, 2020 Presidential Election are available online at the Cook County Clerk's website or at the Village Hall. Completed forms must be received at the County Clerk's Office by Thursday, October 29, 2020.

Clerk Gould further reported approximately 75-80 residents took advantage of Proviso Township's Assessor's Office coming to the Village Hall offering free service to help residents complete paperwork for their real estate tax appeals.

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 July, 2020, in the amount of \$427,558.77. Amount received for July, 2019, in the amount of \$426,948.60.

Illinois Department of Transportation: Motor Fuel Tax allotment for the month of August, 2020, in the amount of \$28,142.48.

Approval of gross payroll for August 29, through September 11, 2020, in the amount of \$295,233.84; and September 12 through September 25, 2020, in the amount of \$303,592.25.

Payment of bills for the month of September, 2020, in the amount of \$826,397.39.

Com Ed: Utility tax for the month of June, 2020, in the amount of \$30,379.57.

NiCor Gas: Utility Tax for the month of July, 2020, in the amount of \$5,632.85.

Excise Tax for the month of July, 2020, in the amount of \$21,897.04.

Video Gaming Tax: Return for month of July, 2020 in the amount of \$4,798.99

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

Police Department Report (August, 2020) and pages 5 and 6 corrected from the July report.

Fire Department Report (August, 2020).

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

Public Works Department Report (August, 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)

No report.

Public Works and Building Services Director: (Joseph Pisano)

No report.

Mayor Tamburino added there has been an unseasonable amount of water main breaks this year.

VILLAGE ENGINEER'S REPORT:

Engineer Nelson reported Iroquois Avenue has been added to the 2020 Street Program in place of Electric Avenue. He also reported there was a Pre-Construction meeting and start date is anticipated for early October.

Mayor Tamburino reported the largest section of streets are being done this year. The cost is about 1.5 million dollars. He would like to do more, but we need to be cautious. Our revenue is down because of COVID. We have two grants coming in. But, the problem with grants is we are never sure if we will receive them. We need to wait and see.

VILLAGE ADMINISTRATOR'S REPORT:

Administrator Wajda reported the Village of Hillside acquired the property located at 4843 Butterfield Road, (formerly Stimac's Restaurant) in May of 2019 for an agreed to purchase price of \$372,500.00. At that time, the restaurant had already closed. There was a recorded mortgage lien against the property, and the property had been sold to a tax buyer with the redemption period running out. The Village has had to deal with a number of properties through the years that were sold for taxes and then the tax buyer does not complete the process due to costs or other issues, and then the property sits in limbo and falls into a state of disrepair. Because this property sits in the middle of the Butterfield Road Business District, and is one of the largest, the Board decided to be proactive to once again make it a viable business operation.

An appraisal for the property was completed that showed if the property was to remain a restaurant, it had a value of \$500,000.00. Based on known repairs, a price of \$372,500.00 was negotiated and the purchase completed. \$126,885.57 in back taxes were paid by the seller at the closing. The Village contracted with David King to market the property. The Village began doing some cleanout of the property and some code repairs, however, the roof was in worse condition than expected and a full replacement was required.

After the roof was repaired, marketing of the property as well as interest in picked up. It was hoped that the property would be sold in early 2020, however, the COVID pandemic has slowed this process greatly. We believe that we will eventually find the right buyer to bring into our business district, it will take a little longer.

Administrator Wajda said that the Board's decision to be proactive with this property is no different than how surrounding communities approach similar situations.

Mayor Tamburino added many towns take this approach with properties located in their business districts.

Mr. Romanelli was no longer in attendance when Administrator Wajda gave his report. Therefore, the Trustees were unable to determine whether the explanation answered his questions on this property.

COMMITTEE REPORTS:

Finance and Administration Committee: (Trustee Kramer)

Motion made by Trustee Kramer, seconded by Trustee Watson, to approve sales contract to sell the property at 4747 W. Roosevelt Road to Yousef and Rima Nimry for the appraised value of \$150,000.00, and authorize Village Administrator to sign and execute same.

Administrator Wajda reported the Village obtained the title to the above property through the Cook County's No Cash Bid Program. Under this program, Cook County wipes out unpaid property taxes on the property and transfers the deed to the municipality. The basis for this is that the municipality will then either use it for its own purposes or sell it and get it back on the tax role.

In this case, the former owners had not paid taxes in years. The unpaid taxes owed were more than the property was worth, so the previous owner could continue to operate without paying property taxes and without the fear of losing the property in a tax sale. The Village of Hillside Board of Trustees applied through the Cook County Board for transfer of ownership of this property through the No Cash Bid Program. The Cook County Board approved our application, and the transfer was eventually approved by the Court. The process is justifiably slow since you are taking someone's property away from them.

Hillside acquired the deeds in 2019 and we then began the process of getting the property legally prepared to sell. The area consists of four separate PIN's, so a Plat of Re-subdivision was prepared to combine them into one. An appraisal was obtained to set the value for the property. We checked on any restrictions in selling the property and found none. We approached the occupant of the building to inquire of their interest in purchasing and found a willing buyer at the appraised value. This allows us to maintain an existing business in our town. All of this behind the scenes preparation took longer than anticipated, and then the COVID situation put it on the shelf for a while, but we are now ready to proceed.

If the Board approves the contract, we will proceed with the sale and set a closing date. We will assist the new owner in the filing of the Plat of Re-subdivision and then get the property back on the tax role which was the goal all along.

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 Watson to change the 2020 Street Program removing Electric Avenue and adding Iroquois from Madison to Jackson. This change will add \$19,300.00 to the project cost, increasing the award to \$1,297,077 from \$1,277,777.00

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 proposal from Schindler Elevator Corporation, 200 East Randolph Street, Suite 5400, Chicago, IL 60601, to replace the obsolete door operator system at a cost of \$8,368.00, and to authorize Village Administrator 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

Public Safety and Education Committee: (Trustee Watson)

Trustee Watson reported the Hillside Fire Department was awarded the 2019 FEMA SAFER grant for staffing. This will replace three fighter/paramedics that we are currently short. This grant will pay 100% of salaries and benefits over the course of the next three years, amounting to \$1,430,820. Thanks to Lt. Ryan Wyckoff for his efforts to secure these funds.

Motion made by Trustee Watson, seconded by Trustee Kramer, to accept the 2019 FEMA SAFER grant for staffing. This will replace three fighter/paramedics that we are currently short. This grant will pay 100% of salaries and benefits over the course of the next three years, amounting to \$1,430,820.

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 Watson, seconded by Trustee Farries, to authorize the Village Administrator to contact the Fire and Police Commission to authorize the hiring of three firefighter/paramedics through the FEMA SAFER Grant.

Roll call vote resulted as follows:

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

Trustee Watson reported Community Awareness Meeting is Wednesday, September 30, 2020 at 7:00 p.m. in the Board Room.

Zoning Committee: (Trustee Lomeli)

No report.

Technology Committee: (Trustee Delgado)

Motion made by Trustee Delgado, seconded by Trustee Lomeli, to approve contract with Call One, 225 W. Wacker Drive, 8th Floor, Chicago, IL 60606, in the amount of \$5,259.00, for Data/VoIP System Maintenance Agreement, and to authorize Administrator 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

Community Services Committee: (Trustee Farries)

Trustee Farries reported effective September 21, 2020 until sometime in 2026, Bus Route 301 stopping at Butterfield and Darmstadt, will relocate to Butterfield and High Street due to I-294 construction.

OLD BUSINESS:

None

NEW BUSINESS:

Finance and Administration Committee: (Trustee Kramer)

Motion made by Trustee Kramer, seconded by Trustee Watson, to approve Ordinance 20-06, Rules of Order, 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

Public Safety and Education Committee: (Trustee Watson)

Motion made by Trustee Watson, seconded by Trustee Farries, to approve Ordinance 20-05 for the sale of surplus Village equipment and vehicles, 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 entertained a motion to approve appointment of Sandy Lozano as Village Treasurer.

So moved by Trustee Kramer, seconded by Trustee Delgado.

Roll call vote resulted as follows:

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

ANNOUNCEMENTS:

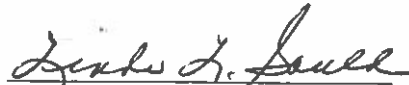
Next Board-of-a-Whole Meeting to be held at 7:30 P.M. on Monday, October 12, 2020, in the Board Room of the Municipal Complex, 425 Hillside Avenue, Hillside, IL, 60162.

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

So moved by Trustee Kramer, seconded by Trustee Farries.

All voting aye, motion carried.

Adjournment: 8:12 P.M.


Linda L. Gould
Clerk