



## REGULAR BOARD MEETING MINUTES

Wednesday, June 08, 2016  
Village of Norridge  
4000 N. Olcott Avenue, Norridge, IL 60706  
6:30 P.M.

The meeting was called to order by President Chmura.

Clerk Budnik called the roll.

Present:

President Chmura  
Clerk Budnik  
Trustee Kucharski  
Trustee Tannhauser  
Trustee Sulimowski  
Trustee Falagario  
Trustee Gregorio  
Trustee Gelsomino

Also Present:

Mark Chester, Village Attorney  
Joan Cherry, Village Attorney  
Brian Gaseor, Village Engineer  
David Disselhorst, Chief of Police  
Joanna Skupien, Village Administrator  
Village Residents

President Chmura asked all to stand and pledge allegiance to the flag.

**Motion** by Gelsomino, seconded by Sulimowski to approve and adopt the minutes of the Regular Meeting of May 25, 2016 as presented.

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino Yea. Nays none.  
Motion carried.

### FINANCE, LICENSES & CONTRACTS, *Trustee Gregorio:*

Trustee Gregorio had no discussion items and asked if there were any questions in regards to her consent agenda items a thru f. There were none.

**Motion** by Gregorio, seconded by Kucharski to approve:

- (a) Motion that the Village Board accepts the President's proposed budget and that it be placed into committee pending a Public Hearing.
- (b) Motion to hold a Public Hearing on Wednesday, June 22, 2016, at 6:00 p.m. at the Village Hall, 4000 N. Olcott Avenue, to discuss the proposed Village Budget for the fiscal year May 01, 2016 to April 30, 2017 and the Village Clerk be instructed to place a legal notice of said hearing in a paper of general circulation.
- (c) Authorize Frank J. Baker & Company, Ltd., Certified Public Accountants, 950 Lee Street, Des Plaines IL 60016, to proceed with the audits of the General and Water Funds of the Village of Norridge for the fiscal year May 1, 2015 through April 30, 2016, as per RFP #2014-7.
- (d) Accept Intergovernmental Agreement, as amended on May 13, 2016, among the

Village of Norridge, Cook County, Illinois and Ridgewood Community High School District 234 and the Village of Harwood Heights, Illinois and enter into agreement with for the purposes of providing a Police Officer, to be serve in the capacity as a Police Liaison and School Resource Officer as detailed in the contract. The agreement shall commence on July 01, 2016 and end on June 30, 2017.

- (e) Accept proposal from and enter into agreement with The Sidwell Company for the purpose of purchasing Land Management software for the Building Department. The cost of the software, implementation and training will be \$46,380.00.
- (f) DOUG-website contract

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino Yea, nays none.  
Motion carried.

### **LAW & ORDINANCE & ECONOMIC DEVELOPMENT, *Trustee Falagario:***

Trustee Falagario had no discussion items.

Trustee Falagario asked if there were any questions in regards to his consent agenda items a,b or c.

Trustee Sulimowski thanked Johnson & Colmar attorneys Mark Chester and Joan Cherry for their efforts in regards to the ordinances presented. Trustee Sulimowski agrees with them however he had questions. 1) Have we considered the need for additional police with the development of the property on Harlem Ave. President Chmura and Trustee Falagario responded at this time there would be no additional police needed from the village as the property will have their own security team similar to how the Harlem and Irving Mall currently has. 2) How are sales for this property estimated? President Chmura responded the estimated sales taxes to be around \$200,000 which he thought may be low. The numbers were given from AMC and Millers Ale who have used sales figures from their comparable locations. 3) We are waiving demo and permit fees for the project. Do we have an estimate of what that number is? Brian Gaseor responded less than \$100,000. President Chmura mentioned the property currently does not have any tax revenue from the unused portion of the site. All properties on the site will now follow tax laws.

**Motion** by Falagario, seconded by Tannhauser to approve

- (a) Adopt and approve Ordinance No. 1848-16, "AN ORDINANCE GRANTING PRELIMINARY PLAT APPROVAL FOR A PLANNED UNIT DEVELOPMENT, SPECIAL USES AND VARIATIONS UPON APPLICATION OF HAMHIC LLC, AND LSREF2 CLOVER PROPERTY 16, LLC, FOR APPROXIMATELY 9.619 ACRES LOCATED AT 4510 TO 4520 NORTH HARLEM AVENUE IN THE VILLAGE OF NORRIDGE, COOK COUNTY, ILLINOIS: An Ordinance Approving a Planned Unit Development Special Use, a Planned Unit Development Special Use for a Lot 0.40 Acres or More, a Theater Special Use, a Restaurant Including Alcoholic Beverages Special Use, an Amusement Establishment Special Use, Special Uses for Theater and Retail Uses in Excess of 10,000 Square Feet of Net Floor Area, a Special Use for More Than One Structure on a Zoning Lot, Outdoor Storage and Display of Merchandise Special Use and Buffering, Screening, Site Condition and Construction Variations for the Property Located at 4510 to 4520 North Harlem Avenue."
- (b) Adopt and approve Ordinance No. 1849-16, "AN ORDINANCE GRANTING PRELIMINARY PLAT APPROVAL FOR A PLANNED UNIT DEVELOPMENT,

SPECIAL USES AND VARIATIONS UPON APPLICATION OF AGATITE PARTNERS LLC, AND LSREF2 CLOVER PROPERTY 16, LLC, FOR APPROXIMATELY 1.876 ACRES LOCATED AT 4474 NORTH HARLEM AVENUE IN THE VILLAGE OF NORRIDGE, COOK COUNTY, ILLINOIS: An Ordinance Approving a Planned Unit Development, a Planned Unit Development Special Use for a Lot 0.40 Acres or More, a Restaurant Including Alcoholic Beverages Special Use, an Amusement Establishment Special Use, an Outdoor Service of Food and Beverages Special Use, and Landscaping, Buffering, Site Condition and Construction Variations for a Restaurant to be Located at 4474 North Harlem Avenue.”

- (c) Adopt and approve Ordinance No. 1850-16, “ AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE AND HAMHIC LLC, AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE: An Ordinance Authorizing the Agreement between the Redeveloper of the Harlem Avenue Center and the Village of Norridge Providing an Economic Incentive for the Redevelopment of the Property.”

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino yea. Nays none.  
Motion carried.

**WATER, UTILITIES, IT, CELL PHONES, CELL SITES and ELECTRICAL AGGREGATION,**  
***Trustee Sulimowski:***

Trustee Sulimowski asked if there were any questions in regards to his agenda items a thru c. There were none.

**Motion** by Sulimowski, seconded by Gregorio to approve

- (a) Accept Water Fund Monthly Financial Report for the month ending April 30, 2016 as published.
- (b) Authorize the Village Administrator to transfer funds as shown on the attached sheet with details:  
END OF THE YEAR BUDGET ADJUSTMENTS – WATER FUND  
FY ENDING 04/30/2016
- (c) DOUG-cell tower

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino yea. Nays none.  
Motion carried.

**POLICE, Trustee Kucharski:**

Trustee Kucharski asked if there were any questions in regards to her consent agenda items a, b or c. There were none.

**Motion** by Kucharski, seconded by Tannhauser

- (a) Accept Fire Alarm Report from the Norwood Park Fire Protection District for the month of May 2016 and make it a matter of record.
- (b) Accept letter dated May 31, 2016 from Police Chief David Disselhorst and concur with his recommendation to appoint Reserve Auxiliary Officer Timothy Zornow to Auxiliary Officer effective to May 16, 2016 at an hourly rate of \$22.51 as he has completed his period of training plus one-year probation.
- (c) Accept letter dated May 31, 2016 from Police Chief David Disselhorst and concur with his recommendation to appoint Reserve Radio Dispatcher Maria Simon to full-time Radio Dispatcher effective June 01, 2016 at an annual salary of \$58,789.14.

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino Yea. Nays none.  
Motion carried.

**VILLAGE PROPERTIES, HR, INSURANCE and ENVIRONMENT, *Trustee Gelsomino:***

Trustee Gelsomino had no discussion or consent agenda items.

**PUBLIC WORKS, TREE PROGRAM, PARKING, VILLAGE BUS SERVICE, STREET LIGHT CABLE REPLACEMENT PROJECT: *Trustee Tannhauser:***

Trustee Tannhauser had no discussion or consent agenda items.

**GENERAL, *Clerk Budnik:***

Clerk Budnik mentioned

- (a) The Village's 2<sup>nd</sup> Annual Car Show will be held on Saturday, June 11, 2016 at the Divine Savior Church parking lot located at 7740 W. Montrose Avenue. Registration to be in the car show is from 9:00 a.m. to noon. The car show will be open 9:00 a.m. to 3:00 p.m. In the event of rain or severe weather conditions, the backup date will be June 25, 2016.

For any residents that read the Norridge Harwood Hts News on line, the information was mis stated. There is a \$15 charge for anyone that would like to register a car at the show. Anyone attending will not be charges any fees.

**COMMENTS FROM THE PUBLIC:**

Riccardo Mora

Would the village reconsider the garbage can project?

Mr. Mora shared photos he had taken of the test area. Cans are not being closed. If lid is not closed it defeats the purpose of using them.

Loose bags should still be an option for those that do not have a full can.

For the money spent on the project the village should not have to supply cans to the residents. If the village wants to unify and change the process they should require residents to purchase cans on their own.

Response from President Chmura. Joanna Skupien also added comments to the can project and the ordinance against loose bags of garbage. According to ordinance all garbage needs to be in a can.

In regards to taxes, Mr. Mora stated the village has three obligations to the residents. Provide police and fire protection and street maintenance. Our taxes may seem low however we do not provide all that we are obligated to provide because of the fire district.

Last year Mr. Mora presented information to the board in regards to the financials of School District 80. Mr. Mora presented a new statement of facts and asked that the village board give their opinions on the district.

Lastly Mr. Mora thanked the board for altering the water rates. The changes are much fairer. Can we now freeze the minimum usage and pass any additional water increases needed on those that go over the max usage? Consider spreading the need to update infrastructure on those that use more.

Scott Kunz 4913 Clifton

Came to the meeting to give kudos to the Norridge Police Department. He was working under his car in the garage and an officer stopped to make sure he was ok and not injured under the car. He has been stopped a number of times by some officers while working on his car. He came to the meeting to say he appreciates the work that the Norridge Police do. Thank you to the village as well for everything they do.

President Chmura thanked Trustees Falagario and Tannhauser for the time they have given the past year attending meetings with developers and assisting with the process of the property on Harlem.

**Motion** by Tannhauser, seconded by Sulimowski to adjourn the meeting at 6:54 pm into closed session under Sections 2(c)(5) and 2(c)(6) of the Illinois Open Meetings Act to discuss the purchase, sale or lease of real property by the Village of Norridge.

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino Yea. Nays none.  
Motion carried.

At 7:03pm President Chmura re adjourned the regular meeting with no action or votes were taken in the closed session.

**Motion** by Gelsomino, seconded by Gregorio that, there being no further business, meeting be adjourned at 7:05 p.m.

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio, Gelsomino yea. Nays none.  
Motion carried. Meeting adjourned.

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James Chmura, Village President

ATTEST:

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Debra J. Budnik, Village Clerk