



## REGULAR BOARD MEETING MINUTES

Wednesday, April 24, 2019

Village of Norridge  
4000 N. Olcott Avenue  
Norridge, IL 60706  
7:30 P.M.

The meeting was called to order by President Chmura.

Clerk Budnik called the roll.

Present:

President Chmura  
Trustee Kucharski  
Trustee Tannhauser  
Trustee Sulimowski  
Trustee Falagario  
Trustee Gregorio  
Trustee Gelsomio

Also Present:

Mark Chester, Village Attorney  
Brian Gaseor, Village Engineer  
Dave Disselhorst, Chief of Police  
Joanna Skupien, Village Administrator

A quorum was declared.

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

**Motion** by Gelsomino, seconded by Tannhauser to approve and adopt the minutes of the Regular Board Meeting of March 27, 2019.

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

### PRESIDENT'S REPORT

President Chmura invited Trustee Dominic Falagario to the front of the room. Trustee Falagario's term will end at the end of April. President Chmura thanked Trustee Falagario for over 20 years of public service to the Village of Norridge. In total Trustee Falagario has more than 50 years of service with various boards within the village.

President Chmura invited Trustee Dominic Sulimowski to the front of the room. Trustee Sulimowski's term as Trustee will end at the end of April. President Chmura thanked Trustee Sulimowski for over 10 years of service with the Village of Norridge. He has known Trustee Sulimowski for over 50 years. Although they have had political differences, he still considers him a friend and wishes him well.

President Chmura invited Mark DeSalvo to the front of the room. Mr. DeSalvo is retiring after 35 years of public service in the Village of Norridge. He has held numerous positions most recently the Director of Norridge Park District. He too has been a good friend to President Chmura and the village.

President Chmura invited Mark Chester to the front of the room. Mr. Chester has been the Village Attorney for 18 years. President Chmura joked that Mr. Chester has given both good and

bad advice to the village in those 18 years. However, overall it has been a better village with his help.

Everyone was invited to stay after the meeting for cake in celebration of all four honorees.

President Chmura moved the meeting to the committee reports.

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

Trustee Gregorio had no discussion items. She asked if there were any questions in regard to her consent agenda items (a) thru (c). There were none.

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

- (a) Accept General Fund, Motor Fuel Tax Fund and Wireless 911 Fund Financial Report for the month ending February 28, 2019.
- (b) Accept the Motor Fuel Tax Allotment and Transaction Report from the Illinois Department of Transportation, dated February 4, 2019, showing an ACH payment deposited into the Illinois Funds Motor Fuel Tax Account in the amount of \$31,615.00 for the Motor Fuel Tax Allotment.
- (c) Accept the Motor Fuel Tax Allotment and Transaction Report from the Illinois Department of Transportation, dated March 1, 2019, showing an ACH payment deposited into the Illinois Funds Motor Fuel Tax Account in the amount of \$28,754.03 for the Motor Fuel Tax Allotment.

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

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

Trustee Falagario had no discussion items to review. He asked if there were any questions regarding his consent agenda items (a) thru (f).

Trustee Sulimowski asked for a separate vote on the agenda items as he intended to vote No to item (c).

**Motion** by Falagario, seconded by Gregorio to

- (a) Adopt and approve Ordinance No. 1949-19, "AN ORDINANCE AMENDING THE VILLAGE OF NORRIDGE ZONING MAP FOR THE AREA GENERALLY LOCATED AT 7330-7350 W. IRVING PARK ROAD IN THE VILLAGE OF NORRIDGE, NORWOOD PARK TOWNSHIP, COOK COUNTY, ILLINOIS, RECLASSIFYING THE AREA FROM "B-2" RESTRICTED (SHOPPING CENTER) BUSINESS DISTRICT TO "R-4" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND GRANTING CERTAIN VARIATIONS TO THE "R-4" REQUIREMENTS TO ALLOW THE CONSTRUCTION OF A CONDOMINIUM DEVELOPMENT: An Ordinance Adopting a Zoning Map Amendment and Granting Certain Requested Variations."
- (b) Adopt and approve Ordinance No. 1950-19, "AN ORDINANCE ENACTING CHAPTER 2, ARTICLE I, SECTION 2.4 OF THE REVISED MUNICIPAL CODE OF THE VILLAGE OF NORRIDGE - 2002: An Ordinance Enacting a Civility Code Covering all Meetings of The Board of Trustees and all other meetings of the Village of Norridge Or any Subsidiary Board, Committee or Commission."

- (d) Concur with the recommendation of the Zoning Board of Appeals to GRANT the petition of Matthew B. Speiser on behalf of Exxon Capital Inc., requesting that the parcel he has contracted to purchase be rezoned from B1: Restricted Neighborhood Business District to B3: General Business District and for variances for the rear yard setback, parking setback and building signage for the construction of a retail fueling facility and full service convenience store on the property located at 7700-7750 W. Irving Park Road, hearing held on April 8, 2019, Case No. 634, and refer the matter to the Village Attorney to prepare the necessary amendatory ordinance.
- (e) Adopt and approve Ordinance No. 1952-19, "AN ORDINANCE AMENDING CHAPTER 94 – TRAFFIC AND VEHICLES ARTICLE IV. – STOPPING, STANDING OR PARKING, DIVISION 1 – GENERALLY, SECTION 94-196 PROHIBITED IN SPECIFIC LOCATIONS AND TIMES. SUBSECTION (A)(30) OF THE REVISED MUNICIPAL CODE OF THE VILLAGE OF NORRIDGE – 2002: An Ordinance Amending Parking Regulation to Prohibit Parking on the North Side of Foster Avenue From Cumberland Avenue west to Delphia Avenue except between Chester Avenue and the property line of 8540 Foster Avenue thirty (30) minutes prior to school start and thirty (30) minutes after school dismissal times while schools is in Session."
- (f) Adopt and approve Ordinance No. 1953-19, "AN ORDINANCE ESTABLISHING A PROCEDURE FOR AND DIRECTING THE SALE OF SURPLUS MUNICIPAL REAL ESTATE LOCATED AT 4526 N. HARLEM AVENUE (AT OKETO AVENUE): An Ordinance Establishing A Procedure For and Directing the Sale of Village Owned Real Property and Authorizing the Preparation of Documents and the Taking of All Other Necessary Actions."

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

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

- (c) Adopt and approve Ordinance No. 1951-19, "AN ORDINANCE AUTHORIZING THE BORROWING OF FUNDS FOR GENERAL MUNICIPAL CORPORATE PURPOSES, INCLUDING BUT NOT LIMITED TO THE PURCHASE OF LAND IN THE VILLAGE OF NORRIDGE, COUNTY OF COOK, STATE OF ILLINOIS: An Ordinance Authorizing the borrowing of funds."

Kusharski, Tannhauser, Falagario, Gregorio, Gelsomino Yea. Sulimowski Nay. Motion carried.

**CELL PHONES, CELL SITES and ELECTRICAL AGGREGATION, *Trustee Sulimowski*:**

Trustee Sulimowski had no discussion items for review. He asked if there were questions regarding his consent agenda item (a). There were none.

**Motion** by Sulimowski, seconded by Tannhauser to

- (a) Accept as a matter of record the 2017-18 Annual Report of the GIS Consortium dated

March 1, 2019 as prepared by the GIS Consortium Executive Board.

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

**POLICE, Trustee Kucharski:**

Trustee Kucharski had no discussion items. She asked if there were any questions regarding her consent agenda. There were none.

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

- (a) Accept and approve the amended Intergovernmental Agreement Among the Village of Norridge, Cook County, Illinois and Ridgewood Community High School District 234 and the Village of Harwood Heights, Illinois (replacing the version approved at the November 14, 2018 Regular Board Meeting) for the Villages to provide a Police Liaison to the school under the terms as spelled out therein, and authorize the Village President to sign the same. The agreement shall be into effect from July 1, 2019 through June 30, 2020.
- (b) Accept letter of resignation received April 3, 2019 from Auxiliary Officer Jaime Roman advising the Chief of Police and Deputy Chief that his last day will be April 28, 2019.

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

**VILLAGE PROPERTIES, HR, INSURANCE, VILLAGE BUS SERVICE, IT & ENVIRONMENT, Trustee Gelsomino:**

Trustee Gelsomino had no discussion items for review. He asked if there were any questions in regard to his consent agenda. There were none.

**Motion** by Gelsomino, seconded by Tannhauser to

- (a) Approve the re-hiring of Mike Fanelli to the position of Part Time Code Enforcement Officer effective May 1, 2019 at an hourly rate of \$23.00 with annual work hours not to exceed 600.
- (b) Enter into agreement with Fox Valley Fire and Safety, 2730 Pinnacle Drive, Elgin IL for the installation of a wireless radio alarm system, for the purpose of monitoring alarm circuits with wireless radio circuits at 5 locations for a three year period at a cost of \$55.00 per month, per circuit.

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

**PUBLIC WORKS, WATER, TREE PROGRAM, PARKING, STREET LIGHT CABLE REPLACEMENT PROJECT: Trustee Tannhauser:**

Trustee Tannhauser asked if there were any questions regarding his consent agenda. Trustee Sulimowski asked for a separate vote as he would be abstaining from item (d).

**Motion** by Tannhauser, seconded by Sulimowski to

- (a) Accept Coliform Results report from Suburban Laboratories, Inc. as required by the IEPA Community Water Supply Testing Fund Program, of water sample analysis performed March 18, 2019.

- (b) Accept request dated April 4, 2019 from the Norridge Harwood Heights Little League and grant approval for an opening day parade to be held on May 19, 2019, starting at 9:30 AM at the Norridge AMC Theater parking lot and ending at approximately 10:30 AM at Norridge Park (or Ridgewood High School if inclement weather). A route with affected streets was submitted with the request.
- (c) Accept request dated March 22, 2019 from Arkadiusz Rusak and grant approval to hold a block party on the 7700 block of Windsor Avenue on Saturday, July 27, 2019 from 12:00 PM to 10:00 PM.

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

**Motion** by Tannhauser, seconded by Gelsomino to

- (d) Accept request dated March 24, 2019 from Carol Poindexter, Gina Rapatas and Dom Sulimowski and grant approval to hold a block party on the 8200 block of Wilson Avenue on Saturday, July 20, 2019 from 1:00 PM to 10:00 PM.

Kucharski, Tannhauser, Falagario, Gregorio, Gelsomino yea. Sulimowski abstain. Motion carried.

**GENERAL, Clerk Budnik:**

Clerk Budnik mentioned

- (a) Spring Clean-Up Week will take place the week of May 13<sup>th</sup> through May 17<sup>th</sup>, on your regular garbage pick-up day. Please see the flyer for additional information, including items that will be accepted and items that are not accepted.
- (b) Save the date: 5<sup>th</sup> Annual Car Show will be on June 29, 2019 at Divine Savior Church parking lot.
- (c) Kiwanis Club of Norridge & Hardwood Heights is having their 2<sup>nd</sup> Annual Pancake Breakfast on Saturday, May 11, 2019 at The Salvation Army-Norridge Citadel from 9:00 AM and 12:00 PM. Enjoy pancakes, sausage, coffee, mil and OJ. All are invited to attend.

Clerk Budnik asked for a motion to

- (a) Accept letter dated March 2019 from the Salvation Army and grant their request to be able to seek permission from private property owners regarding collections of funds in front of their establishments for the Red Kettle Campaign which will take place Monday through Saturday, November 1 – December 24, 2019.

**Motion** by Sulimowski, seconded by Tannhauser to accept the request.

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

**COMMENTS FROM THE PUBLIC:**

Renee Wawczak 4217 Ozark

Concern with item (d) under Law & Ordinance adding a gas station at Irving Park Rd.

Ms. Wawczak has studied and experienced the impact a gas station can have on the environment as well as residents. She researched the current number of gas stations within two miles of the proposed location to prove there is not a need for the station. She stated possible health impacts on residents in the surrounding area. She mentioned long term effects it can have on the soil and grounds. The zoning board has not done their due diligence before voting to change the zoning from a B1 to B3 to allow for a gas

station. Ignorance is not excusable when problems develop that need to be fixed. This matter needs to be reconsidered.

#### Ann Tearra

Sent an email to the Village Board asking to postpone the vote to agree with the Zoning Board in regards to the sale of the Irving Park Rd. property. After submitting her letter to the board, the residents had two weeks to mobilize against this issue. Their attempt to be heard by the Village Board is too late in the process to approve the gas station. There are 106 constituents that oppose the zoning change. There is a lack of transparency with in the Village. It is disappointing

#### Sam Amirante

Mr. Amirante is an attorney representing Edelweiss. They are in agreement with the residents regarding the gas station. He has worked with the Village officials in the past and appreciates the job done. He encouraged the board to not move too quickly on this matter. Building without research and studies may be harmful. The Village Board should act prudently and with all issues and concerns in mind.

#### Janina Chmura

This issue has caused much stress and depression in the last few weeks. She asked the Village Board to consider the dangers of gas leaks around the station, the noise it will bring to the area, and overall harm to the residents

#### Linda Cowsky

Concern with the gas station, gaming and liquor that is being proposed at the Irving Park property. She has lived through many businesses in the area. A gas station will decrease the value to anyone living behind it. There is more to lose than to gain with a station. Conditions for the environment as well as the items that will be sold at the gas station will be disastrous.

President Chmura mentioned that the hours for a possible gas station have not been decided. Any video gaming is off at midnight and cannot run 24 hours. A liquor license also does not run 24 hours.

Ms. Cowsky mentioned the traffic concerns already at that location. A gas station will add it them. A solution for streets has not been fully reviewed or mentioned.

Why gaming?

What about parking?

24 hour concerns

#### Dan DeFelice

In regards to the Irving Park property outside of the environmental concerns it is also an area where kids currently play. Residents help in making sure kids after playing there keep the property clean. Keep the green space. What kind of suburb do we want to be? His cards are on a park for that property.

#### Walter Kosh

Mr. Kosh is with Edelweiss which also has a concern with the plans for the Irving Park property. Crime comes with a gas station. He has a concern as a corporate citizen of what a station will bring to the area. It will impact the business at Edelweiss. Residents are losing parking and the environment will be changing.

#### Travis Aquilera 4026 Overhill

Traffic is a concern. Safety of children on the blocks are a concern. Restructuring the traffic flow is not right. Residents provided petitions stating further studies needed. He does not appreciate the Village Board just moving forward without taking residents' concerns into consideration.

#### Flo Balzak

Has an environmental study been done on the property? The Norridge motto states a community built on compassion and hope. That is what the residents want.

Christine Bossinovich 4044 Ozark

Speeding is a concern.

Parking is already bad, opening Ozark will make it worse.

Liquor until 2am is opening doors for crime.

She loves the community but can't wait now to get out.

The Village Board does not care about residents just the almighty buck

The community should be a part of this decision to bring in a gas station. If you lived in the area being discussed you would better understand the concerns being spoken about

Mary Willard

Regarding the Divine Savior property. How is it being financed?

On one end of her block she now has to worry about a possible gas station going in and on the other end a police station that still is not financed. The residents have not been included in either decision. She does not want these projects on either end of her block. Residents have asked to be included in the discussions and decisions and they have not been.

Residents should have a part before the plans are made. Hopefully the new board will show more sense.

President Chmura stated some property we have control of and others we don't. We cannot always say what can and cannot be built on property.

Ms. Willard stated that the property where Wintrust built a bank is beautiful however then you have a grocery store down the street that's not. We are turning into Chicago

Please rethink the plans. What does our 5 year or 10-year plan look like? Do we even have a one-year plan?

Daisy Aguilera 4026 Overhill

Ms. Aguilera thought the zoning boards were put in place to protect the Village. The zoning board met and changed the property on Irving Park in one swoop.

Edelweiss is not alone in having to deal with the bad element that can be brought in from a gas station.

Residents will too. Main stream traffic will now be brought into our neighborhood. We are no longer an Island, we are now the City of Chicago losing sight of what we once were.

Anthony Kaldis 4030 Overhill

The Village Board is showing a lack of respect for the residents. He previously saw a zoning sign on the front lawn of a neighbor when they were asking for a zoning variance. That sign seemed to take up most of the front lawn and was posted for a while. The Irving Park property has a small sign unlike what he remembers in front of homes.

Gas station is not the way to go

He realizes there is a need for revenue. We can feel the effects of budget cuts if you call the emergency or non-emergency number. The operator is terrible since the consolidation and cuts. The Village needs to use a little sympathy to help fight the cause the residents are here for. Consider sales tax option or a different financial structure for the Village instead of a gas station.

Linda Cowsky

Have there been thoughts of moving the Village Hall and Police Department to the Irving Park property?

The Sieb property has been vacant for years according to the Zoning Board.

President Chmura responded it's an unusual piece of property which will not work for Village Hall or a Police Department.

In regards to the service from the 911 operator. Ms Cowsky has had an accessible sign in front of her house for years. She recently called the emergency number when someone without a placard was parked in the accessible spot. She found it insulting that the operator asked her so many questions about the vehicle parked there, the color, license plate and model. She did not think it was right for her to have to go and get all that information for the operator. The operator did send an officer out but it was insulting to

have to answer the questions first.

Village Administrator Joanna Skupien is on the board for the 911 center. She explained that it is protocol to follow the process as written which includes specific questions to be asked to the callers. Ms. Skupien will follow up with the 911 director regarding this concern.

Andrzej Krupa

Since the lot was placed for sale were there any other offers for the property? Is the property currently under contract?

Now that the zoning has been changed shouldn't others be given the opportunity to purchase the property?

When did the sign go up? The process seems to have happen too quickly

Rick Mucino

Mr. Mucino travels frequently for work. He has always been proud to say he is from Norridge. He is at the meeting to stand with the others here that are concerned, disappointed and surprised at what is happening. He hopes words expressed tonight are heard and appropriate action takes place.

Cynthia Tullio 4018 Overhill

Her daughter has challenges with her lungs. With the proposed station she will not be able to sit outside. She asked the Board to reconsider its decision.

Bob Mrozek 7052 Sunnyside

His father owned a gas station. It does bring an undesirable element and risk to the owner. Board lives in Norridge but does anyone live near the new gas station? The Board is not affected by the proposed station but other residents are.

Mr. Mrozek poled the room asking who wants a gas station. No one in the room raised their hand.

There were no other public comments.

Trustee Gelsomino fell ill and left the meeting at approximately 7:15pm.

President Chmura mentioned there will be a special meeting on May 8, 2019 to swear in the new trustees and announce committee appointments. There will be no other village business discussed at that meeting.

**Motion** by Tannhauser, seconded by Sulimowski that, there being no further business, meeting be adjourned at 7:34 p.m.

Kucharski, Tannhauser, Sulimowski, Falagario, Gregorio 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