

Regular Board Meeting April 16, 2012

Minutes of a **REGULAR MEETING** of the  
**PRESIDENT** and **BOARD OF TRUSTEES**  
Village of Evergreen Park, Cook County, IL  
**Monday, April 16, 2012**

**CALL TO ORDER** The meeting was called to order at 7:30 P.M. by Mayor Sexton in the second floor Council Chambers of the Village Hall.

**ROLL CALL** Clerk Aparo was asked to call the roll with the following results:  
Physically Present:

Mayor James Sexton  
Trustee Carol Kyle  
Trustee Mark Marzullo  
Trustee James McQuillan  
Trustee Mary Keane  
Trustee Jerome Bosch  
Trustee Mark Phelan

Also present were Village Attorney Vincent Cainkar, Village Treasurer, John Sawyers, and Village Engineer, Tim Klass.

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Trustee Keane.

**OPEN PUBLIC FORUM** The Chair made the following announcements:

1. The Evergreen Park Senior Citizens Council will hold its' annual Memories to Go-Village Wide Garage Sale on Saturday, May 5, 2012 from 9 am – 2 pm at Yukich Field.
2. EP Fire Dept. will hold its Annual Kid's Health Fair on Wednesday, May 18, 2012 from 3-6 pm at the Fire Station.
3. Thanks to Dennis Duffy and the Recreation Department for a very successful annual Easter egg hunt.
4. Land and Lakes is picking up green yard waste containers.
5. The EP Chamber is hosting a casino night at Bourbon Street on April 20, 2012 from 7 - 10 pm. Tickets are available at the Chamber.
6. Chairperson Laura Shallow announced the EP Environmental Commission will host the annual Earth Day on Saturday May 5, 2012 at the Fire House.

**OPEN PUBLIC AUDIENCE** NONE.

**REGULAR AGENDA** Motion by Trustee Bosch second by Trustee Kyle to waive the reading of the minutes of the April 2, 2012 Regular Board Meeting of the

President and Board of Trustees as presented and passed by unanimous voice vote and so ordered by the Chair.

**RESOLUTION  
NO. 12-2012**

Motion by Trustee Phelan second by Trustee McQuillan, to approve **Resolution NO. 12-2012** with expenditures of the General Corporate Fund of \$ 281,246.01 and the Sewer and Water Fund in the amount of \$145,796.77 and the 95<sup>th</sup> Street TIF Fund, \$2,202.60 and the Capital Improvement Fund, \$17,195.00 and the Street Bond Fund \$2,500.00 for a total of \$ 448,940.38. Upon roll call, voting YES: Trustees Kyle, Marzullo, McQuillan, Keane, Bosch and Phelan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**VILLAGE  
TREASURER'S  
REPORT**

Motion by Trustee Bosch second by Trustee Marzullo to approve the Village Treasurer's report for **March 2012** for information and file in the amount of \$ 6,883,600.65 in the General Fund; \$1,888,829.02 in the Sewer and Water Fund. The motion was passed by unanimous voice vote and so ordered by the Chair.

**BUSINESS  
CERTIFICATES**

Motion by Trustee Kyle second by Trustee Keane to approve the business license application for **RINGHOFER PRINTING** (Moving one door east of former business locations) to operate a printing/ mailing service business located at 3316 W. 95<sup>th</sup> Street. Upon roll call, voting YES: Trustees Marzullo, McQuillan, Keane, Bosch, Phelan, and Kyle; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee Kyle second by Trustee Phelan to approve the business license application for **Dr. Norman Weinzweig, M.D., SC** to operate a medical office located at 9401 S. Pulaski Road, Suite 101. Upon roll call, voting YES: Trustees McQuillan, Keane, Bosch, Phelan, Kyle and Marzullo; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee Phelan second by Trustee Marzullo to approve the business license application for **THE VITAMIN SHOPPE** to operate retail sales of vitamins and nutritional supplements located at 2501 W. 95<sup>th</sup> Street. The Chair stated this is the old Theodore's restaurant site and the existing building will be demolished and replaced with this new building. Upon roll call, voting YES: Trustees Keane, Bosch, Phelan, Kyle, Marzullo and McQuillan; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee Marzullo second by Trustee Marzullo to approve the business license application for **BOB'S BARBER SHOP** to operate a barber shop located at 3545 W. 99<sup>th</sup> Street. The Chair stated this is a former businessman Bob Tenbroeck returning to open his business again. Upon roll call, voting YES: Trustees Bosch, Phelan, Kyle, Marzullo, McQuillan and Keane; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee Kyle second by Trustee Phelan to approve the business license application for **TAVERN IN THE GREEN** to operate a bar and grill located at 3422 W. 95<sup>th</sup> Street, (formerly Karson's restaurant) with a Class B Liquor License. The Chair thanked Mr. George Pappas for his investment of (2) two businesses in Evergreen Park; Pappy's and the Tavern in the Green. Upon roll call, voting YES: Trustees Phelan, Kyle, Marzullo, McQuillan, Keane and Bosch; voting NO: NONE. The motion was passed and so ordered by the Chair.

**MOTORCYCLE  
AWARENESS MONTH**

Motion by Trustee Bosch second by Trustee McQuillan to adopt the proclamation, "Declare May Motorcycle Awareness Month in the Village of Evergreen Park." The motion was passed by unanimous voice vote and so ordered by the Chair.

**ARBOR DAY**

Motion by Trustee Phelan second by Trustee Bosch to adopt proclamation, "Proclaiming April 29, 2011 as Arbor Day in the Village of Evergreen Park, Illinois." Trustee Bosch commended Gavin Yeaman, Village arborist regarding his efforts of removal and replacement of Ash trees. The motion was passed by unanimous voice vote and so ordered by the Chair.

**MATTIE HUGES  
RECOGNITION**

The Chair stated due to a conflict, 7<sup>th</sup> grader, and Mattie Hughes winner of the 2012 Arbor Day writing contest will not be here tonight. Gavin invited everyone to attend the Arbor Day event planned for Friday, April 27, 2012 at 1:00 p.m. at St. Bernadette's school.

**ORDINANCE  
NO. 8-2012**

Motion by Trustee Phelan second by Trustee McQuillan to approve **ORDINANCE NO. 8-2012, "AN ORDINANCE OF THE VILLAGE OF EVERGREEN PARK AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH THE ILLINOIS OFFICE OF THE COMPTROLLER REGARDING ACCESS TO THE COMPTROLLER'S LOCAL DEBT RECOVERY PROGRAM."** Upon roll call, voting YES: Trustees Kyle, Marzullo, McQuillan, Keane, Bosch and Phelan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**ORDINANCE  
NO. 9-2012**

Motion by Trustee McQuillan second by Trustee Bosch to approve **ORDINANCE NO. 9-2012, "AN ORDINANCE AMENDING SECTION 3-36, HOURS OF OPERATION AND SECTION, 3-58, FEES AND LIMITATIONS, OF CHAPTER 3, ALCOHOLIC LIQUOR, OF THE EVERGREEN PARK MUNICIPAL CODE. ILLINOIS."** Allows for extended hours until 3:00 a.m. giving Mayor Authority to stop the extension if any problems arise from the late closing. Upon roll call, voting YES: Trustees Marzullo, McQuillan, Keane, Bosch, Phelan; voting NO: Trustee Kyle. The motion was passed and so ordered by the Chair.

**ORDINANCE  
NO. 10-2012**

Motion by Trustee Bosch second by Trustee Kyle to approve **ORDINANCE NO. 10-2012**, “**AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$3,800,000 GENERAL OBLIGATION BONDS, SERIES 2012, OF THE VILLAGE OF EVERGREEN PARK, COOK COUNTY ILLINOIS AND PAY FOR THE LEVY OF A DIRECT ANNUAL TAX SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS.**” The Chair noted this \$2.m refinanced of previous bonds at a savings of approximately \$200,000. He added \$1.8 m will go toward the development of the retail development at the former Webb Ford. Upon roll call, voting YES: Trustees McQuillan, Keane, Bosch, Phelan, Kyle and Marzullo; voting NO: NONE. The motion was passed and so ordered by the Chair.

**PLAZA  
PRESENTATION**

The Chair introduced Jim Printon and Andy Goodman of GMX Real Estate Group. They represent the parties interested in purchasing the Evergreen Plaza. He introduced Gary Janko and Randy Tieman of the Janko Group, Carl Giometti and Mike Columbo of JTS Architects, Pat Kennedy of V3 Companies and Geoffrey Dickinson of SB Friedman and Javier Millan of KLOA.

Jim Printon proceeded with a power point presentation describing the Plaza’s history, progress and current status. The occupancy rate in 2001 was 95% and currently in 2012 is 60% occupied. the foreclosure process began in 2011.

Andy Goodman continued with sketches of a new efficient plan for the Plaza. The proposed plan would scrap the mall and build open air stores with sidewalks and parking areas to the front of the stores. Campbell Avenue will be adapted for truck traffic to separate shoppers from truck deliveries. Truck areas will be to the rear of the stores and below grade.

The existing Carson’s will be rebuilt as a two level building approximately 60,000 square feet. It was noted Carson’s, Applebee’s and Planet Fitness have long term leases. Shut down would be scheduled after the 2012 holiday season. Demolition is anticipated at 6-8 months. Construction will begin in July 2013 thru 2014 with an opening date of November 2014.

Mr. Goodman stated real estate taxes for the Plaza were \$2.1 million in 2009 and \$1.5 million in 2010. He predicted without the redevelopment the decline will continue. Currently retail sales are \$20 to \$25 million with approximately \$500,000 in sales tax. He stated predicted increased sales from the new development are approximately \$125 to \$150 million per year increasing sales tax revenue to \$2 to \$4 million per year. He gave a brief history of each of the various companies involved with the redevelopment; adding combined they have over eighty (80) years of experience building shopping malls.

The Chair thanked everyone for their presentations. He added this is not a done deal and it will be a difficult development physically and

financially. The Chair stated this deal has to make good financial sense for the taxpayers of EP. He added the Sterling Bay development at 91<sup>st</sup> & Western is spending between \$3 and \$4 million on improvements for the 95<sup>th</sup> & Western intersection which benefits both Chicago and the Evergreen Park.

The Board questioned Mr. Printon and Mr. Goodman regarding traffic lights, possible purchase of homes on Campbell Avenue, buffer zones for residential areas, and the consequences of the Plaza closing with or without the development. Mr. Printon noted leasing agents are meeting with prospective retailers but deals cannot be completed until the project is approved. It was noted the name will return as Evergreen Plaza.

A brief discussion took place regarding other malls they have completed. Mr. Printon described completed mall projects in Melrose Park, Chicago, Old Orchard in Skokie and Northbrook adding other individual building projects.

The Chair reminded everyone some questions cannot be answered tonight, i.e. number of leases or who the retailers are but he welcomed public questions and comments.

Kevin Fitzpatrick 9044 S. Hoyne, Chicago questioned storm water issues, sustainable stores and the wisdom of developing too many areas in Evergreen Park.

Ann Holt, 9700 Damen, Chicago questioned the traffic congestions and pedestrian and bike crossings.

Kathleen Walsh, 9707 S. Winchester, Chicago questioned pedestrian walk ways and bike ways in all of their other developments.

Robin Baker, 8742 S. Washtenaw, Chicago requested community hiring of residents and asked the agreement to hire locals be put in writing.

Chris Clare, 9753 S. Springfield, EP questioned if a denser development was ever considered. He requested the Village take their time and not take the first developer that comes along.

The Chair stated there is no action required by the Board tonight and thanked everyone for their comments and presentation.

**PW TRUCK**

Motion by Trustee Phelan second by Trustee Kyle to approve PW Director Lorenz's request to sell a 2000 GMC 2500 and to purchase a 2012 Ford F 250 XL 4 x 2 Pick-up from Currie Motors in Frankfort. This is a budgeted item thru State purchasing in the amount of \$18,188. Upon roll call, voting YES: Trustees Keane, Bosch, Phelan, Kyle, Marzullo and McQuillan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**ENGINEER'S**

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**REPORT**                      Engineer Klass reported the concrete contractor started today and is moving along and there was an issued when NICOR hit a gas main. He asked for cooperation from residents regarding parking and driveway accessibility during the project.

**ATTORNEY'S  
REPORT**                      The Attorney had no report.

**50/50  
SIDEWALK**                      Motion by Trustee Phelan second by Trustee McQuillan to award the 2012 50/50 Sidewalk Program to the low bidder Strada Construction in the amount of \$ 90,360.00 There was only one other bid, D'Land Construction in the amount of \$117,993.00. Trustee Marzullo questioned why some sidewalks are being replaced. Mr. Klass responded while the street work is being done, if he discovers a sidewalk trip hazard they will replace it.

A brief discussion took place regarding the delayed concrete work by Strada last year. Mr. David O'Connell of 9947 S. Central Park participated in the 50/50 and agreed Strada started late but work was excellent. The Chair thanked him for his comments. Upon roll call, voting YES: Trustees Bosch, Phelan, Kyle, Marzullo, McQuillan and Keane; voting NO: NONE. The motion was passed and so ordered by the Chair.

**PARKING LOT**                      Motion by Trustee Phelan second by Trustee Bosch to approve the PW Director's request for proposals for the new parking lot on the north end of the new park at 91<sup>st</sup> Street. This is a budgeted item. Upon roll call, voting YES: Trustees Phelan, Kyle, Marzullo, McQuillan, Keane and Bosch; voting NO: NONE. The motion was passed and so ordered by the Chair.

**MISC.**                              NONE.

**ADJOURNMENT**                      With nothing further to come before this meeting, motion by Trustee Bosch second by Trustee Marzullo that this Regular Meeting of the President and Board of Trustees adjourn. Upon roll call voting YES: Trustees Kyle, Marzullo, McQuillan, Keane, Bosch and Phelan; voting NO: The motion was passed and so ordered by the Chair at 8:52P.M.

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Catherine T. Aparo, CMC, Village Clerk