

Minutes of a **REGULAR MEETING** of the  
**PRESIDENT and BOARD OF TRUSTEES**  
Village of Evergreen Park, Cook County, IL  
**Monday, October 17, 2011**

**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 Jerry Bosch  
Trustee Mark Phelan

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Trustee Marzullo.

**OPEN PUBLIC FORUM**

The Chair made the following announcements:

1. Halloween trick or treating hours are Monday, October 31, 2011 until 6:00 p.m. - until 8:00 pm with an adult.
2. The EP Police Dept. is a collection site for unwanted and expired medications. No syringes or liquid meds are accepted.
3. Thanks to all able bodied residents using the yard waste containers. Only excess leaves should be swept into the streets.
4. Special thanks to Trustee Mary Keane and all volunteers for a very successful Hot Rod and Classic Car Show. A round of applause from the audience.
5. Farmers Market last day is Thursday, October 27, 2011.
6. Saturday, October 22, at 8:00 a.m. there will be a street dedication in memory of Spc. Jared Stanker at 96th & Homan near his plaque at Circle Park.
7. Saturday, October 22, 2011 the Patriot Guard Riders will display the Wall of Honor at the Community Center from 9 am – 5 pm. The Wall honors all those in the State of Illinois who have lost their lives fighting for our freedom.
8. EP Chamber of Commerce hosts the first “Art in the Village” event. Works by local artists will be displayed within various businesses in town. The displays begin October 24, 2011 and are available for purchase.
9. Annual Halloween Parade is Friday, October 28, 2011 at the Community Center beginning at 6:00 – 7:30 p.m.

10. Pass Punt and Kick Contest is Monday, October 24, 2011 at 3:30 pm at Evergreen Park High School for boys and girls ages 6-11 years old.
11. There will be a Police Pension Fund meeting on Tuesday, October 18, 2011 at 2:00 p.m. in Council Chambers of the Village Hall.
12. Thanks to Village Treasurer John Sawyers and Attorney Vince Cainkar for their diligence in refinancing of village bonds; creating a savings to the village of \$143,000 in interest.
13. The City of Chicago is proposing a 70% increase in water rates over the next four years. The Chair noted the City raised water rates 50% over the past three years.
14. Rain barrels are still available for price of \$55.00.

## OPEN PUBLIC AUDIENCE

A very large group assembled in the audience many standing in the aisles of Council Chambers. The Chair opened the public portion of the meeting. Audience members commented on two topics; the Menards and Meijer development at 94<sup>th</sup> & Western on the former golf course property and the Sisters of Mercy CCRC located at 99<sup>th</sup> & Central Park, in Chicago. All names and addresses are as heard by the Clerk as there was no sign in sheet.

Ms. Martha Dion, 9840 Lawndale expressed her opposition to the Sisters of Mercy CCRC development at 99<sup>th</sup> & Central Park.

Mr. Collins Fitzpatrick, 9033 S. Hamilton, Chicago questioned if the Menards/Meijer is in TIF district and details of sales tax rebate agreements and expansion of Western Avenue. The Chair replied it is not in a TIF District and he may file a Freedom of Information Act to get the rebate agreements.

Ms. Ann Houck, 9700 S. Damen, Chicago expressed concerns for planned safe bicycle/pedestrian traffic. The Chair confirmed plans to enhance pedestrian and bicycle routes.

Mr. Benjamin Cox, 9153 S. Leavitt, Chicago asked for an update on the retention ponds on the property at the golf course. The Chair stated there will be two retention ponds currently there are none on the property.

Mrs. McFadden, 9322 S. Oakley, Chicago questioned if the developer was directed to the former Webb Ford property. The Chair stated there is an interested party in the Webb Ford property which he cannot divulge at this time. The Chair explained the Menards/Meijer property is approximately 50 acres compared to the much smaller 6.5 acres at the former Webb Ford.

Mr. Phil Rizzo, stated he as five children and owns two homes in EP; he expressed his support of the Mayor, the Village Board and the development.

Mr. Frank Iglaski, 9042 S. Leavitt, Chicago stated the jobs offered with the proposed stores do not pay a living wage.

Mr. Tom Ryan, 5855 S. Rutherford, Chicago of the Carpenters Union stated he fully endorses the project and with 30% of Union Carpenters out of work the proposed Menards/Meijer project will create jobs. The Chair stated the retailers have agreed to hold job fairs that will benefit all Southsiders, Evergreen Park as well as residents of Beverly, Mt. Greenwood and Morgan Park.

Mr. Chris Trecziak, 9101 S. St. Louis, Evergreen Park stated he is a member of School Board 231 and as such fully supports the development adding the schools receive 90% of their revenue from property tax dollars. He added this is a win-win situation; creating jobs real estate taxes and 50 acres of Village open space.

Mr. Mike Fitzgerald, 9801 S. Hamlin, Evergreen Park stated he is against the Sr. of Mercy development. He said the original agreement stated the land was to be used for educational purposes and that agreement is not upheld.

Mrs. Ruth Degnan, 9145 S. Oakley, Chicago opposes the development and stated her husband and brother are union workers and once the buildings are built the jobs are over. She also questioned if the stores will sell liquor and if any will be open 24 hours.

Mr. Daniel Lynch, 9342 S. Oakley, Chicago stated (2) Lowes stores closed in Illinois today and he questioned what happens if Menards and Meijer fall on hard times and close. He strongly opposes the development and is concerned about the long term environmental impact, traffic and the significant affect on the Beverly Community. The Chair stated the Village is working with the Alderman from the Beverly area, Illinois Dept. of Transportation and the Water Reclamation District to ensure environmental safety of all concerned.

Beth Amado, 9848 S. Lawndale, Evergreen Park asked why the people concerned about green space have not supported opposition against the CCRC, Sisters of Mercy development. She stated there is a court date this Thursday and she needs to know what the Village is doing.

Amy Fitzgerald, 9858 S. Lawndale, Evergreen Park knows litigation cannot be discussed in the open meeting but requested a legal update from Attorney Cainkar regarding the Sisters of Mercy. She is concerned about the environmental issues and added residents are considering cashing in their retirement plans to fund legal counsel against the CCRC development.

Ms. Jean Ryan, 9411 S. Hoyne, Chicago, asked if the Plaza and the former Webb Ford site are developed in the future she asked the increase in traffic be accounted for in the all traffic studies. The Chair responded IDOT will do traffic studies and they will take that into consideration.

Ms. Ewing, 8826 S. Hamilton, Chicago stated she is opposed to the development and questioned how many Evergreen residents will seek employment there and shop there; adding EP residents don't come east to shop.

Ms. Cynthia Goldrick, 9640 S. Springfield, EP stated she feels residents are kept in the dark and asked what can be discussed prior to the Village negotiating a deal with the Sisters of Mercy. The Chair responded the Village will publicize any open meetings.

Mrs. Carol Cardenas, 87<sup>th</sup> and Utica, Evergreen Park stated she supports the development and she shops at Sam's and Walmart in Evergreen Park. She said her husband and many friends are out of work and they would welcome the opportunity to join Menards and Meijer work force.

Mrs. Dana Wazanecki, 3310 W. 97<sup>th</sup> Street asked for the current status of the number of units for the Sisters of Mercy and added she heard a rumor there is a gag order on the land study done on the property. The Chair responded there is no gag order and since the property is solely in Chicago it has passed the City Zoning and Permit Departments and any land studies would have been done in Chicago. He added the proposed project has been negotiated down from 5 or 6 stories to 1 or 2 stories and from 246 units to 146 units.

Mr. Steve Stanzek, 9133 S. Western, Chicago questioned if firearms and ammunition will be sold at the Meijer's, red light cameras at intersections and land usage for the Village portion of the property.

The Chair again explained constraints concerning speaking about the Sisters of Mercy litigation. He directed everyone's attention to drawings displayed in Council Chambers depicting the west fifty acres of the old golf course belonging to the Village. He stated the area will remain open space with an enhanced sledding hill with stairs, allowing everyone legal use of the hill, a driving, putting, chipping range, a two acre dog park, fountains, trees and an agricultural area. The Chair added the green space will benefit all of the Southside not just Evergreen Park.

The Chair dismissed everyone not staying for the regular meeting.

## REGULAR AGENDA

Motion by Trustee Bosch second by Trustee Kyle to waive the reading of the minutes of the October 3, 2011 Regular Meeting of the President and Board of Trustees and approved as presented was passed by unanimous voice vote and so ordered by the Chair.

## RESOLUTION NO. 24-2011

Motion by Trustee Phelan second by Trustee McQuillan, to approve Resolution NO. 24-2011 with expenditures of the General Corporate Fund of \$341,417.28 and the Sewer and Water Fund in the amount of \$ 381,465.34 and the Open Lands Fund, \$ 6,800.00 and 95<sup>th</sup> Street TIF Fund \$21,136.02 and the Capital Improvement Fund, \$ 499,130.79 and the Street Bond Fund, \$14,750.00 for a total of \$ 1,264,699.43. 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.

**RESOLUTION  
NO. 25-2011**

Motion by Trustee Marzullo second by Trustee Bosch to approve request from the chair to approve Resolution No. 25-2011 to finalize the fiscal year 2011. The Chair added the budget is balanced and the Village has a AA rating. 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.

**TREASURER'S  
REPORT**

Motion by Trustee McQuillan second by Trustee Phelan to approve the Treasurer's report for September 2011 in the General Fund \$5,586,502.89 and in the Sewer and Water Fund \$2,267,012.32. The motion was passed by unanimous voice vote and so ordered by the Chair.

**BUSINESS  
CERTIFICATES  
TONY MOON'S**

Motion by Trustee Kyle second by Trustee Marzullo to approve the Business Regulation Certificate and License for Tony Moon's to conduct a burger/fast food located at 3342 W. 95<sup>th</sup> Street. 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.

**TRAVEL LOG, INC.**

Motion by Trustee Phelan second by Trustee Marzullo to approve the relocation of Travel Log, Inc. to 3356 W. 95<sup>th</sup> Street. The Chair noted Pete's Market has purchased additional property on 95<sup>th</sup> Street for parking. The Chair is working with current business owners to relocate in Evergreen Park. 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.

**CDBG  
RESOLUTION  
NO. 13-2011**

Motion by Trustee McQuillan second by Trustee Keane to approve to approve Resolution No. 13-2011, "A Resolution of Village of Evergreen Park Approving a Grant Application for the 2011 Cook County Community Development Block Grant Program." The Chair noted this \$200,000 will complete the Senior Center at 9547 S. Homan Avenue. 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.

**EPFD AMBULANCE  
BILLING**

Motion by Trustee Phelan second by Trustee Kyle to approve the Fire Chief's request to increase ambulance billing rates as recommended by Mr. Tom Cosgrove of Medical Reimbursement Services, Inc. The last rate increase was in June of 2009. The base rate increase is \$100.00 for a resident proposed charge is \$650.00 and a mileage increase from \$6.25 per mile to \$15.00 effective November 1, 2011. 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.

**ENGINEER'S  
REPORT**

Tim Klass was absent. Mr. Lorenz reported the paving project should be finished this week. The Chair noted Engineer payout requests to Gallagher Asphalt Corp. in the amount of \$48,359.86 for 2011 Street Project Section 1 & 2. The Engineer also requested a payout K-Five Construction Corp. in the amount of \$499,130.79 for 2011 Street Resurfacing Section 3. No Board action required information only. Trustee Kyle asked when the work on the concrete wall on 94<sup>th</sup> Street will begin. Mr. Lorenz answered next week with completion around Thanksgiving. Mr. Lorenz added an estimated 400 to 500 trees will be planted in the new park area.

**ATTORNEY'S  
REPORT**

The Attorney had no report.

**BIDS**

NONE.

**MISC.**

NONE.

**ADJOURNMENT**

With nothing further to come before this meeting, motion by Trustee Bosch second by Trustee Kyle 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: None. The motion was passed and so ordered by the Chair at 8:46 P.M.

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Catherine T. Aparo, CMC, Village Clerk