

Minutes of a **REGULAR MEETING** of the  
**PRESIDENT and BOARD OF TRUSTEES**  
Village of Evergreen Park, Cook County, IL  
**Monday, October 21, 2019**

**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 Kelly Burke  
Trustee Norman Anderson  
Trustee Mark Phelan

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Trustee Burke.

**OPEN PUBLIC FORUM**

The Chair made the following announcements:

1. Commendations to the Evergreen Park Fire Department from South Cook EMS Medical Director B. Heilicser, D.O. For two outstanding EMS calls that resulted in saving two lives.
2. Solid Waste report for the month of September 2019 from Waste Management, 600 tons of refuse and 132 tons of recycling and 239 tons of yard waste.
3. This Friday, October 25, 2019 the annual Halloween Parade is at the 50-Acre Park from 6:00 pm to 7:30 p.m. Hayrides and activities are planned.
4. Halloween trick or treat hours for Thursday, October 31, 2019 until 6:00 p.m. unaccompanied and until 8:00 p.m. with an adult or guardian.
5. The Village Hall will be closed on Monday, November 11, 2019 in observance of Veterans Day. Normal hours resume Tuesday, 9-5 November 12, 2019.
6. Leaf Pick Up begins after October 31, 2019. Leaves are to be out in the green yard waste containers.

7. All EP Military veterans are invited to attend the EP High School National Honor Society breakfast at 7:30 a.m. on November 8, 2019.
8. The Annual Pumpkin Smash will be held on Saturday November 2, from 10 a.m.–11:30 a.m. at the Community Center.
9. The last Farmer’s Market for the 2019 season is Thursday, October 31, 2019.

**OPEN PUBLIC  
AUDIENCE**

NONE.

**REGULAR  
AGENDA**

Motion by Trustee Phelan second by Trustee Kyle to waive the reading and approve the minutes of the October 7, 2019 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.

**ZONING BOARD  
MINUTES**

The Chair read a portion of the Legal Notice as published in the Courier newspaper requesting a Zoning Board of Appeals meeting on September 10, 2019 for a special use to permit the operation of a convenience store with vehicle fuel dispensing on the property located at 2747-2759 W. 95<sup>th</sup> Street. The Zoning Board denied the special use petition by a vote of 3 against and 1 for the petition. In an effort to give residents a chance to voice their concerns the Chair and Trustee Kyle met with residents of this area. The Chair added this has been done in the past with many of the retail developments that abut residential neighborhoods.

Mr. Patrick Thompson attorney for the development group introduced Mr. Chris Ilekis, and Mr. Dan Aykroyd who represented the 7-11 stores.

Pictures of the development were presented with revisions including; no alley access, 6 foot vinyl fencing on top a foot high curb and heavier landscape for sound screening and privacy. The Board expressed a myriad of concerns. Trustee Marzullo expressed concerns regarding the delivery of fuel and the movement of the fuel trucks in and out of the property. Trustee Burke had concerns regarding the commercial lighting. Trustee McQuillan was concerned about noise, type of fencing and the maintenance and clean-up of the area.

A discussion took place regarding the entrance and exits for fuel trucks and vehicles. Trucks will enter and exit from 95<sup>th</sup> Street. Fueling deliveries will be made during the day and lighting will be adjusted as to not interfere with the neighbors. Promises were made from the developers that corporate standards will be followed and they will be good neighbors. The property will have

24 hour surveillance security cameras. The gas dispensers will not use television or loud musical video displays.

The Chair noted he requested no liquor be sold at this location and 7-11 has agreed. He reminded the Board the property is already zoned C Commercial and the special use request is for the gas dispensers on the property.

A resident (name not given) from the 2700 Block of 95<sup>th</sup> Place questioned the location of refuse pick up. They answered the pick-up will be toward the Popeye's adjacent property line. The Chair offered to speak to the owner of Popeye's regarding general cleanup of his property.

Mrs. Helen Cuprisin, 9400 Block of Homan questioned why the Zoning Board denied the petition. The Chair noted the Zoning Board had a meeting, were presented the information and voted their opinion. Trustee Kyle attended the Zoning meeting and commended the Zoning Board for a job well done. She lives in the area and stated this property has been an empty mess for many years. Ms. Gonzales of the 8700 Block of Francisco asked when it would be completed. It is estimated by the spring of 2020.

Motion by Trustee Kyle second by Trustee Marzullo to approve the Zoning Board minutes from the September 10, 2019 Meeting and to grant the "Special Use" zoning for the property located at 2747-2759 W. 95<sup>th</sup> Street. Upon roll call, voting YES: Trustees Kyle, Marzullo, McQuillan, Burke, Anderson and Phelan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**RESOLUTION  
NO. 24-2019**

Motion by Trustee Phelan second by Trustee Anderson to approve request from the chair to approve **Resolution No. 24-2019** with expenditures of the General Corporate Fund of \$ 714,557.35. A detailed Resolution NO. 24-2019 will be presented at the next Board Meeting. Upon roll call, voting YES: Trustees Marzullo, McQuillan, Burke, Anderson, Phelan and Kyle; voting NO: NONE. The motion was passed and so ordered by the Chair.

**RESOLUTION  
NO. 25-2019**

Motion by Trustee Marzullo second by Trustee McQuillan to approve the request from the Chair to approve **Resolution NO. 25-2019** and finalize fiscal year 2019. The amounts will be reported at the next Board meeting. Upon roll call, voting YES: Trustees McQuillan, Burke, Anderson, Phelan, Kyle and Marzullo; voting NO: NONE. The motion was passed and so ordered by the Chair.

**TREASURER'S  
REPORT**

Motion by Trustee McQuillan second by Trustee Kyle to approve the Treasurer's report for **September 2019** in the General Fund

\$ 8,982,178.26 and in the Sewer and Water Fund in the amount of \$ 4,167,047.35. The motion was passed by unanimous voice vote and so ordered by the Chair.

**WATER  
COLLECTOR  
REPORT**

Motion by Trustee Phelan second by Trustee Marzullo to approve the Water Collector's Report for **September 2019** in the amount of \$ 710,613.15. The motion was passed by unanimous voice vote and so ordered by the Chair.

**VILLAGE  
COLLECTOR**

Motion by Trustee McQuillan second by Trustee Anderson to approve the Village Collector's report for **September 2019** in the amount of \$1,913,174.36. The motion was passed by unanimous voice vote and so ordered by the Chair.

**BUSINESS  
CERTIFICATES**

**FIFTH THIRD**

Motion by Trustee Anderson second by Trustee Kyle to approve the business license application for **FIFTH THIRD BANK** to conduct banking business at a new building located at 3017 W. 95<sup>th</sup> Street. Upon roll call, voting YES: Trustees, Burke, Anderson, Phelan, Kyle, Marzullo and McQuillan; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee Kyle second by Trustee Anderson to approve the business license application for **MIDWEST NEUROLOGY ASSOCIATES to** conduct a medical practice/neurology office located at 2850 W. 95<sup>th</sup> Street. Upon roll call, voting YES: Trustees Anderson, Phelan, Kyle, Marzullo, McQuillan and Burke; voting NO: NONE. The motion was passed and so ordered by the Chair.

Motion by Trustee McQuillan second by Trustee Kyle to approve the business license application for **THE LAND OF HER** to conduct retail sales of custom apparel and full service styling company located at 2827-2829 W. 87<sup>th</sup> Street. Upon roll call, voting YES: Trustees Phelan, Kyle, Marzullo, McQuillan, Burke and Anderson voting NO: NONE. The motion was passed and so ordered by the Chair.

**MOTION TO  
TABLE  
CVS LIQUOR**

Motion by Trustee Marzullo to table the request second by Trustee Kyle to table the request from **CVS, LLC at 3201 W. 95<sup>th</sup> Street** for a Class B liquor license. Trustee Marzullo expressed extreme displeasure with the lack of property maintenance at this CVS. He suggested the liquor license request be tabled until the owner can present a plan of scheduled property maintenance. Upon roll call,

voting YES: Trustees Kyle, Marzullo, McQuillan, Burke, Anderson and Phelan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**ORDINANCE  
NO. 26-2019**

**NOT PRESENTED FOR A VOTE.** This ordinance would have increased the amount of liquor licenses if the CVS license for Class B was approved.

**ORDINANCE  
NO. 27-2019**

Motion by Trustee Kyle second by Trustee Anderson to approve **ORDINANCE NO. 27-2019**, “**AN ORDINANCE APPROVING CLASS 8 INCENTIVE CLASSIFICATION FOR THE REAL ESTATE LOCATED AT 2401 WEST 95<sup>TH</sup> STREET, EVERGREEN PARK, COOK COUNTY, ILLINOIS, (PIN 24-12-236-010-0000).**” The Chair stated this is the former Applebee’s site that will be demolished and may become a new Olive Garden site. The Chair noted this is for the entire new Plaza property. Upon roll call, voting YES: Trustees Marzullo, McQuillan, Burke, Anderson, Phelan and Kyle; voting NO: NONE. The motion was passed and so ordered by the Chair.

**RESOLUTION  
NO. 9-2019**

Motion by Trustee Marzullo second by Trustee McQuillan to approve **RESOLUTION NO. 9-2019**, “**A RESOLUTION OF THE VILLAGE OF EVERGREEN PARK ESTABLISHING A RETIREMENT HEALTHCARE FUNDING PLAN AND CORRESPONDING TRUST AGREEMENT BETWEEN THE ILLINOIS PUBLIC PENSION FUND ASSOCIATION (IPPPA) AND THE VILLAGE OF EVERGREEN PARK.**” The Chair stated this is an option for employees to use their sick time and XTO time into a tax deferred fund for medical expenses for retirees. This is offered at no cost to the Village. Upon roll call, voting YES: Trustees McQuillan, Burke, Anderson, Phelan, Kyle and Marzullo; voting NO: NONE. The motion was passed and so ordered by the Chair.

**RESOLUTION  
NO. 10-2019**

Motion by Trustee Phelan second by Trustee Anderson to approve **RESOLUTION NO. 10-2019**, “**A RESOLUTION AUTHORIZING TO INCLUDE COMPENSATION DIRECTED INTO A RETIREMENT HEALTH SAVINGS PLAN AS IMRF EARNINGS.**” Upon roll call, voting YES: Trustees Burke, Anderson, Phelan, Kyle, Marzullo and McQuillan; voting NO: NONE. The motion was passed and so ordered by the Chair.

**ENGINEER'S  
REPORT**

Mr. Klass had no report. The Chair directed Mr. Klass to investigate the possibility of a right turn lane from California Avenue east to 95<sup>th</sup> Street to prevent cars from backing up at the new 7-11. Mr. Klass will report at a later meeting.

**ATTORNEY'S  
REPORT**

Mr. Cainkar had no report.

**BIDS**

NONE.

**MISC.**

The Mayor thanked all the EPCHS students in the audience and thanked them for being on time for tonight's meeting.

**ADJOURNMENT**

With nothing further to come before this meeting, motion by Trustee Phelan second by Trustee Anderson that this Regular Meeting of the President and Board of Trustees adjourn. Upon roll call voting YES: Trustees Anderson, Phelan, Kyle, Marzullo, McQuillan and Burke; voting NO: None. The motion was passed and so ordered by the Chair at 8:15 P.M.

---

Catherine T. Aparo, MMC, Village Clerk