

Minutes
Village of Willow Springs Combined
Committee of the Whole and Board Meeting
November 12, 2015

President Alan Nowaczyk led the Pledge of Allegiance. Meeting called to order at 7:07 p.m.
President Nowaczyk asked for a moment of silence.

Roll Call: Present: President Nowaczyk, Trustees: George Bartik, Mario Imbarrato, Annette Kaptur, Kevin Maloney, and Jerry Strazzante.

Absent: Trustees: Kathy Stanphill

Also Present: Administrator William Murray, Clerk Adena Baskovich, Police Chief Peter Kokkinis, and Attorney Mike Mc Grath

Public Hearing: None

Presentation: Bill Christiansen, President of Vietnam Veteran's of America presented a certificate of appreciation to President Alan Nowaczyk and Clerk Adena Baskovich. Christiansen stated the money raised by the Willow Springs Benefit Car Show will help several Veterans. The check for \$1,000 from the Willow Springs Family and Veteran's Relief Fund was very generous and it will be put to good use. President Nowaczyk also acknowledges Trustee Jerry Strazzante for his time served in Vietnam. Clerk Baskovich thanked all the Veterans for their service.

Motion by Trustee Strazzante and second by Trustee Kaptur to amend the agenda to bring up Resolution 2015-R-12. **ROLL CALL:** Trustees: AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. *Motion Carried.*

Motion by Trustee Bartik and second by Trustee Strazzante to approve Resolution 2015-R-12 Honoring the 100th Anniversary of the Zarzycki Funeral Home. The Willow Springs location broke ground on April 11, 2007 and opened for business on March 13, 2008. President Nowaczyk congratulated the Zarzycki Family and wished them continues success. He said they were a remarkable business and they do a wonderful job. Nowaczyk presented them with the resolution.

Dave Phillips from Speer Financial gave a brief summary regarding the Bond Ordinance. First Merit put in a bid for a 2.25% interest rate. Phillips stated for a local bank they offered a great rate and his recommendation was to accept the bid. Trustee Imbarrato asked if the Village could bundle the bonds to save money on fees. Dave Phillips explained because they have to be renewed within 90 days of its expiration date and they are all at different times. This is a bond to pay on police pensions.

Robert Winchester spoke regarding the Winchester Brewery Supplies. He has owned a couple businesses in the past and has an IT (information technology) background. He works in business strategy and his idea to open a business selling home brewing supplies. He really likes Willow Springs and would like to locate in town. He has talked to Imperial Oak Brewery and they welcome the idea of his business. He originally didn't think of selling beer but after reviewing the area he would like to sell beer at his establishment.

Trustee Imbarrato asked if he would be serving beer at his establishment. Winchester said at this time just packaged Wine and Beer, offer free classes and brewing supplies. Later down the road he would like to serve beer but not like a bar, he only wants to be open until 8 p.m.

Winchester said it would resemble the Open Bottle located in Tinley Park and they have taps installed in the wall and he would like to pursue that aspect.

Trustee Kaptur asked if he would be bringing in fresh grapes and product. He said yes they have large refrigerators in the unit.

The Board was all in agreement in welcoming Robert Winchester and his new business. He will work with the Clerk and get all the necessary paperwork for his business license and liquor licenses.

Trustee Bartik made a motion to accept Resolution 2015-R-11 acknowledging over 25 years of business for Greco's of Willow Springs, second by Trustee Strazzante. ROLL CALL: Trustees: AYES: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. President Nowaczyk said with the combined businesses they have been in the business for 40 years. The Willow Springs location was opened in 1990 by Carmalee Greco Kipinis and Michelle Greco.

A brief recess was held for pictures, cake and coffee honoring the businesses anniversaries.

Beth Demas, from Executive Director of the Alden Foundation, presented a plan for a Senior Living Apartment building, spoke regarding a retirement apartment building to be located at 8120 Archer.

They are helping seniors with affordable living. They have developed in 12 different communities for seniors. They have their own architect and design companies that design all their building that they have built over the last 20 years. Last year they built a 92 unit building in Mount Prospect.

They have common areas in their buildings, such as a library, game room and workout area to name a couple. They also have a laundry area on each floor. The outdoor area is designed with gazebos and grills and sitting area.

Independent living is not assisted living for seniors. The seniors are very active and are mostly females the average age is middle 70s, they must be at least 62 years of age. The prices of the units run anyway from \$332 to \$740 a month for a one bedroom and \$700 to \$850 for a two bedroom apartment. The fees are based on their monthly income, so the fees will vary. The resident will also be held responsible for electric and gas bills.

Alden Foundation is proposing to build a 72 unit Senior Building at 8120 Archer next to the Willow Springs Senior/Community Center. The mixture of the structure would be 72 units, 57 one bedroom units and 15 two bedroom units; one of the two bedroom units is for the full-time maintenance manager and a property manager that is there Monday through Friday 8 a.m. to 5p.m. on site. They do pay property taxes.

All apartments have appliances and ceiling fans and this building will be seeking a green building status. All energy star appliances in each building and will be Energy Star Certified building.

Rob Kim, the architect for Alden listed the following features:

Site plan, 3.02 acres 3 story 72 unit building. They will have 75 parking spaces. Parking would be spread around the building with a fire lane. The property on the Archer Avenue side is about 10 feet higher and drops down 10 to 12 feet on the opposite side. They are proposing a retaining wall in the front and fill towards the back to provide a flat surface to build. The elevation is traditional, they would like to use ground floor face brick and natural stone for the corners and the middle to break up the walls, and the second and third floor would have cement sides. They create a look so it doesn't look like one large building with the main entrance in the middle. They will have patio areas and landscaping.

They will have 6 feet of retaining wall and then a step down and have another 5 to 6 feet of wall. They are in the early stage of preliminary studies.

This project will still have to go the Planning and Zoning Board.

The building will be 100% affordable to seniors. They have done this in many communities. They are fully leased before they ever open and they will have a waiting list. Typically the residents are

widows, and mostly women. All their buildings are subject to property taxes and will always pay taxes.

Trustee Strazzante toured the Bloomingdale location and he said it was very well maintained and operated building.

Trustee Kaptur said she would like to know how the apartments are funded. Is there potential for it in the future to be turned into a retirement home and she is concerned about the retaining wall and is worried about the water issues.

President Nowaczyk asked if they could bring in a height analysis. Beth Demas explained that the wall wouldn't be visible from Archer because it would be below grade. Concerns of traffic on Archer going over the wall were brought up.

The Alden Group will still have to examine the water retention.

Trustee Maloney said he also took a tour of their facility and it was beautiful. He was concerned regarding the water issues also. They said there wouldn't be a lot of traffic pulling out of the facility. He was in favor of the senior apartment project.

Trustee Imbarrato said he believed it would be a great facility and felt it would be good for business and the town. He had the same concerns as the rest of the Board.

President Nowaczyk said he knows of a resident that loves Willow Springs and is looking for a place like this. The Board directed them to go forward to the Planning and Zoning Commission.

Open Floor: Motion by Trustee Strazzante and second by Trustee Imbarrato to open the floor. Voice Vote: All Ayes. **Motion Carried.** There were no comments from the floor.

Motion by Trustee Strazzante and second by Trustee Imbarrato to close the floor. ROLL CALL: Trustees: ALL AYES: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. **Motion Carried.**

Minutes: Motion to table December 11, 2014 minutes by Trustee Bartik and second by Trustee Maloney. ROLL CALL: ALL AYES: Trustees: Bartik, Kaptur, Maloney and Strazzante. Abstain: Trustee Imbarrato. **Motion Carried.**

Motion to table September 24, 2015 minutes by Trustee Imbarrato and second by Trustee Strazzante. ROLL CALL: ALL AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. **Motion Carried.**

Motion to approve the October 8, 2015 minutes by Trustee Imbarrato and second by Trustee Strazzante. ROLL CALL: ALL AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. **Motion Carried.**

President: *President Alan Nowaczyk*
No report.

Engineering: *Engineer Matt Buerger*
Engineer Buerger said Hill Street will be paved tomorrow and Cedar Street will be paved Monday. Crescent Court will have the final walk through. Metra lot paving is scheduled for Monday and the lighting will go in before Thanksgiving. Public Works has been working on keeping the leaves removed at the street project sites.

Administrator: *William Murray*
Administrator Murray has no report he will need an executive session to discuss contracts, personnel and possible litigation.

Attorney: *Mike Mc Grath*
Attorney Mc Grath said there is a recommendation from the Planning and Zoning Commission regarding the Mako Property located at 8960, 8968 and 8980 Archer Avenue. This is directly across

from Courtright's Restaurant. This is similar plan that previous presenters submitted to the Plan Commission. They are looking to build for a mixed use P.U.D. at this site. They want to knock down the three homes on this site and build a two story brick building and have 4 condos on the second floor. On the same property behind the building they are looking to construct a brick single story duplexes or townhomes with four units, they would have two bedrooms and be built in ranch style homes this would be on the train track side.

The plan commission passed it by 5-0 went all with mixed use.

The recommendation has been amended slightly, Chairperson Tom Kaptur, wanted a change in the wording in the recommendation and it is to read he expressed reluctance to approve the recommendation as presented due to density, parking and right-of-way access.

They did not approve the plan, but the concept.

Tonight Attorney Mc Grath is looking for a vote to approve the P.U.D. for a mixed use for this area. This is similar to the Hogan Development Idea proposed for this area with the wine bar.

Attorney Mc Grath said this property meets the requirements for a P.U.D.

Attorney Micahel Maksimovich, representing Mr. Boris Nitchoff stated they want to construct a commercial mixed use building approximately 5,941 sq. feet, 6 professional office spaces, four 2 bedroom units and 24 park spaces for the commercial use, and twenty 2 bedroom and 2 bath ranch style homes. Currently they are looking to have a dental office and an architect in this location.

Trustee Kaptur expressed concern, she felt the commercial is okay, but was opposed to residential on the second floor. The proposed duplex on the back of the lot she wasn't sure if that would work, due to the fact properties along the tracks are always complaining about the railroad noise. The density is also a concern and the ability for fire trucks to access the area. She was also concerned regarding the drainage in that area.

They stated the rear of the property will have a water retention area.

Trustee Imbarrato would like to see more office space and ideally full commercial would be ideal. He could agree to 50% commercial and 50% residential.

Administrator Murray reminded everyone again the concept is the same as the Hogan property with higher density proposed.

Trustee Strazzante said the Board should be more open minded and work with individual that want to improve that property and they should be more realistic.

Trustee Maloney was all for seeing the property improved with the commercial section fronting Archer Ave.

Trustee Bartik was not in favor of residents above the commercial area, but would like to see the project continue. He liked the idea of ranch style houses.

They proposed they need commercial and need residential units above for the tax benefit along Archer. Mixed use would be easier to get a tax break from the county. They are planning 6,000 square feet of commercial area on the first floor. The cost of the commercial building would between \$500,000 and \$600,000.

Administrator Murray said putting consumers close to the shopping areas are becoming more popular and it helps generate business for the commercial section. The equal assessed values have dropped largely in the past few years and the new tax revenue could help people stay in Willow Springs. Murray also stated that in 8 years nobody has tried to come in to develop that area.

The Boards recommendation was to send the project to the Plan Commission for further review.

Treasurer: *Arlette Frye* ~ *Absent*

Trustee Kaptur gave the following report on the proposed tax levy for 2015 is requesting the maximum 4.98% increase the tax levy; however due to the P-Tell caps not allowing the increase along with other events going on in Illinois there will not be an increase. Part was due to the decrease in the E.A.V. in Willow Springs.

The levies being proposed will cover are police pension, bonds and interest, corporate expenditures, fire and police protection. The extended levy will be \$2,747,994. The levy will be on the agenda for December to be passed.

Abate all TIF funds except Series 2006 Bond for \$390,000. This is a decrease from last years. The T.I.F. district is not preformed like the Village would like. They will abate the 1% sales tax, 2012A bond. The board will levy the 2009 and 2015 series bonds. The 2015 levy is \$1,000 less than in 2014. The 2014 Audit was sent and will be available for public viewing soon.

Finances: *Trustee Annette Kaptur*

Motion by Trustee Kaptur, second by Trustee Strazzante, to approve the warrants dated November 12, 2015 as read. ROLL CALL: ALL AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. *Motion Carried.*

Ordinances: *Trustee George Bartik*

Ordinance 2015-O-17 will be on the next agenda.
Ordinance 2015-O-18 will be vacated.

Motion by Trustee Bartik and second by Trustee Kaptur to pass ordinance 2015-O-19 for the Series 2015 G.O. Bond providing for the Levy and Collection of a direct annual tax for the payment of the principal and interest on said bonds, and providing for the sale of said bonds to the purchaser thereof. ROLL CALL: ALL AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. *Motion Carried.*

Police and Fire: *Trustee Mario Imbarrato*

Trustee Imbarrato said Willow Springs was listed in the Safe Wise report as being in the top 50 safest communities in Illinois. This year Willow Springs was listed as the 11th Safest Community. This is a very prestigious spot to be in.

W.S. Family & Veterans Relief: *Trustee Maloney & Stanphill* ~ *No Report.*

Streets & Alleys: *Trustee Jerry Strazzante*

Trustee Strazzante reported the public works large truck was down and being repaired. There are several leaves and the crew is catching up.

West Suburban

Water Commission: *President Nowaczyk* *No Report.*

Business Licenses: *Trustee Kathy Stanphill* *Absent*

Motion by Trustee Imbarrato and second by Trustee Strazzante to pass the list of 2016 Business Licenses (see attachment) also Winchester Brewery Company on the condition that all fees and paperwork has been received. ROLL CALL: Trustees: ALL AYES: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. *Motion Carried.*

Motion by Trustee Imbarrato and second by Strazzante to approve the solicitors permit for Edward Jones. They will be responsible for checking in each day and the payment of \$100 per day per individual. They have already been to the police department to be fingerprinted and a background check and the report came back ok. They will be told if there is a no solicitor's sign on a resident's door they must honor the sign.

Building Committee: *Trustee Kevin Maloney*

Trustee Maloney reported that in October 2015 there were 30 permits pulled and the fees collected were \$5,116.62.

Motion by Trustee Maloney and second by Trustee Kaptur to approve the Imperial Oak Brewery sign. ROLL CALL: Trustees: ALL AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. **MOTION CARRIED.** It was a pre-existing sign they added back lighting.

The Board had many questions pertaining to the proposed Old Willow Plaza sign. They had many questions pertaining to lighting and the base. The Board asked if Chuck Keslin would sit down with Old Willow and make sure that all the specifications are met. The sign will have to come back to the Board for a vote. They will have to include more details.

Village Clerk's Report: Adena Baskovich

Clerk Baskovich reported that Andy Wodarczyk complimented Public Works on the leaf removal. He was very pleased he stated they even raked up the left over debris.

Baskovich said the nation starting a new tradition; it is called "Green Light a Veteran". They are asking that on Veteran's Day you replace one outside light with a green bulb. If you are unable to do so, you can replace a bulb in a lamp in a window to show support for Veterans. Baskovich just heard about it two days ago and she placed a green flood light on the Village Hall. She hopes that this grows in the future and plans to promote the idea. Her goal is show all Veterans how appreciated they are.

The Christmas festivities will be held on Saturday, Dec. 5th. It will kick off with the Children's Christmas Party at the Willowbrook Ballroom at noon. The tree lighting ceremony will follow at 3p.m. at the Village Hall. Reindeer rides, crafts, caroling and refreshments will take place and the tree will be lit around 4:35p.m.

Baskovich asked if the Village could hold a holiday gathering at the Irish Legend. She feels it would be more relaxed and perhaps more employees and volunteers could make it if it was held from 4p.m. to 8p.m. She would like to move it to different business every year. The Board said that would be fine. Baskovich wished everyone a Happy Thanksgiving.

The next Board Meeting will be on December 10th.

Copies of the Property Maintenance Codes were handed out to the Board for review.

Old News: Trustee Kaptur likes the Property Maintenance Code. She stated that there is a RV currently parked on German Church Road and it doesn't look good.

New News: None.

Executive Session:

Motion by Trustee Strazzante, second by Trustee Imbarrato, to hold an Executive Session for the purpose of contracts, personnel and possible litigation. ROLL CALL: AYES: Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante. NAYS: None. **Motion Carried. 10:00 p.m.**

Motion by Trustee Imbarrato and second by Trustee Kaptur to come out of Executive Session and go back into the regularly scheduled Combined Committee and Board Meeting. VOICE VOTE. All AYES. **Motion Carried. 10:56p.m.**

ROLL CALL: Present: President Nowaczyk, Trustees: Bartik, Imbarrato, Kaptur, Maloney and Strazzante.

Motion to adjourn by Trustee Imbarrato and second by Trustee Strazzante. VOICE VOTE: ALL AYES. **Motion Carried. 11:00p.m.**