

**Minutes  
Village of Willow Springs  
Combined Committee and Board Meeting of the  
President and Board of Trustees  
February 14, 2019**

President John Carpino called the meeting to order at 7:02 p.m.

**Roll Call: Present:** President John Carpino, Trustees: Thomas Birks, Terrence Carr, Michael Kennedy, Melissa Neddermeyer, Fred Posch, and Kathy Stanphill.

**Also Present:** Administrator Brent Woods, Clerk Mary Jane Mannella, Attorney Peter Murphy, Treasurer Kelly Zabinski, Public Works Director Keith Grantland, Building Commissioner Bruce Zartler, Engineer Dan Lynch, and Police Chief James Ritz.

President Carpino led the Pledge of Allegiance.

**PRESENTATIONS:**

None.

**MINUTES:**

Motion by Trustee Posch, second by Trustee Neddermeyer to approve the minutes of the combined Committee and Board Meeting of January 24, 2019. ROLL CALL: ALL AYES. *Motion Carried.*

**PRESIDENT REPORT:**

No report.

**ADMINISTRATOR REPORT:**

Administrator Woods gave additional information regarding the upcoming ordinances to be voted on. Ordinance 2019-O-03 allows the village to compel the removal of dangerous trees without the compulsion being limited to trees with Dutch Elm disease.

He also explained the modifications made to the public hearing notification requirements section of Title 9A, Chapter 1, Section 11 of the village code in Ordinance 2019-O-04. This modification allows for a more generic sign being posted as is the practice of other neighboring municipalities. This minimizes the expense of these postings and gives residents access to additional information on-line.

**CLERK REPORT:**

No report.

**ENGINEER REPORT:**

Engineer Lynch gave an update on the Malek property and indicated the 2019 zoning map has been completed.

**ATTORNEY REPORT:**

Motion by Trustee Birks, second by Trustee Kennedy to approve **Ordinance 2019-O-03** An Ordinance amending Title 5, Chapter 3 of the Willow Springs Village Code. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Stanphill, second by Trustee Neddermeyer to approve **Ordinance 2019-**

**O-04** An Ordinance amending Title 9A, Chapter 1, Section 11 of the Willow Springs Village Code regarding public hearing notice requirements. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Stanphill, second by Trustee Kennedy to approve **Ordinance 2019-O-05**, an Ordinance abating the tax levy for Series 2009B debt service. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Stanphill, second by Trustee Neddermeyer to approve **Ordinance 2019-O-06**, An ordinance abating the tax levy for Series 2012A debt service. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Stanphill, second by Trustee Carr to approve **Ordinance 2019-O-07**, An ordinance abating the tax levy for Series 2012B debt service. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Stanphill, second by Trustee Posch to approve **Ordinance 2019-O-08**, An ordinance abating the tax levy for Series 2017A debt service. ROLL CALL: ALL AYES. *Motion Carried.*

Attorney Vince Cainkar gave information regarding the next items on the agenda. He gave a status update and clearly indicated this is an ongoing process taking at least 90 days and that nothing has been finalized with the village or developer. The agreement is being constructed in such a way that the village will not be responsible in any way financially for this TIF. He was also clear that the village could back out of the agreement without incurring any expense whatsoever up until the point of passing the final development agreement. Passing these resolutions in no way causes the village to incur any debt it merely provides a point in time from which expenses can be captured for the developer.

Attorney Cainkar and Treasurer Zabinski gave explanation of TIF districts.

Motion by Trustee Stanphill, second by Trustee Birks to approve **Ordinance 2019-O-09**, An ordinance fixing a time and place for the public hearing on the TIF District No. 2 redevelopment agreement project area, redevelopment plan and project, and tax increment allocation financing. ROLL CALL: ALL AYES. *Motion Carried.*

The Public Hearing is scheduled for Monday April 22, 2109 at 4pm. The TIF Joint Review Board is scheduled for Monday March 4<sup>th</sup> at 4pm.

Motion by Trustee Posch, second by Trustee Neddermeyer to approve **Resolution 2019-R-01**, A Resolution of inducement pertaining to the acquisition and redevelopment of land for a residential and commercial development in conjunction with the establishment of TIF District No.2. ROLL CALL: ALL AYES. *Motion Carried.*

Motion by Trustee Neddermeyer, second by Trustee Kennedy to approve **Resolution 2019-R-02**, A Resolution of inducement pertaining to the construction of public improvements in conjunction with the establishment of special service area No. 1. ROLL CALL: ALL AYES. *Motion Carried.*

#### **TREASURER REPORT:**

Treasurer Zabinski clarified that the bonds are paid by sales tax, MFT funds or TIF funds not the general fund.

#### **BUILDING AND ZONING COMMITTEE:**

In January there were 4 permits issued and the fees collected were \$579. Year-to-date: 4 permits issued, fees collected \$579.

Motion by Trustee Stanphill, second by Trustee Posch to approve **Ordinance 2019-O-10** An Ordinance approving amendment to West Point Builders planned unit development Willow Glen Development. ROLL CALL: ALL AYES. *Motion Carried.*

**FINANCE AND ADMINISTRATION COMMITTEE:**

Motion by Trustee Posch, second by Trustee Birks to approve the warrants dated February 14, 2018 as read. ROLL CALL: ALL AYES. *Motion Carried.*

**LICENSE AND FRANCHISE COMMITTEE:**

No report.

**MUNICIPAL BUILDINGS AND GROUNDS COMMITTEE:**

No report.

**PUBLIC SAFETY COMMITTEE:**

Chief Ritz gave a police activity report.

**PUBLIC WORKS COMMITTEE:**

Trustee Birks commended Public Works on their excellent job of maintaining the streets all winter. Contact the village hall directly if you need something from public works.

**OLD BUSINESS:**

No report.

**NEW BUSINESS:**

No report.

**OPEN FLOOR:**

Carol Valdez (107 N Nolton) inquired about the status of the automatic door opener for the village hall. She also commented on the TIF District No. 2.

David Wendell (191 Willow Blvd) inquired about the length of the original TIF. He also asked if the new TIF district would affect the old TIF district.

Dave Patterson (206 E Ravine Ave) spoke about School District 108 consolidation.

Alan Nowaczyk (208 Glenwood) commented on student impact fee, public hearing date and TIF district.

**ADJOURN:**

Motion to adjourn by Trustee Posch, second by Trustee Kennedy. Voice Vote. ALL AYES. *Motion Carried.* 8:00 p.m.

Mary Jane Mannella, Village Clerk