

MINUTES OF THE BOARD MEETING  
OF THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF  
GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT THE MUNICIPAL BUILDING  
ON TUESDAY, AUGUST 3, 2010

The meeting was called to order at 7:00 p.m. Mayor Kerry Durkin led the audience in the Pledge of Allegiance.

**UPON ROLL CALL:** by Village Clerk Carmen Hopkins. The following Trustees responded: Barry, Campbell, Freeman, Nielsen, Plott, Thomas  
Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0  
Ayes: Barry, Campbell, Freeman, Nielsen, Plott, Thomas  
Naes: 0 Absent: 0

**ALSO IN ATTENDANCE:** Brian Smith, Police Chief; Linda Brunette, Finance Director; Janice Barry, Treasurer; Kevin Welsh, Fire Chief & Building Dept; Ed Tunelius, Robinson Engineering; Patrick McAneney, Public Works Director; John Donahue, Attorney.

**PRESENTATION OF MINUTES OF  
BOARD MEETING OF:**

**Motion to approve the minutes of the July 13, 2010 Special Board meeting.**

**Trustee Campbell moved, 2nd by Trustee Freeman**

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Freeman, Campbell, Plott, Nielsen, Thomas

Naes: 0

Absent: 0

Abstain: 0

Discussion: No discussion

**Motion Approved: Yes**

**Motion to approve the minutes of the July 20, 2010 Board meeting.**

**Trustee Barry moved, 2nd by Trustee Campbell**

Upon Roll Call: Ayes: 5 Naes: 0 Absent: 0 Abstain: 1

Ayes: Barry, Freeman, Plott, Nielsen, Thomas

Naes: 0

Absent: 0

Abstain: Campbell

Discussion: Trustee Plott requested change to indicate his attendance at the beginning of the board meeting.

**Motion Approved: Yes**

**BILLS PAYABLE:**

**Motion to approve the bills payable as presented by Treasurer Janice Barry.**

Corporate Fund \$26,775.90; Road and Bridge Fund \$2,456.54;  
Sewer and Water Fund \$31,931.33; Glenwoodie Golf Course \$43,427.40;  
TIF Main Street \$4,196.70; TIF Industrial Park 11.50.

**Total All Funds: \$108,799.37**

**Trustee Barry moved, seconded by Trustee Campbell to accept the bills payable as presented.**

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0 Recues: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Absent: 0

Discussion: **Trustee Nielsen** recues 1 item paid to his business.

**Motion Approved: Yes**

**PAYROLL:**

Payroll as of July 16, 2010: **Glenwoodie** in the amount of \$24,176.24; **Corporate** in the amount of \$125,803.75. Payroll as of July 30, 2010: **Glenwoodie** in the amount of \$24,263.75, and **Corporate** in the amount of \$101,321.70.

**Motion to approve the payroll as presented by Treasurer Janice Barry.**

**Trustee Nielsen** moved, 2nd by **Trustee Plott** to accept the payroll as presented.

Upon Roll Call: Ayes: 5 Naes: 0 Recues: 1 Absent: 0 Abstain: 0

Ayes: Barry, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: Campbell

Absent: 0

Discussion: No discussion.

**Motion Approved: Yes**

**TREASURER'S REPORT:**

Finance committee meeting will be held on Tuesday September 14, 2010 at 6:00 PM.

**OPEN TO PUBLIC:**

Warren Linden 422 N. Park Drive - Commented on the Letke incentive agreement. Mr. Linden has approached the Mayor and Board of Trustees in prior board meetings regarding this issue. Specifically, the \$10,000.00 incentive to those buyers purchasing one of the remaining unsold 16 condo units within the Nugent Square building. Mr. Linden urged the Board to vote against the agreement, noting it isn't fair to all of the residents of Glenwood.

**COMMUNICATIONS  
MAYOR'S OFFICE:**

Announcement of the 2010 Summer Yard judging contest. The winners were announced by Cathy Marcinski of the Parks Programs.

1st Place - E. Betts 508 Arquilla, Glenwood Manor \$100.00 prize

2nd Place - H. Wooten 1021 193rd Pl, Brookwood Point \$75.00 prize

3rd Place - J. Fisher 104 Cottage Grove, Glenwood Forest \$50.00 prize

**ENGINEER'S REPORT:**

**Motion to accept the resolution in support of an ITEP (Illinois Transportation Enhancement Program) application for decorative lighting along Main Street.**

**Trustee Thomas** moved, seconded by **Trustee Campbell** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: **The application has a match requirement. Normally the match requirement is a 50% to 50% split. However, based on the project Ed Tunelius hopes to have a 80% to 20% match. The estimated cost of the project is \$600,000.00. The Village match could be in the area of \$300,000.00 if the match remains at 50%. Due to the boarders of the Main Street TIF, some of the cost for the project would be paid out of the TIF.**

**Motion Approved: Yes**

**Update:** The intersection of Chicago Heights road and Holbrook Road. The street lights are ordered, and will be installed once received. Also, paving of the street will be completed this year. Also, the pending improvements by Westside Transport will require use of the intersection at Holbrook and Chicago Heights road. In order to do this, the Mayor will need to petition to the State of Illinois to obtain the additional footage (300ft south of Holbrook road) for the anticipated expansion of the Westside Transport property. Street repaving review is ongoing. Mayor Durkin noted that \$1,000,000.00 from the Build America Bond proceeds and a \$250,000.00 grant approved by State Senator Meeks and State Representative Hutchinson and State Representative DeLuca for street repaving. A list of street candidates will be provided at the Committee of the Whole meeting.

**ATTORNEY'S REPORT:**

**Motion for approval of a contract with Bolker/Lincolnway Builder. (Terminate option to purchase additional property; payment to Bolker in the event if another developer impedes on the infrastructure of the current foot print; complete road improvement; convey one lot back to the Village.)**

**Trustee Plott** moved, seconded by **Trustee Nielsen** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Freeman, Campbell, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: **Trustee Freeman** questioned as to the amount of property the builder does not own considering the language in the contract. **Mayor Durkin** noted the builder does not own anything from the road South. **Trustee Nielsen** asked the total cost to buyout the contract. **Mayor Durkin** indicated the total cost is \$46,000.00. **Trustee Barry** commented the contract was an excellent price.

**Motion Approved: Yes**

**Motion for approval of a contract with Tower Construction regarding Glenwoodie Clubhouse with the changes and conditions noted by the Attorney John Donahue.**

**Trustee Barry** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: **Trustee Plott** question the specifics of the build. The representative from Tower Construction indicated they would sit down and review and select specifics for the build. **Trustee Nielsen** asked for a spec sheet for the project. The Tower representative noted the selection process will be done with a representative from the Village. **Trustee Plott** commented that the selection will not be completed by a committee. **Mayor Durkin** noted the Village will have a construction manager that will oversee the project. **Trustee Nielsen** commented on his concern for the quality of the fixtures. The Tower representatives noted the quality of the fixtures will not

be compromised.

**Motion Approved: Yes**

**Motion for approval to draft construction manager oversight for the Glenwoodie Clubhouse design build project.**

**Trustee Freeman** moved, seconded by **Trustee Plott** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: No further discussion.

**Motion Approved: Yes**

**Motion to temporarily adjourn the board meeting in order to allow the Board to review the final incentive contract for the Nugent Square condo property.**

**Trustee Campbell** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: No further discussion.

**Motion Approved: Yes**

**Motion to reconvene the board meeting at 8:17 PM.**

**Trustee Campbell** moved, seconded by **Trustee Barry** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: No further discussion.

**Motion Approved: Yes**

**Motion to approve the Letke/Nugent Square incentive agreement.**

**Trustee Campbell** moved, seconded by **Trustee Nielsen** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: Attorney John Donahue presented the details of the agreement as follows: 1) Only for the 16 non owner residential units; 2) The sold units have to be sold for a price higher than the value indicated in the contract exhibit; 3) The developer will provide a \$10,000.00 incentive to the buyer; 4) The Village will provide a \$10,000.00 incentive for up to 10 units, and the buyer will enter into a 3 year occupancy agreement with the Village; 4) The buyer will agree to a \$10,000.00 mortgage with the Village as security to the 3 year occupancy agreement.

The Board reviewed the incentive agreement. **Trustee Thomas** questioned the length of the agreement. Attorney Donahue indicated the contract is for a period of one (1) year. **Trustee Freeman** question what will occur if the buyer defaults. Attorney Donahue indicated the Village holds a mortgage for the incentive. The mortgage is against the property, and will be sold if a default occurs. **Trustee Freeman** also questioned if the incentive was in addition to the down payment requirement. Attorney Donahue indicated the down payment requirement is between the buyer and the mortgage lender. **Trustee Plott** noted page 5 section 5.3 of the incentive agreement that indicates the details.

**Motion Approved: Yes**

**FINANCE:**

The auditors are in the process of concluding the audit. The exit interviews and a question and answer session will be set up. They are awaiting the year end report from the Fire Pension Board. **Trustee Campbell** indicated the pension board moved from a fiscal year to a calendar year.

**POLICE:**

No report. **Trustee Freeman** question Chief Smith on the security of the basketball courts at Hickory Glen park. Specifically, are the courts being patrolled by the Glenwood Police, and are the gates being locked after hours. Chief Smith gave a report on the activities of the weekend. This included a gambling incident, at the Hickory Glen basketball court, that became violent. **Mayor Durkin** also commented on the incident. **Mayor Durkin** noted that violence of this nature will not be tolerated. **Trustee Plott** asked if the curfew laws should be reviewed.

**FIRE:**

No report.

**PUBLIC WORKS:**

Director Patrick McAneney gave a brief report, which include stop signs at Chicago Heights road and Holbrook Road.

**BUILDING DEPARTMENT:**

**Motion to direct the Village Attorney to formalize an ordinance for the address display on residential, single family residence, properties.**

**Trustee Plott** moved, seconded by **Trustee Freeman** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: no discussion.

**Motion Approved: Yes**

**Motion for approval of a ordinance granting a special use permit for a child care center at 297 W. Glenwood-Lansing Rd. on the 2nd floor of the Glenwood Town Center.**

**Trustee Freeman** moved, seconded by **Trustee Nielsen** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: no discussion.

**Motion Approved: Yes**

**Motion for authorization for additional funds to complete the soil remediation at the former Roll Services building in the industrial park.**

**Trustee Freeman** moved, seconded by **Trustee Thomas** to accept the motion as presented.

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0 Abstain: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Recues: 0

Abstain: 0

Absent: 0

Discussion: no discussion.

**Motion Approved: Yes**

**GLENWOODIE:**

Eric Swanson gave a brief report. This included:  
1) 7 out of 9 holes on the cart paths are complete.  
2) The bunker on the front 9 are complete.

**PARKS PROGRAM:**

The kids basketball camp is currently in progress. The camp has enrolled a total of 23 children.

**NEW BUSINESS:**

No new business.

**OLD BUSINESS:**

No old business.

**OPEN TO THE PUBLIC:**

No one wish to address the Board.

**ADJOURNMENT:**

**Mayor Durkin** requested a motion to adjourn at 8:51 PM.

**Trustee Barry** moved, seconded by **Trustee Thomas**

Upon Roll Call: Ayes: 6 Naes: 0 Absent: 0

Ayes: Barry, Campbell, Freeman, Plott, Nielsen, Thomas

Naes: 0

Absent: 0

**Motion Approved: Yes**



Carmen Hopkins, Village Clerk