

MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT VILLAGE HALL JANUARY 18, 2022

Board Meeting was called to order at 7:02 PM by Mayor Ronald J. Gardiner. The audience was led in the Pledge of Allegiance.

**ROLL CALL:** Upon Roll Call by Village Clerk **Sandra M. Washington**, the following Trustees responded: **Clark, Hadnott, Hart, Lynch and Winston**

**REMOTE PARTICIPATION** The meeting was conducted at Village Hall; Trustee Winston made the motion to request remote participation for Trustee Dawson. Trustee Hadnott second the motion.

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 0 Abstain: 0

**Ayes:** Hadnott, Hart, Lynch, Winston

**Naes:** Clark

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes\*

\*Trustee Dawson was absent and did not participate remotely.

**ALSO IN ATTENDANCE:** **Brian D. Mitchell**, Village Administrator; **John Donahue**, Village Attorney; **Kevin Welsh** Fire/Building; **Chief Wilbanks** Police, **Bill Manousopoulos**. Director, Public Works ; **Dave Shilling**, Village Administrator;

**ABSENT:** Trustee Harold Dawson, Jr; **Village Treasurer**, Carmen Hopkins; Phil Robbins, Glenwoodie Golf Course

**Village Clerk's Office:** Minutes of the Regular Board Meeting on January 4, 2021 were presented for approval.

Trustee Lynch made the motion for approval; Trustee Hadnott second the motion.

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

**Ayes:** Clark, Hadnott, Hart, Lynch, Winston

**Naes:** 0

**Recues:**0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**TREASURER'S REPORT:**

**1). Motion to Approve Bills Payable as presented by Mayor Gardiner, in the absence of Treasurer, Carmen Hopkins**

Bills Payable Corporate in the amount of \$228,075.03  
Sewer and Water Account \$194,314.12; TIF Holbrook \$487.50; TIF IND North \$1,852.50; MFT \$24,084.62, TIF Main Street \$2,730.00  
Glenwoodie Golf Course \$14,174.68; TIF Increment Fund \$2,291.25; TIF Halsted North \$61,965.00; TIF Halsted South \$3,354.05  
**TOTAL ALL FUNDS \$533,328.75**

**Trustee Winston** moved; **Second by Trustee Clark** to accept the Motion as read.

**Trustee Winston** asked who is responsible for authorizing payments in the absence of Linda Brunette; also made inquiries regarding \$1,500 expense for weapon classified under the corporate fund; \$61k TIF North payment;\$500 expense from Tuscan Restaurant; Morton's Salt Rock expense; **Village Administrator, B. Mitchell** explained that the departments heads submit he the expenses to Sue in Finance; she codes payments to appropriate fund accounts; B.Mitchell signs off. **Chief Pettycord** indicated the weapon expense is an employee reimbursable expense through payroll deductions; **Chief Welsh** and **Attorney Donahue** both noted the \$61k expense in question is an allowable TIF expense as it impacts rehabilitation of future structures. Tuscan Restaurant expense was for going away party for Randy Glover in which **Trustee Winston** expressed the Board should be made aware of key vacancies within the Village.

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

**Ayes:** Clark, Hadnott, Hart, Lynch, Winston

**Naes:** 0

**Recues:**0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

2). **Motion to Approve Payroll as presented by Mayor Gardiner in the absence of Treasurer, Carmen Hopkins.** Payroll as of the date January 14 , 2022, Corporate in the amount of \$105,149.00, Sewer & Water \$16,180.00; Paid on Call \$ 33,482.00; Glenwoodie Golf Course \$6,650..00; **OVERTIME:** Police \$7,550.00, Sewer & Water \$4,244.00, Public Works \$2,285.00  
**TOTAL PAYROLL \$175,545.00**

**Trustee Winston moved; Second by Trustee Hart** to accept the Motion as read.

**Discussion:** Trustee Winston questioned approval of payroll for employees that received salary increases above 3%.; inquired about Public Works OT and use of Calumet Plumbing expenses; Police OT. **Bill M, Public Works Director** responded that there were multiple main breaks occurring at the same time, shortage of staffing due to Covid 19 that contributed to the expenditures of both OT and Calumet Services; Bill will follow up with the Board on providing expenditures spent to date with Calumet Plumbing. **Chief Pettycord** noted OT expenditures were contributed to coverage for holiday schedules, Christmas and New Year; Covid 19 related absences; He will provide report to the Board detailing OT breakout.

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**OPEN TO THE PUBLIC:**

**Cathy Paxton**

Ms. Paxton expressed concerns with Rok Island Bistro restaurant located in Nugent Square; loud music throughout the night and early am.

**Mrs. Britten**

Complaint regarding ROK Island Bistro Cafe in Nugent Square; she read a statement of concerns and presented copy of letter signed by Nugent Square Residents to Mayor Gardiner indicating problems with loud music, altercations with patrons arguing, using profanity, parking, etc.

**Chief Welsh** added that with condominium laws, there isn't much that can be done by the Village of Glenwood to rectify the concerns of the residents; the building was designed to accommodate residents and retail on the lower level. It is a multiple use, condominium business and residential property.

**Eddie Fadel**

The owner of the property gave his rebuttal response to the concerns noted by residents; he indicated Ms. Paxton has fabricated the allegations presented; he noted the restaurant is not a club and offers breakfast, lunch and dinner and has conducted his own surveillance.

**COMMUNICATIONS MAYORS OFFICE:**

**Mayor Gardiner** announced Covid 19 vaccination clinic will take place on Tuesday, January 25, 2022 at the Glenwoodie Golf Club.

**Motion to Discuss Glenwood Oaks Second Amended Redevelopment Agreement**

**Trustee Winston** motioned for approval; **Trustee Hart** second the motion

**Discussion:** **Trustee Winston** noted concern about the revised development agreement did not contain language indicating the full loan amount has to be repaid if the restaurant is sold. **Trustee Clark** informed Mike that he has a problem with every time he is seeking Village's financial assistance, he makes a threat about shutting down business; **Trustee Hadnott** noted the loan amount is blank; should indicate \$200k additional loan; owner cannot request additional assistance for 5 years; **Trustee Hart** recommends no partial forgiveness on the additional \$200k amount, 100% repayable; no extension of loan; **Trustee Winston** asked Chair to table and redraft Agreement for next Board meeting; It was also requested to have the TIF Fund Balances for each TIF account prior to the next Board meeting.

**Motion to TABLE Second Amended Redevelopment Agreement between Village of Glenwood, Cook County, Illinois, And Glenwood Management, LLC**

**Trustee Hadnott** made the motion for approval; **Trustee Lynch** second the motion.

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

**Ayes:** Clark, Hadnott, Hart, Lynch, Winston

**Naes:** 0

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**Motion to TABLE Approval of Request for Executive Closed Session under 2 (c)1 Personnel with action to be taken with reason to reconvene at the end of the meeting.**

**Trustee Winston** made the motion for approval; **Trustee Lynch** second the motion.

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

**Ayes:** Clark, Hadnott, Hart, Lynch, Winston

**Naes:** 0

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**ATTORNEY'S REPORT**

**1. Motion to Approve Ordinance Approving A Plat of Resubdivision**

**Trustee Lynch** made the motion for approval; **Trustee Clark** second the motion.

**Discussion:** Attorney John Donahue noted minor revisions were made to the subdivision; instead of 3 large parcels, it is now subdivided into 6; **Trustee Winston** asked for clarity on why the Board is taking action on this item; **Chief Welsh** explained that the agenda action items are necessary under TIF statute and have to be approved in the order in which is presented on the agenda; each motion precedes the next step in the process; Chief Welsh also noted that the developer has not completed studies regarding impact to traffic, safety, environmental as of last week; tenant has not been identified yet. **Trustee Hadnott** noted the Village should have a comprehensive plan for the entire I-394 project area.

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**2. Motion to Approve Ordinance Approving the Redevelopment Plan and Project for the I-394 Redevelopment Project Area**

**Trustee Lynch** made the motion for approval; **Trustee Winston** second the motion.

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**3. Motion to Approve Ordinance Designating the I-394 Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act.**

**Trustee Lynch made the motion; Trustee Clark second the motion.**

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**4. Motion to Approve an Ordinance Adopting Tax Increment Financing for the I-394 Redevelopment Project Area**

**Trustee Lynch made the motion; Trustee Hart second the motion.**

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

5. **Motion to TABLE entering into an Executive Session Pursuant to Section 2 ( c) (11) for Pending Litigation.**

**Trustee Lynch made the motion for approval; Trustee Clark second the motion.**

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

**Ayes: Clark, Hadnott, Hart, Lynch, Winston**

**Naes: 0**

**Recues: 0**

**Absent: Dawson**

**Abstain: 0**

**Motion Approved: Yes**

6. **Motion for Resolution Supporting and Consenting to a Class 8 Cook County Incentive for the property identified by Property Index Numbers; 32-09-200-010-000, PINS: 32-09-200-018-0000 AND 32-09-200-019-0000**

**Trustee Hadnott made the motion for approval; Trustee Lynch second the motion.**

**Upon Roll Call: Ayes: 2 Naes: 3 Recues: 0 Absent: 1 Abstain: 0**

**Ayes: Clark, Hadnott**

**Naes: Hart, Lynch, Winston**

**Recues: 0**

**Absent: Dawson**

**Abstain: 0**

**Motion Approved: No**

**Attorney John Donahue noted the Board has already agreed on this agreement; this is the resolution needed to execute the agreement; asked if a Nae vote would motion for reconsideration of their vote.**

**Motion to Re-Consider Motion #6 Presented by Attorney John Donahue— Resolution Supporting and Consenting to a Class 8 Cook County Incentive for the Property Identified by Property Index Numbers: 32-09-200-010-0000; PINS: 32-09-200-018-0000 AND 32-09-200-019-0000**

**Trustee Lynch made the motion for approval; Trustee second the motion.**

**Upon Roll Call: Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0**

**Ayes:** Clark, Hadnott, Hart, Lynch

**Naes:** Winston

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

**Motion to Approve Resolution Supporting and Consenting to a Class 8 Cook County Incentive for the Property Identified by Property Index Numbers: 32-09-200-010-0000; PINS: 32-09-200-018-0000 AND 32-09-200-019-0000**

**Trustee Lynch made the motion for approval; Trustee Clark second the motion.**

**Upon Roll Call:** Ayes: 4 Naes: 1 Recues: 0 Absent: 1 Abstain: 0

**Ayes:** Clark, Hadnott, Lynch, Gardiner\*

**Naes:** Winston, Hart

**Recues:** 0

**Absent:** Dawson

**Abstain:** 0

**Motion Approved:** Yes

#### **VILLAGE ADMINISTRATOR OFFICE**

**NO REPORT:** Trustee Winston inquired about the Covid 19 fund balance; **Covid 19 Fund Allocations will be discussed at the next board meeting.**

#### **NEW BUSINESS:**

**Trustee Lynch** expressed that the statement being read is long overdue; unprofessional conduct currently and from former board trustees were not addressed. The statement being read specifically addresses the behavior and conduct of **Board Trustee Adam Winston** based on recent incidents during our regular and closed session (see attached). He read the statement and requested signatures of Board Trustees acknowledging agreement of the concerns noted. He recommended building bridges to become a functional Board, suggested retreats.

**Trustee Winston** expressed that Board Trustees should not point fingers at one individual; evaluate how the meetings are conducted and in order; there will be conversations that make others feel uncomfortable; he will not tolerate being disrespected by audience members.



Finance Reports have not been received by the Board; inquired about status of job posting for Finance Director; should posting be reposted with revised qualifications; B. Mitchell will interview candidates already applied, if no candidates are identified, the job posting will be revised.

Board of Trustees should be made aware when key positions are vacated, e.g. Building Inspector.

Access to personnel files for promotions; B. Mitchell indicated some information in the personnel record is confidential and protected information.

**OLD BUSINESS:            NONE**

**MOTION TO ADJOURN:        MOTION TO ADJOURN MEETING**

**Trustee Lynch moved; Second by Trustee Clark**

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

**Ayes: Clark, Hadnott, Hart, Lynch, Winston**

**Naes: 0**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes**

**ADJOURNMENT: The February 1, 2022, Board Meeting adjourned @ 9:10PM.**

  
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Sandra M. Washington, Village Clerk