

**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, SEPTEMBER 3, 2024**

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

**ROLL CALL:** Upon Roll Call by Village Deputy Clerk Carolyn D. Williamson, the following Trustees responded: **Brown, Clark, Lynch, Rolle, Taylor, Williams**

**REMOTE PARTICIPATIONS:** The Regular Board meeting was conducted at Village Hall; a request for Mayor Gardiner's remote participation was made.

**Trustee Lynch** made the motion and **Trustee Williams** seconded the motion.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved. Mayor Gardiner will participate remotely.

**ALSO IN ATTENDANCE:** Brian D. Mitchell, Village Administrator; John Donahue, Village Attorney; Chief Derek Peddycord, Police, Kevin Welsh Jr., Fire and Building, Dave Shilling, Village Engineer, Phil Robbins, Glenwoodie Golf Course, Joe Benoit, Public Works Director, Chief Kevin Welsh, Fire/Building.

**ABSENT:** None

**Village Clerk's Office:** Motion to Approve the Special Board Meeting of August 19, 2024

**Trustee Rolle** made the motion to approve; **Trustee Lynch** seconded the motion as read with amendments by Trustee Brown.

**Discussion:** None

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, minutes approved

**Motion to Approve the Regular Board Meeting of August 20, 2024**

**Trustee Lynch** made the motion to approve; **Trustee Rolle** seconded the motion as read with amendments by **Trustee Brown**.

**Discussion: None**

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

**Ayes: Brown, Clark, Lynch, Rolle, Taylor, Williams**

**Naes: 0**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes, minutes approved**

**TREASURER'S REPORT**

**BRYAN JANSSEN**

1. **Bills Payables August 29, 2024**— Corporate \$770,010.47, Motor Fuel Tax \$22,202.23, Sewer and Water \$42,247.74, Glenwoodie Golf Course \$40,346.49, TIF Halsted North \$63,732.95, **Total All Funds \$938,539.88**

**Trustee Lynch** made the motion and seconded by **Trustee Clark**

**Discussion: Bryan Janssen** reported two updates since the original finance report was made. He stated Corporate had a duplicate amount of \$1,521.34 on page 16. The duplicate amount will come off the total. Lastly there was an amount of \$183.00 to Shades of green which will also come out of the Corp total.

**\*\*The new totals are Corporate \$768,489.13, Motor Fuel Tax \$22,202.23, Glenwoodie \$40,166.49, TIF Halsted North \$63,732.95, for a Total of \$936,838.54**

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

**Ayes: Brown, Clark, Lynch, Rolle, Taylor, Williams**

**Naes: 0**

**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes, motion approved.**

2. **Payroll as of the date August 23, 2024** – Corporate \$133,724.36, Sewer and Water \$17,439.98, Paid on Call \$10,120.47, Glenwoodie Golf Course \$36,467.00, Vendor Checks \$2,735.62  
**OVERTIME:** Police \$10,069.08, Reimbursable (\$1,862.36), Sewer & Water \$1,198.40 Public Works OT \$644.31, Econ Dev Stiped \$461.54, Admin Stipend \$1,567.31  
**TOTAL PAYROLL \$214,428.07**

**Trustee Taylor** made the motion and seconded by **Trustee Lynch**

**Discussion: Trustee Lynch** asked **Chief Peddycord** and **Bryan Janssen** regarding Police overtime. The Police overtime was over \$10,000.00. **Chief Peddycord** explains some of the overtime is reimbursable and, there is a shortage of Police Officers which causes other Officers to fill in and work overtime.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved.

#### **OPEN TO THE PUBLIC**

##### **Leon Fields- Brookwood Point**

Mr. Fields addressed the Board and Mayor Gardiner (mayor Gardiner was online) regarding the resignation of Treasurer Toleda Hart. Mr. Fields wanted to know how the Village will proceed going forward with finances due to Ms. Hart's resignation.

Mayor Gardiner says he will meet with Ms. Hart in a few days, and he will know more once he and Ms. Hart speak. Mayor Gardiner also states VA Mitchell and Bryan Janssen will assume the treasurer's duties.

##### **Deborah Birmingham- Brookwood Point**

Ms. Birmingham would also like to address her concerns with Mayor Gardiner while he is online. Ms. Birmingham is bringing to the Board and Mayor Gardiner the issue of overgrowth coming from her neighbor's yard. She would like the Village to amend the Ordinance and assist her with this issue. Ms. Birmingham thanked Trustee Lynch for suggesting this item be put on the agenda. Secondly, Ms. Birmingham thanked Ms. Hart for her service to the Village.

##### **Edward Hadnott- Manor Resident**

Mr. Hadnott states that he agrees with Ms. Birmingham and supports her issue with the overgrowth. Mr. Hadnott says an Ordinance was created when he was a Trustee, and the Board should act immediately. He states the Village in the past has repaired a house on private property; however, Attorney Donahue says a lawsuit was filed against the homeowner and there is now a lien on the property so the Village can recoup it's money.

##### **Darius Jones- Brookwood Point Resident**

Mr. Jones is a new resident of Glenwood, and he has concerns regarding cars speeding down his block. He is asking if there could be a sign on 194<sup>th</sup> and Minerva like there is on Dante which states "Caution, Children are at Play." Mr. Jones thanked Trustee Brown for inviting him to the Board meeting.

##### **Edwin King Brookwood Point Resident and HOA President**

Mr. King addressed the Board asking then not to take what the residents say personally. The residents are just concerned and have high expectations of the board; after all most residents voted for the Board.

Mr. King also addressed the Property taxes in Glenwood. He wanted to know has an Elected Official or the mayor contacted Larry Rogers or someone from the Cook County Board to come out and help the residents and 3educate the public with high property taxes. Lastly, he wanted to know about the budget.

##### **Melinda Plott Manor Resident**

Ms. Plott had concerns regarding the budget. She states she was on the Finance committee and felt the concerns and recommendation of the Finance Committee were disregarded. She states the Village needs to get their house in order. MS. Plott also had concerns regarding the 2022 budget.

**Trustee Lynch** says at the last Board meeting, the Finance department says there will be a budget the second meeting in September. Trustee Lynch also stated he had reached out to a representative to come out and educate the residents on property taxes, he states no one has responded yet.

**Attorney John** spoke to the property taxes. He states the Commercial properties were over assessed and the Residential Properties were under assessed which translates to Residential properties paying Commercial properties taxes and Commercial Properties are paying Residential property taxes. This was done globally by the Cook County Board of Revenue.

**Trustee Taylor** informed the residents there will be a Property Tax appeal forum, hosted by Larry Rogers, Monday September 9, 2024, at 7:00 p.m. at the Village of Lynwood at 21460 Lincoln Highway, Lynwood, IL 60411

**Leon Moore- Brookwood Point Resident**

**Mr. Moore** recognized former Treasurer **Toleda Hart** and thanked her for her service to the Village. Mr. Moore also had concerns as to who would assume Ms. Hart's duties. He says the Mayor indicated VA Mitchell and Bryan Janssen would assume her duties, however, that would be a conflict if Bryan and Brian would assume the Treasurer duties because the Treasurer oversees the process and there would be no internal controls.

**Mr. Moore** had concerns regarding what he deemed as open issues that the Citizens do not know how the issues were resolved.:

- Funding of the Pumper Truck/Bank Financing the Pumper  
**Mr. Moore** says **Trustee Brown** made a "conditional yes vote" on the Pumper Truck. **Trustee Brown** says she did not vote "yes", she voted "No" and the reason she voted "No" is that she was not comfortable with how the Village was going to finance the Truck.  
**Chief Welsh** says Bryan and Adam have been working with the finance company with a 5% or 5.25% interest rate.
- Reconciliation of the numbers of the Firehouse. The Treasurer numbers and the Fire Chief numbers were different. This will go through TIF North
- Funds transferred from the general fund to Glenwoodie in the amount of \$250,000
- Re-fi of houses on Park Drive
- Lastly a \$900,000,00 payment not on the books
- Asked the Trustees to look at Police Staffing.

**Murdock- Glenwood Estates Resident**

**Mr. Murdock** asked for more agendas for the meeting.

**Mr. Murdock** feels not all the Trustees are voting for the community. He asked the Board to make a change as he feels the Board is not voting in the community's interest.

**Judith Mims- Glenwood Estates Resident**

**Ms. Mims** thanked Trustee Taylor for the property tax forum information to be held at the Village of Lynwood. She also states Glenwood Estates HOA is having a Special Meeting with the Board of Review on Thursday, October 3, 2024, at Arquilla Park Field House at 5:00 p.m. All HOAs will receive a flyer.

**Anthony Newsome- Brookwood Point Resident**

**Mr. Newsome** had issues with the 394 and the Bishop Ford Highway. He says this is the worst kept road he has ever seen. He states he has had so many flat tires on this road and is asking the Board to assist him in getting help from Cook County to fix this road.

Next **Mr. Newsom** states he called the Police department because he had saw a young man with a gun down in his waist. He states the person from ECOM harassed him and kept asking for his information. Chief Peddycord would address the situation with ECOM. Lastly, he had concerns regarding the house across from him with a vehicle with a license plate hanging off and the driveway having grass coming up through the cracks of the driveway.

**Trustee Lynch** says the **Tifany** in building department and the **Lieutenant Woods**, the code enforcer are vigorously writing tickets and enforcing the Ordinances.

Mr. Newsom finally asked if there is an Ordinance against residents bar-b-queuing in the front of their driveway. **Trustee Rolle** asked Mr. Newsom if he had ever invited a resident to an HOA meeting or just or just reached out to the resident to see what's going on. Mr. Newsom says this neighbor is not approachable.

**Tony Plott- Glenwood Manor**

**Mr. Plott** says the concerns of the residents should be the concerns of the Board and not what is on the agenda. He states with the budget coming up, there should be a freeze in the Village until the audit and the finances are in order. Lastly, he states there should be a Deputy mayor in the absence of Mayor Gardiner. Mr. Plott says there is a conflict with the manor HOA meeting and the Tax forum. Ms. Mims will work with Nellie Briggs to resolve the conflict.

**Ms. Gail Gillespie- Glenwood Forest**

**Ms. Gillespie** has an issue with all the poison ivy in the Forest subdivision in people's yards. She said there is a big bush near Gabès restaurant. She would like the Village to address this issue on its website to clean up the Poison Ivy.

**COMMUNICATIONS MAYORS OFFICE:**

No Report

**ATTORNEY'S REPORT**

No Report

**VILLAGE ADMINISTRATOR**

No Report

**ENGINEERING**

**DAVE SCHILLING**

Approval of agreement with Cook County for a \$75,000 grant for preliminary engineering for a multi-use path connecting Glenwood with Homewood

**Trustee Lynch** moved the motion; **Second by Trustee Williams** second the motion as read.

**Discussion:** **Trustee Lynch** asked does the Village have to pay the cost up front and will the Village be re-imbursed. Dave states the Village will get 50% up front upon signing the agreement and then re-imbursed for the remainder. **Trustee Lynch** also wanted to know what fund this would come out of and will there be any additional cost. **Eng Dave** says there will be no additional cost. **Bryan** says this will come out of the General Fund; however, he will investigate which to see if there is a better fund to pull from for this project.

**Trustee Brown** wanted clarity regarding what verbiage in the agreement:

After reading the agreement, **Trustee Brown** highlighted the important points regarding the Village's responsibility for this project. She pointed out such things as the Village gets reimbursed after the agreement is signed and submitted back to the county and she had concerns regarding the conflict-of-interest clause. Engineer explained the conflict-of-interest clause. He states this is just step 1 and this is an agreement between the county and the Village, not with Robinson Engineering.

**Trustee Rolle** asked what the purpose of this path is and where it will be located. Eng Dave says the path is a bike path and it will be located north of Arquilla Park.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes

#### **DEPARTMENTAL REPORTS**

*Fire/Building*

*Chief Kevin A. Welsh Sr*

Approval of an amendment to the Fire Station 2 Rehabilitation budget with funding source being TIF Funds.

**Trustee Lynch made the motion and seconded by Trustee Clark**

**Discussion:** Chief Welsh explained he and former Treasurer Hart work diligently to concur on how to complete Fire Station 2. He states a budget amendment is not needed for the fire station. The construction cost will not go over the \$1,883,053. The Chief is confident the cost will not go over this amount. This is a TIF eligible expense. There will be a surplus. The total for this project is \$386,900.00.

**Trustee Rolle** asked for clarity from Chief Welsh regarding increasing the budget for this project. **Chief Welsh** explained he is **not** asking to increase the budget. He states Treasurer Hart reconciled the budget of \$1,883,053. Chief says he needs approval for the following:

1. Purtek Coating- \$22,800.00
2. Mace Iron not to exceed \$55,000
3. Elevator \$109,052
4. NM Enterprises \$25,200.00
5. Midwest Air Pro not to exceed \$60,000
6. Ready Rack Corp- not to exceed \$10,000
7. Concrete by Wagner- \$45,180.00

**For a total of \$339,900.00**

**Trustee Brown** wanted clarity on how the project was originally 2.2 million and now it's 1.9 million. **Chief Welsh** said after he and **Treasurer Hart** went through the numbers again, the previous amount of 2.2 million is now \$1.883,953.28 million. **Chief** says there was an error and if the \$336,900.00 which is causing the difference in totals.

**Bryan Janssen** says if the board does not approve an increase in the budget of \$386,900.00, the total will remain at \$1,883,953.28.

**Trustee Lynch** asked if the Board was being asked tonight to transfer monies from one TIF to another instead of raising the budget to fund this project. **Chief Welsh** says he is requesting approval of expenditures of a TIF to keep the project going. **Chief Welsh** would like the monies to come from the Holbrook TIF or the Industrial TIF.

**Former Treasurer Hart** explains Chief Welsh is not requesting additional funds. He is only letting the Board know the vendors and the amounts he is paying the vendors and has that cash on hand which the board had already approved. Treasurer Hart says the funds will come from TIF North. Treasurer Hart says this is just to inform the board and if Chief Welsh needs to come back to the Board outside of the \$1.8 million, he can do so. Trustee Lynch asked Chief to inform the board if monies must be moved between TIFs. Treasurer Hart also stated on March 5, 2024, the board approved an additional \$403,453.20 from a contiguous TIF so that no money could be used from the General Fund. Treasurer Hart summed up by saying Chief Welsh has the contracts of \$10,000 that was not in the original contract and the Chief would like this to reflect when the budget is updated.

**Trustee Lynch** asked if the motion can be changed to fit what Chief Welsh is asking.

**Trustee Brown** asked why the Village would deplete a TIF for one project and how would the money get back in the TIF. Chief Welsh explained TIFs are contingent, and can be moved if the rules are followed and the TIFs continually refill themselves with the businesses in the TIFs pay their taxes.

**Trustee Lynch** asked **Bryan Janssen** if there is a point where funds are transferred, could he please notify the Board before doing so. Bryan Janssen agreed to notify the Board before doing so.

Attorney John changed the motion to approve the following contracts for Fire Station 2 rehabilitation:

1. Purtek Coating- \$22,800.00
2. Mace Iron not to exceed \$55,000
3. Elevator \$109,052
4. NM Enterprises \$25,200.00
5. Midwest Air Pro not to exceed \$60,000
6. Ready Rack Corp- not to exceed \$10,000
7. Concrete by Wagner- \$45,180.00

**For a total of \$339,900.00**

**Chief Welsh** says going forward as the project comes to an end, there will have to be a process of porting monies between TIFs.

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

**Ayes:** Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recuses:** 0

**Absent:** 0

**Abstain:** Brown

**Motion Approved:** Yes, motion approved

**NEW BUSINESS**

None

**Old Business**

Discussion of Virginia Creeper Ordinance

**Chief Welsh and Public Works Director Joe Benoit** visited the house next to Ms. Birmingham. The resident allowed the Chief and Joe to go into the yard for inspection along with Wally's Tree Service. They identified 3 types of vines: A flowering vine, with a purple flower and an English vine which the resident had torn down. There was no identified noxious weed. There is some tree limb hanging over, but that is normal. **Chief says** from an Ordinance perspective, there is nothing to be done. **Chief also said** he experienced no pushback from the neighbor, and he would allow anyone to come to his property. **Trustee Lynch** would like the Ordinance to change so the homeowner is forced to maintain, such as the height, width etc.

**Trustee Lynch** asked why the Village wrote the Ordinance for a Virginia Creeper if no such weed was identified. **Chief Welsh** says it must have been cut down because there is no evidence of any toxic weeds on the property.

**Trustee Brown** wanted to know what tree or vine was making Ms. Birmingham experience skin irritations on her arm. **Trustee Brown** asked how the Village resolves the issue if Ms. Birmingham is still attending the Board meeting saying this issue is still going on. **Trustee Brown** says why don't the two attorneys hired settle this matter and why this wasn't dealt with by the previous Board back in 2019. Lastly **Trustee Brown** says it sounded like the Village did not care and did not do anything regarding Ms. Birmingham's situation; however, the Village did do something, and she wishes Ms. Birmingham was here to hear all this new information. **Attorney John** says he believes that was something that occurred back in 2019. **Attorney John** says there is a statute that allows neighbors to trim overgrowth that is in their yard. **Trustee Brown** would like to table this to think about the height and width we want to write in the Ordinance because this is a big issue, especially in the Forest subdivision. **Trustee Rolle** wanted to know the response of the Homeowner and did he acknowledge this issue with the weeds. **Chief Welsh** says this is not a simple solution and he cautions the Board not to put the amount on just the owner. **Trustee Lynch** would like to see an Ordinance against the width and height of overgrowth and enforce the Ordinance to say the homeowner is responsible for the maintenance of the overgrowth.

**Trustee Lynch** motioned to table and Seconded by **Trustee Brown**.

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

**Ayes:** Brown, Clark, Lynch, Rolle, Taylor, Williams

**Naes:** 0

**Recues:** 0

**Absent:** 0

**Abstain:** 0

**Motion Approved:** Yes, motion approved

**Trustee Williams** thanked everyone for their Volunteer Service at the Rib Festival.

**MOTION TO ADJOURN:**

Request to adjourn to Executive Session under 2 (c ) (1 ) personnel with action to be taken and no reason to reconvene at the end of the meeting.

**Trustee Lynch made a motion Seconded by Rolle**

**Trustee Rolle moved the motion; Second by Trustee Lynch second the motion as read.**

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

**Ayes: Brown, Clark, Lynch, Rolle, Taylor, Williams**

**Naes: 0**

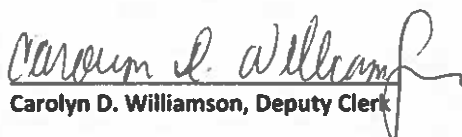
**Recues: 0**

**Absent: 0**

**Abstain: 0**

**Motion Approved: Yes**

**ADJOURNMENT: September 3, 2024, Regular Board meeting was adjourned @ 9:40PM.**

  
**Carolyn D. Williamson, Deputy Clerk**