

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
GERALD C. TURRY VILLAGE BOARD ROOM  
JUNE 6, 2023**

**Call to Order**

President Patel called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M. Tuesday, June 6 2023, in the Gerald C. Turry Village Board Room of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

**Pledge to the Flag**

Trustee Klatzco led the pledge of allegiance.

**Roll Call**

On roll call by Village Clerk Beryl Herman, the following were:

Present: President Patel Trustees Martel, Ikezoe-Halevi, Saleem, Sargon, Diaz Herrera, Klatzco

Absent: None

A quorum was present.

Trustee Klatzco attended telephonically

Also present: Village Manager Anne Marie Gaura, Assistant Village Manager Charles Meyer, Acting Public Works Director Michael Reynolds, Public Works Superintendent Jason Brianas, Community Development Director Scott Mangum, Planning and Economic Development Manager Douglas Hammel, Police Chief Jason Parrott, Fire Chief Barry Liss, Parks and Recreation Director Karen Hawk, Assistant to the Finance Director John Risko, Management Analyst Elijah Bebora and Village Attorney Steve Elrod.

**Approval of Minutes**

The minutes of the May 16, 2023, Village Board meeting and May 19, 2023 Special Village Board meeting were presented for Village Board approval.

Village Attorney Steve Elrod stated that on the May 16, 2023 Village Board Meeting minutes, Trustee Klatzco recused himself, and his name should not appear in the roll call vote. He recommended to the Village Board that when they approve the vote, they should approve the May 16, 2023 Village Board meeting minutes as amended.

Trustee Sargon moved to approve the minutes of the May 16, 2023, Village Board meeting minutes as amended and the May 19, 2023, Special Village Board meeting minutes. The motion was seconded by Trustee Saleem.

Upon roll call, the results were:

AYES: Trustees Klatzco, Diaz Herrera, Halevi, Martel, Saleem, Sargon

NAYS: None

The minutes were approved.

### **Warrant Approval**

Trustee Klatzco presented the warrants in the amount of \$1,847,216.57 and moved to approve.

The motion was seconded by Trustee Sargon.

Upon roll call, the results were:

AYES: Trustees Klatzco, Saleem, Sargon, Halevi, Diaz Herrera, Martel

NAYS: None

The motion passed

### **President's Report**

President Patel read the Proclamation recognizing student achievers and presented certificates to the students.

President Patel recognized Mia Cejovic and Simon Solano as the top student achievers. Mia Cejovic was presented with a scholarship check from Republic Bank.

President Patel recognized Evelyn Kung and Anuoluwapo Adebayo for Academic Achievement and Exceptional Citizenship for 8<sup>th</sup> grade at School District 74.

President Patel wished Michael and Patrick a Happy Birthday.

### **Village Trustees' Report**

Trustee Sargon stated that they would be a Plan Commission meeting on June 7 at 7 pm. She congratulated all the school graduates.

Trustee Halevi stated that the new sign for the Pace Bus had gone up at District 1860 on the corner of Lincoln and Touhy Avenues. She stated that now that the District 1860 project is nearing completion, everyone can return to the 210 bus.

Trustee Martel stated that the June 21 Zoning Board of Appeals meeting had been canceled due to a lack of agenda items. She thanked all the staff and volunteers at the Memorial Day Parade. He congratulated all the Niles West and Lincoln Hall graduates.

Trustee Diaz-Herrera stated that a Park and Recreation Board meeting would occur on June 13 at 7 pm. She stated that the Memorial Day pool opening was a success. She noted that the Thursday concert series will be every Thursday starting on June 22.

### **Boards and Commissions Report**

None

### **Village Clerk's Report**

None

### **Village Manager's Report**

Village Manager Anne Marie Gaura outlined changes that will be implemented for Lincolnwood Fest following feedback from the Park and Recreation Board. She stated that credit cards would be accepted for ride tickets. Ride wristbands can be preordered at the Community Center. Mega tickets will no longer be available because the vendor no longer offers them. There will be a wine and beer garden and also non-alcoholic beverages. Several Lincolnwood nonprofits and organizations will serve at the beer and wine tent. All tips will go toward their organization. Thursday night will be Lincolnwood community night on the main stage, featuring Lincolnwood resident performances. The family activity tent will provide cultural activities on Saturday and Sunday. The Carnival area will be spread out, with two additional rides.

### **Public Forum**

Carrie Nutter and Eden Voight spoke on Spur the Tortoise being kept at the animal store in the Village and their opposition to the sale of wild animals in the Village.

### **Consent Agenda**

1. Approval of the Following Items Pertaining to the Street Storage Stage III Project: A) a Resolution Approving the Award of a Contract to M.Q. Construction Co., of Chicago, Illinois, for the Street Storage Stage III Project and B) an Ordinance Waiving Competitive Bidding and Authorizing an Agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois, for the Provision of Construction Oversight Services
2. Approval of the Following Items Pertaining to the 2023 Infrastructure Improvement Program: A) a Resolution Approving the Award of a Contract to Millennium Contracting Co., of Chicago, Illinois, for the 2023 Infrastructure Improvement Program in the Amount of \$1,081,656.00; B) a Resolution Requesting Motor Fuel Tax Funds from the State of Illinois in the Amount of \$378,000 and C) and an Ordinance Waiving Competitive Bidding and Authorizing an Agreement with Christopher B. Burke Engineering Ltd., of Rosemont, Illinois for the Provision of Construction Engineering Services in the Amount of \$127,916
3. Approval of the Following Pertaining to the 2024 Infrastructure Program Design; A) an Ordinance Waiving the Competitive Bidding and Authorizing an Agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois, for the Provision of Design Engineering Services in the Amount of \$430,350; and B) a Resolution Requesting Motor Fuel Tax Funds from the State of Illinois for the Purpose of Design Engineering in the Amount of \$116,000
4. Approval of a Resolution Approving a Second Amendment to the Agreement with Paramedic Services of Illinois, Inc., for Fire Protection and Emergency Medical Services
5. Approval of an Ordinance Waiving Competitive Bidding and Approving an Employee Leasing Agreement with GovTemps USA, LLC for a Temporary Code Enforcement Officer

6. Approval of an Ordinance Waiving Competitive Bidding and Approving an Employee Leasing Agreement with GovTemps USA, LLC for a Temporary Assistant to the Village Manager
7. Approval of an Ordinance Waiving Enforcement of Section 11.05(19) of the Village of Lincolnwood Zoning Ordinance for Temporary Window Signage at District 1860 (4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue)
8. Approval of a Request to Issue an Athletic Field Permit and Picnic Shelter Permit to Dragons Youth Soccer Club of Chicago, Illinois
9. Approval of a Resolution Rejecting Bids Received for School Crossing Guard Services
10. Approval of an Ordinance Amending Section 7-2-15 of the Municipal Code of Lincolnwood

President Patel stated that a Village Trustee requested that Consent Agenda items 1-3 be moved to the end of the regular business agenda.

Trustee Sargon motioned to approve Consent Agenda items 4-10. The motion was seconded by Trustee Martel.

Upon Roll Call, the results were:

AYES: Trustees Martel, Ikezoe-Halevi, Saleem, Sargon, Diaz Herrera, Klatzco

NAYS: None

The motion passed.

### **Regular Business**

11. Consideration of a Resolution Approving an Extension of a Recreational Cannabis Dispensary Certificate of Registration

Community Development Director Scott Magnum stated that on September 9, 2021, the Village Board approved Cannabis Retailer Registration Requirements and set the maximum number of registrations allowed at one and requires operations to commence operation within three months after the date of registration unless extended by Village Board. On October 1, 2021, Green Renaissance Illinois (GRI) Holdings submitted an application to operate a Cannabis Dispensary at 4656 W. Touhy Avenue. On December 15, 2021, GRI issued registration following a thorough review of the application materials by the Finance, Police, and Community Development Departments. On February 15, 2021, the Village Board approved Resolution 2022-2399 to extend the registration through June 15, 2022, due to ongoing litigation and necessary physical improvements to the property. On May 5, 2021, the Village Board approved Resolution 2022-2367 to extend the registration through September 15, 2022, due to ongoing litigation and necessary physical improvements to the property. On September 8, 2022, the Village Board approved Resolution 2022-2395 to extend the registration through December 15, 2022, due to necessary physical improvements to the property. A condition of the resolution was that the applicant must open by December 15, 2022, or pay a \$50,000 fee for another extension.

Director Magnum stated that on December 2, 2022 - Village Board approved Resolution 2022-2417 to extend the registration through March 31, 2023 and established a 7-payment fee schedule for the \$50,000 extension fee. On March 21, 2023, the Village Board approved Resolution 2022-2443 to extend the registration through June 30, 2023. The applicant has made all payments on time to date, with two additional \$10,000 payments due on June 15, 2023, and July 15, 2023. On May 24, 2023, GRI requested an extension due to the remaining necessary improvements to 4656 W. Touhy Avenue and the change of contractor.

Director Magnum stated that staff recommends the Village Board consider an extension from the current June 30th date until September 30, 2023.

Trustee Martel stated that the extensions are becoming a repetitive thing. He asked if there was something different about this request.

Trustee Sargon stated that the Village Board needs to be provided with a more realistic timeline for the completion.

Jay Stewart of GRI stated that they want to get the project finished. He said that the state extended the deadline for cannabis dispensaries. He stated that they ran into some issues because the building was in rough shape when they started the project. He stated that they have put in over \$2 million, and it is in their interest to finish the project. He stated that they expect to start hiring employees in late June. He stated that a contractor would begin working on the HVAC system very soon. Mr. Stewart noted that the single major work left is the sprinkler system.

President Patel stated that the Board understands the difficulties the business owner is facing. He stated that he recommends approving the extension and charging an extension fee of \$25,000. He stated that the fee could be waived if they completed the project before the deadline.

Trustee Saleem asked how long a state inspection takes.

Mr. Stewart stated that the inspection process lasts about a week.

Trustee Halevi asked if there would be any inspections the Village would need to do before their opening in September.

Director Magnum said the Village could do an inspection within a few days after the project is complete.

Trustee Martel stated that he is ok with having a \$25,000 fee if the project is not completed by September 30.

President Patel stated that what the Board is looking at is an extension fee of \$25,000 to be waived, provided that the project is complete and the business is open by September 30.

Village Attorney Steve stated it would be safer for the Village to charge a \$25,000 extension fee and reimburse the entire amount if the project is complete and the business is open by

September 30. He stated that he is concerned that if the Village waives it and makes it not due until September 30, there might not be anyone there to pay the fee.

Mr. Stewart stated that he likes the waiver idea better because they have already put \$2 million into the project, and the company isn't going anywhere.

President Patel asked if the \$25,000 extension fee is a lienable amount.

Village Attorney Elrod stated that not paying the fee would be in violation of a Village Ordinance and would be enforceable on a failure to pay.

After discussion, the Board members concurred with the Mayor's suggestion of a \$25,000 fee that would be assessed on September 30 only if the business was not open to the public before that date.

Trustee Sargon moved to approve the Resolution and add a new section three, adding a \$25,000 fee if the business is not open on September 30. Trustee Martel seconded the motion.

Upon Roll Call, the Results were:

AYES: Trustees Sargon, Diaz Herrera, Saleem, Martel, Halevi, Klatzco

NAYS: None

The motion passed

12. Consideration of an Ordinance Approving an Amendment to the Lincolnwood Town Center Planned Unit Development for 6995 North Central Park Avenue

Doug Hammel stated that the subject property is located at 6995 North Central Park Avenue. The property is a two-acre vacant property surrounded by auto dealer inventory lots. Town Center PUD Establishes the permitted use of the subject property as "flex tech." Subsequent amendments have permitted auto inventory lots on surrounding properties. The Subject property has been vacant for the entire period of the PUD. Mr. Hammel stated that the proposed development Multi-use community center and religious facility. The proposed property will have a 26,000-square-foot footprint with 42,500 square feet in total gross floor area. There would be 103 parking spaces. North Central Park Ave will provide access to Touhy Ave and McCormick Blvd. The multi-use community center and the religious facility would have 13,000 square of admin and educational spaces, 13,000 square feet of primary lobby and worship space, and 26,000 square feet of gymnasium and banquet space. There would also be outdoor areas, including seating, a ceremony space, a garden, and a play area.

Mr. Hammel stated that the requested approval is to Amendment to Ordinance No. 1988-1801 to accommodate the following: Approval to permit a community center/religious institution at the subject property; Approval of a Special Use as per Section 7.06(5) to allow open-air parking spaces in the front yard; Approval of a Special Fence as per Section 3.13(8)a to allow for the installation of a masonry wall around the parking area.

Furthermore, Mr. Hammel stated that Staff is requesting an Amendment to Ordinance No.

1988-1801 to accommodate the following: Relief from Section 8.04(7) related to reducing required setbacks from 38 feet to 34 feet from the north lot line, six feet and one-half inch from the east lot line, and six feet from the south lot line; Relief from Section 7.08(2) to allow a loading bay with a depth of approximately 16 feet; Relief from Section 7.10 to reduce the amount of required parking from 339 spaces to 103 spaces; Relief from Section 3.13(9)c to allow a fence in the front yard; Relief from Section 4.07(5) permits outdoor activities in a play area to the north of the structure and a garden, event/ceremony space, and outdoor dining area in the southeastern portion of the property; and Relief from Section 6.04(3) to allow the use of more than 25% of non-high-quality materials on the west façade (43%), north façade (48%), and south façade (37%).

Mr. Hammel stated that at the Plan Commission public hearing, staff presented various considerations regarding parking supply and demand, expected traffic impacts, alignment with recent policy discussions regarding permitted uses, recently adopted policy documents and long-range plans, efforts to reduce the amount of required relief, coordination with emergency response staff, PUD objectives, and standards, recommended condition regarding a pedestrian connection from the municipal parking area to a subject property. Mr. Hammel stated that key planning Commission determinations were: the use of an architectural metal panel is appropriate, so long as it is of consistent integrity and durability as similar products used on other recent development projects in the Village. Sought clarification regarding the operation of the facility and how to offset hours for different portions of the building will reduce the actual parking demand throughout the day and week. Other determinations concurred that there would be little noticeable traffic impact based on the regular use of the facility. Sought clarification regarding the intent to provide a fence around the property. Debated the need for the petitioner to provide a sidewalk and crosswalk from the UP Trail parking lot to the east side of Central Park Avenue.

Ultimately, the Plan Commission Unanimously approved a motion recommending approval of the requested amendment to Ord. No. 1988-1801 and zoning relief, with two conditions: That the Petitioner be responsible for the design and installation of a pedestrian facility connecting the UP Trail parking lot to the public sidewalk on the east side of Central Park Avenue, so long as it is deemed by Village staff that such a connection is feasible and appropriate; and That staff review the proposed architectural metal panel product and determine that it is consistent in quality and durability with similar products used at the District 1860 development, auto dealership at 7373 North Cicero Avenue, and auto dealership at 7101 North Lincoln Avenue.

Mr. Hammel stated that staff sent product specifications for metal panels from other projects to the Petitioner's architect. The project Architect did not confirm a specific product but noted that they are planning to use the same manufacturer. The petitioner and staff discussed Section 5.18 of the Zoning Ordinance. Requires that Building Permit be pulled within 180 days of zoning approval, with approval of one 180-day extension available to the Village Board. The petitioner is undertaking additional fundraising efforts once zoning approval is

granted. The petitioner requests an extension of the effective period to one year, with approval of one 180-day extension available to the Village Board. Draft Ordinance is written to include this requested extension.

Mr. Hammel stated that staff recommends the approval of an Ordinance approving and an amendment to the Lincolnwood Town Center Planned Unit Development for 6995 North Central Park Avenue.

Trustee Sargon asked about hours for sports and other activities. She asked about lighting, outdoor congregation hours, and noise amplification to be put into writing.

The petitioner, Faruk Daudbasic, stated that this is not going to be a property with a lot of noise. Having a space where they can have meetings. There will be no amplification of noise coming from the property.

President Patel asked if because the property is not in a residential area, that is why noise restrictions would not apply.

Mr. Hammel stated that rules on noise would still be applicable. However, there are no rules on hours of operation because the property isn't in proximity to residential properties.

President Patel asked if the Village could add no amplification, such as music or a microphone, to the Ordinance.

Trustee Sargon asked how late the outdoor space of the property would be open and if they plan on having outdoor illumination.

Faruk Daudbasic stated that there would not be any illumination and that outdoor events would end when it became dark outside.

Trustee Sargon stated that she would be satisfied with a condition that said no outdoor communal gathering after sunset, and no outdoor sound amplification.

Trustee Martel asked about the general usage hours of the property and if there would be usage from midnight to 6 am.

Faruk Daudbasic said no, there would not be communal gatherings on the property after sunset.

Trustee Martel asked about the potential for illegal parking, especially near the industrial zone.



Mr. Hammel stated that there are restrictions along Central Avenue. The multi-use nature of that street would make violations a priority.

Trustee Diaz Herrera stated that she sees that the banquet hall is small, so that would be an intimate gathering. She asked whether they would be renting the gymnasium for any activities, such as sports tournaments.

Faruk Daudbasic stated that the gymnasium could be rented out, but that is not the intention of the gymnasium, and it won't be used for weddings.

The Village Board requested the following additions to the Ordinance: no outdoor amplification of sound, no outdoor congregation after sunset, if the village determines that the parking is insufficient, the applicant will work with the village to find alternative parking arrangements.

Trustee Saleem moved to approve the amended Ordinance. Trustee Martel seconded the motion.

Upon Roll Call, the Results were:

AYES: Trustees Sargon, Diaz Herrera, Saleem, Martel, Halevi

NAYS: None

ABSENT: Klatzco

The motion passed

13. Consideration of an Ordinance Amending the Village of Lincolnwood Zoning Ordinance Regarding the Permissibility of Various Uses in the M-B Light Manufacturing/Business Zoning District

Doug Hammel stated that in June 2022-May 2023, the Plan Commission held hearings regarding permitted uses in various non-residential zoning districts. Recommendations were made in 2022 and 2023 regarding the M-B district. He stated that Tonight's requested action is to adopt an Ordinance approving amendments reflecting amendments related to car washes in the M-B zoning district, aligning permitted uses with long-range planning policy documents, and considering the permissibility of religious institutions based on federal land use legislation. In June 2022, Plan Commission held introductory discussions on more complex permitted use policy questions and provided a recommendation regarding the permissibility of car washes in the M-B district. The Plan Commission Recommended Table 4.01.1 be amended to allow car washes with a Special Use Permit based on the following: car washes often include a drive-through facility, which also requires Special Use approval as per the Zoning Code; and car washes often have substantial external impacts related to traffic and noise that warrant Special Use review is.

Mr. Hammel stated that for long-range planning in 2020, the Village approved the NEID TIF Conceptual Development Plan, which identifies areas of the M-B district within the former NEID TIF that is expected to remain intact and recommends that those areas be

allowed to accommodate uses that expand employment opportunities and “destination” activities. In 2022, the Village approved the Lincolnwood Town Center Concept Plan, which focuses primarily on the future potential of the mall property and discusses the role of surrounding areas for secondary destinations or active uses. In January-April 2023, the Plan Commission considered potential amendments brought forth by staff related to allowing some uses currently prohibited by Table 4.01.1, prohibiting some uses currently allowed by Table 4.01.1, and adding new uses to Table 4.01.1 so they can be allowed in the M-B district.

Mr. Hammel stated that following the April 3 recommendation, staff worked with Village Attorney to begin drafting Ordinance to amend Table 4.01.1. The Village Attorney noted a legal concern regarding RLUIPA which Prohibits discrimination based on religion in land use and zoning decisions/ The Village Attorney advised that if certain assembly uses are permitted in a zoning district, religious institutions should also benefit from that same level of permissibility. On May 10, 2023, the Plan Commission reopened its hearing regarding permitted uses in the M-B district. The Plan Commission considered whether to either: Allow assembly uses (including entertainment venues, community centers, and religious institutions) by Special Use Permit; Prohibit those assembly uses and religious institutions. The Plan Commission passed a motion revising April 3 recommendation to also allow religious institutions by Special Use Permit.

Mr. Hammel stated that the recommendation to the Village Board is to Move to approve an Ordinance amending Table 4.01.1 to reflect the following recommendations from the Plan Commission regarding the M-B zoning district: The following permitted uses would become allowed by Special Use Permit: Vehicle storage and towing and Car wash. The following uses would be added to Table 4.01.1 and would be allowed by Special Use Permit: Brewery/distillery, renewable energy production, hydroponic agriculture, and live/work spaces.

Mayor Patel asked, when looking at entertainment venues or religious centers if there are any clear lines to differentiate the uses.

Village Attorney Elrod responded by stating that with the movement of the conservative majority in the Supreme Court, the line has become less blurred, and it is clear that religious uses must be treated similarly to other gathering spaces. You can’t distinguish religious uses because of religion.

President Patel asked if there is a differentiation in the type of gathering between an ice rink and a movie theater. Both are places of gathering and operate in very different ways.

Village Attorney Elrod stated that generally, not if the public is allowed to gather. You might be able to make a distinction between something that has a very specific sporting event, like a bowling alley, versus a community center or movie theater that would operate

similarly to a gathering for religious services. Additionally, he stated that there had been cases that have compared favorably athletic workout facilities to religious gatherings.

Trustee Halevi stated the Village is at a tipping point with the number of nonprofit organizations because all the land comes off the tax rolls. At what point does the Village gets squeezed out?

Village Attorney Elrod stated that the Village could consider not allowing any kind of gathering place in Lincolnwood, whether they are taxed or not. The Village has taken a step to make them all special uses as opposed to permitted uses. Furthermore, he said that in Illinois, the Statutes make it clear that religious institutions are non-taxable.

Trustee Sargon asked whether it matters if a space is open to the public instead of private.

Village Attorney Elrod stated that regulation of land use should not focus on the specific user.

President Patel stated that religious institutions are not the only organizations that are tax-exempt, and its uses are not the only uses that are tax-exempt. There are also tax-exempt uses that pay taxes. For example, if they lease from a tax-exempt entity or if they share a building with a tax-exempt entity. Even though the uses don't pay taxes, they add a benefit to the community.

President Patel asked for a live and work space if it is defined as not having a nonresidential space.

Mr. Hammel stated that it is intended as a commercial space with a residential component that is related to the person who owns the commercial business.

President Patel stated that one thing to consider is if it reaches the residential tax class. We could make the threshold what the assessor defines as a residential classification.

Trustee Saleem moved to approve the amended Ordinance to include a provision allowing for the regulation of a live-work space to prevent it from becoming predominantly residential. Trustee Halevi seconded the motion.

Upon Roll Call, the Results were:

AYES: Trustees Sargon, Diaz Herrera, Saleem, Martel, Halevi, Klatzco

NAYS: None

The motion passed

14. Approval of the Following Items Pertaining to the Street Storage Stage III Project: A) a Resolution Approving the Award of a Contract to M.Q. Construction Co., of Chicago, Illinois, for the Street Storage Stage III Project and B) an Ordinance Waiving Competitive Bidding and Authorizing an Agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois, for the Provision of Construction Oversight Services

Trustee Martel noted that he had several concerns about this agenda item, as well as the related items. He asked about the bidding process and wondered why there was only one bidder and if this was different than in the past. There was discussion on how it was published in the Lincolnwood Review, which he doesn't think that many contractors look at. He stated if that is typical of how the Village does its infrastructure projects.

Village Engineer James Amelio stated that the Village follows the same process for bidding. It was advertised in the local newspaper. Furthermore, it was posted on a bidding website called Quest. In addition, there was a courtesy notice sent to multiple contractors. From those efforts, four prime contractors picked up and looked at the plans. Why all four didn't bid on the project is because a lot of the contractors were busy and ended up getting jobs in the interim or picked it up and thought it wasn't worth it for them.

Acting Public Works Director Reynolds stated that there were two interests on another contractor website for the bid.

Trustee Martel asked what the results of the benefits for stages one and two are. He asked if there are meters in the vault or manholes to measure benefits locally or at the discharge.

James Amelio stated that the Village is collecting data and will report back on the benefits in the future.

President Patel stated that the Village was conducting flow monitoring and that they were following what was modeled to show that it was working.

Mr. Amelio stated that there were flow meters in Stage One of the project. The challenge is getting similar storms and collecting that data.

Trustee Martel moved to approve the Resolution. Trustee Sargon seconded the motion.

Upon Roll Call, the Results were:

AYES: Trustees Sargon, Diaz Herrera, Saleem, Martel, Halevi, Klatzco

NAYS: None

The motion passed

15. Approval of the Following Items Pertaining to the 2023 Infrastructure Improvement Program: A) a Resolution Approving the Award of a Contract to Millennium Contracting Co., of Chicago, Illinois, for the 2023 Infrastructure Improvement Program in the Amount of \$1,081,656.00; B) a Resolution Requesting Motor Fuel Tax Funds from the State of Illinois in the Amount of \$378,000 and C) and an Ordinance Waiving Competitive Bidding and Authorizing an Agreement with Christopher B. Burke Engineering Ltd., of Rosemont, Illinois for the Provision of Construction Engineering Services in the Amount of \$127,916

Trustee Matel stated that he has concerns about the bid documents because all but one was above the Engineer's estimate. He asked if Millenium Contracting has done any work with the Village or if they know their work for this type of work.

Mr. Amelio stated that he hasn't personally worked with Millenium Contracting, but he has called the company's references, including the City of Chicago. The company has done work as a subcontractor for other contractors, and all references were positive. They do a lot of gas service lines for Nicor and water service lines on the private side going into houses. Director Reynolds stated that the Village received a favorable response from one of the competitive bidders.

Trustee Martel stated that he is concerned about the bid documents and public outreach to the impacted homeowners. He stated that he is looking for staff to look at a different approach to construction. Furthermore, Trustee Martel stated that he does not approve of Consent Items being combined with engineering and low bid. He said he would be willing to make a motion to approve the Millenium Contracting construction bid, but wanted staff to figure out the comprehensive approach to coordination with residents and oversight.

The impact is that the Village would not be able to move forward with the project if awarded to Millenium Contracting. The Village would have to issue an RFP for construction management. Director Reynolds noted that the Village does not have the staffing to handle it. He stated that it would be unfortunate if the Board didn't issue the construction management portion along with the project itself. He fully understands Trustee Martel's concerns, and will ensure that the Village takes the necessary steps to ensure that the project runs smoothly.

Trustee Martel stated that he would like to see adjustments to the engineering inspection, the outreach approach, and other aspects of the project. He stated that the Village should move forward with the construction project and bring in more expertise. Other municipalities are doing similar projects, and we would benefit from reaching out and seeing what those municipalities are doing.

President Patel stated that there are two blocks in the Village that are participating in the Lead Service Line Pilot Program. The current discussion is on an issue that the majority of the Village Board did not contemplate prior to tonight's meeting regarding the water pipe

being closer to the sewer pipe. He asked if we have a path to move forward so that we don't get another year behind. He stated that we should figure out how to responsibly get the Pilot Program done this year. Stopping now would be a bad decision.

Trustee Halevi stated that no matter how we look at it, we still have to go into each house in the pilot program or get photos from homeowners. Even if it won't be until next year, we still have to do the groundwork to get all of the information. So why not start now because at least we would have started the program. If we run into an issue, then that is what it is for. The Pilot Program is a test, and we need to keep going forward. She stated that the Village needs to go knock on the resident's doors and get going with the pilot project.

President Patel stated that there is risk involved from the Village to the contractor. The Village has an unfunded state mandate that it has to deal with. The Village is doing it judiciously and responsibly.

Trustee Klatzco stated that he doesn't want the Board to make a million-dollar mistake. He suggests that CBBEL finds out where the sewer and water lines are like they were expected to in the bid documents. If the project is done wrong, the Village will have to dig up the pipes again. He stated that CBBEL needs to go to the houses and find out where the sewer is. If the Village has to fix sewers, Trustee Klatzco is concerned it is going to be expensive.

Trustee Saleem said that he is sure there is any agency we can call to figure out what the separation requirement is, and we can have a special meeting to talk about this again. Right now, the documents don't show a separation requirement.

Trustee Sargon stated that if they are going to go forward, it is in the Village's interest to keep CBBEL on for the pilot project. In previous discussions, it's been decided to keep the same firm for multiple phases of a project. We can change that, but for the purposes of moving forward in the short term, we should keep CBBEL and approve as presented by staff.

Trustee Martel stated that he is not against CBBEL running the project but would like more expertise with public outreach and lead service line technical issues. He stated that he would like staff to identify the right approach to construction, engineering, and outreach services in the next two weeks.

Trustee Martel moved to approve Resolutions A and B and revisit C. Trustee Saleem seconded the motion.

Upon Roll Call, the Results were:

AYES: Trustees Sargon, Diaz Herrera, Saleem, Martel

NAYS: Klatzco, Halevi

The motion passed

**Public Forum**

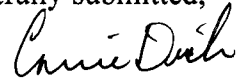
None

**Adjournment**

At 11:25 P.M., Mayor Patel called for adjournment of the Regular Village Board meeting. Trustee Martel moved to adjourn, seconded by Trustee Sargon.

The meeting was adjourned by voice vote.

Respectfully submitted,



Carrie Dick  
Deputy Village Clerk