

MINUTES OF THE BOARD OF TRUSTEES
VILLAGE OF WORTH
August 17, 2021 at 7:00 p.m.

CALL TO ORDER

The regular meeting of the Village of Worth Village Board was called to order by Village President Werner on Tuesday, August 17, 2021 at 7:00 p.m.

ROLL CALL

Present and responding to roll call were the following:

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| Village President | Mary Werner |
| Village Clerk | Bonnie Price |
| Village Trustees: | Kevin Ryan |
| | Pete Kats |
| | Brad Urban |
| | Laura Packwood |
| | Rich Dziedzic |

Also Present:

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|--------------------------------|------------------|
| Village Attorney | Greg Jones |
| Chief of Police | Tim Denton |
| Superintendent of Public Works | Wayne Demonbreun |
| Building Commissioner | Bruce Zartler |
| Village Engineer | Mike Spolar |

There being a quorum present, the meeting was called to order.

FOP President Officer Cozzi presented Commander Terry Mahaffey of the Marris Meyer American Legion a check. FOP had a golf outing and the proceeds were donated to the American Legion.

Resident Ron Anderson presented a check in the amount of \$900.00 to Beth Anne Mahaffey for the Women's Auxiliary Food Baskets for Thanksgiving and Christmas. The Anderson family had a golf outing called Ron Dog and the proceeds were donated to the Women's Auxiliary. Ron stated that they were able to double the donation this year.

REPORTS OF VILLAGE OFFICIALS

VILLAGE PRESIDENT

President Werner stated that on the consent agenda is the appointment of Dana McNeilly and Carol Antosz to REDB for a term to expire on April 30, 2026. President Werner stated that she had many residents inquire about the position on the REDB. This is a volunteer position. Their first REDB hearing will be held on Thursday, August 19. Without any objection this will remain on the consent agenda.

VILLAGE CLERK

Clerk Price stated on the consent agenda is to award the 2021 Street Improvement Bid. Engineer Spolar reviewed the bids submitted at the letting of August 17, 2021. All bids were correct and in order. The list of bidders with their respective bids are as follows:

Lindahl Brothers, Inc. \$399,666.60
Gallagher Asphalt Corp. \$416,469.24
K-Five Construction \$442,638.60

The Engineer's Estimate of Cost for this project was \$396,492.40. Therefore, I recommend award of the contract to Lindahl Brothers, Inc. for the bid amount of Three Hundred Ninety-Nine Thousand Six Hundred Sixty-Six Dollars and Sixty Cents (\$399,666.60). Trustee Urban asked when the start date will be. Engineer Spolar responded that the completion date will be October. Trustee Packwood asked why we started the bid process so late. President Werner explained that the budget needs to be approved before we go out for bid. Engineer Spolar stated this is about 1.2 miles of roadway. Trustee Packwood asked if it would be better to go out for bid now for the next year. President Werner stated that the job would need to be done before the end of the budget year, which would be impossible. Engineer Spolar stated that the beginning of the paving season is May 1. Without any objection this will remain on the consent agenda.

FINANCE COMMITTEE

Trustee Ryan stated that on the consent agenda is to approve the bill list dated August 17 in the amount of \$211,580.38. Without any objection this will remain on the consent agenda.

VILLAGE ATTORNEY

No report.

PUBLIC SAFETY

Trustee Kats submitted the Police Report for the month of July. The department logged 11,576 miles, had 1,350 total police events and made 35 criminal arrests.

Trustee Kats announced the Coffee for the Champions on August 20 at the Dunkin Donuts. Worth Police Officers will be collecting money for the Special Olympics.

President Werner stated the National Night Out was a huge success.

PUBLIC WORKS COMMITTEE/BEAUTIFICATION COMMITTEE

Trustee Urban submitted the water report for the month of July. The water samples were tested on July 14 and July 27, 2021 by the Water Department and were found to be satisfactory, according to the testing analysis performed by Envirotest/Perry Labs Inc. Public Works had two water main breaks last month.

BUILDING/LICENSING/ORDINANCES

Trustee Dziejcz stated on the consent agenda is to adopt Ordinance 2021-28 an Ordinance amending Section 3-6-6 of the Village of Worth Municipal Code to modify the number of Class B1 and B2 liquor licenses. This is for St Thomas Group Inc. located at 11458 S. Harlem Ave. Without any objection this will remain on the consent agenda.

Trustee Dziedzic asked Commissioner Zartler to go over the July building department report. Commissioner Zartler stated that the total dollar amount collected in July 2020 was \$13,499.00 total administrative fees collected was \$2,270.00, and the building department issued 82 permits for the month of July. Commissioner Zartler stated that the total dollar amount collected in July 2021 was \$9,016.00, total administrative fees collected was \$1,500.00, and the building department issued 60 permits for the month of July.

Trustee Dziedzic announced what a great job everyone does at the adjudication hearing.

BUSINESS LICENSES

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Mohammad Ibrahim to open Advance Group 2 Inc. to be located at 11501 S. Harlem Ave., Unit A. President Werner stated that this was a gas station and will remain a gas station with a mini mart. The gas station will not be doing any remodeling. Commissioner Zartler stated that he needs to do an inspection of the inside. Without any objection this will remain on the consent agenda.

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Greg Jeffers and Brandon Mohamed to open Onpoint Gaming Inc. to be located at 11501 S. Harlem Ave., Unit B. President Werner stated the car wash has been closed for 10 years. This will be remodeled and turned into a gaming café, they have a B2 liquor license so they will sell package goods and serve on premises. There will be 2 different owners that is why it is Unit A and Unit B. Trustee Dziedzic asked about parking. President Werner stated they have parking in the rear and they will be adding 3 new parking spaces in front of the car wash they will close off the entrance. Trustee Urban asked if the owner will be moving here and the owner replied he has a partner that will be here and he comes to Illinois several times a month. Trustee Packwood shared with the owners that Water's Edge will be getting gaming and they had a study done that said 72,000 cars a week drive down Harlem Avenue. Without any objection this will remain on the consent agenda.

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Abraham Mathew to open St Thomas Group to be located at 11458 S. Harlem Ave. President Werner stated that this is a gas station presently and we just passed an ordinance to have a B2 liquor license. They submitted a design for the inside of the building they will get 4 machines. Trustee Dziedzic asked about parking. President Werner stated they will need to stripe parking spaces before they open. Trustee Urban asked if they have a public bathroom, they replied yes. Without any objection this will remain on the consent agenda.

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Sardar Alam to open Premier Auto Works Inc. to be located at 6435 W. 111th St. President Werner stated that this will be a Used Car Dealership. The gentlemen has a contract on the property and is doing his due diligence. It is zoned B2 and this is an allowable use. He will keep the apartments upstairs. He is presently going to place the car lot in the back and have store fronts in the front of the building. Trustee Dziedzic thought it would be better to have the cars in the window up front. He will have a mechanics bay for their use. Trustee Packwood asked about the lights in the back she does not

want them to shine on the residents, he said that he is far enough away but will have them shine on his building. Commissioner Zartler stated that the basement has 6 feet of water in it. The buyer stated that the basement is not under the entire building and that he has hired an engineer. Trustee Ryan asked if the board could approve this if he does not own the property. Attorney Jones stated that he cannot receive a license until he is in compliance with all of the Village rules and regulations. Without any objection this will remain on the consent agenda.

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Mufid Saleh to open Shrimp House/Kitchen to be located at 6615 W. 111th Street, Unit #2. There will be no indoor seating. Trustee Dziedzic asked Commissioner Zartler if they will need a hood. Commissioner Zartler responded yes. They will have parallel parking in the rear. The house on the property will need parking. Engineer Spolar stated that the parking space needs to be minimum of 20 feet. Mr. Saleh stated that he has plenty of parking spaces and there was previous business in this building that parked on the street and in the driveway. President Werner stated that the prior business owner went in front of the REDB for a parking variance. After discussion about parking, access, and the business owner's plans, the village board decided it was necessary to get additional information from the business owner to confirm code compliance and to come back to the next meeting. This was pulled from the consent agenda to provide the business owner time to provide additional information concerning his proposal.

In the absence of Trustee Muersch Jr. President Werner stated on the consent agenda is to approve business license application request from business owner Rudni Hathwa to open Steak & Chicken DBA Steak & Chicken to be located at 6615 W. 111th St., Unit #1. This is the tenant space adjacent to the proposed location for Shrimp House/Kitchen. The village board discussed parking, access, and the business owner's plans and determined that additional information from the business owner was necessary to confirm code compliance. This was pulled from the consent agenda to provide the business owner time to provide additional information concerning his proposal. The business owner was advised to come back to the next meeting, with additional information.

GOLF COURSE

Trustee Packwood announced some of the specials at Water's Edge \$10.00 Domestic buckets, \$14.00 Import buckets, \$2.00 off the Edge Appetizer Platter, Taco Tuesday and Margarita Specials, and Monday Night Cruise Night \$5.00 Burger Night. We are getting new banners to put up. Kids play free with an adult. On August 23 the Golden Tee, ATM and the Juke Box will be delivered. Chili Open is October 17. Driving Range lights are coming this week. They will have specials for Night Range. There is a sale in the Pro Shop. We were waiting on Troon for the Finance figures, Finance Director Fox and Assistant to Finance Director Amy Lewis have paperwork from June and July.

Trustee Ryan stated that we did not turn down the applications for the Shrimp Kitchen and Steak & Chicken located at 6435 W. 111th Street. We are asking for more information regarding parking.

Attorney Jones suggest asking the applicant to answer the following questions: to get a better understanding of the project.

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- 1) How will vehicle traffic enter the property – from 111th Street, or from the alley?
- 2) How will vehicle traffic exit the property – onto 111th Street, or onto the alley?
- 3) How wide is the existing driveway located near the property’s west property line?
- 4) What are the dimensions of the parallel parking stalls shown on the plan submitted to the village?
- 5) Please identify (a) the location of any off-site parking spaces the applicant plans to allow employees or customers to use; and (b) the number of parking spaces that will be made available. Please provide a copy of any shared parking agreements that authorize the businesses to use these spaces.
- 6) Please confirm whether a curb cut exists on 111th Street adjacent to the property’s driveway.

MOTION TO ESTABLISH THE CONSENT AGENDA

Motion was made by Trustee Packwood seconded by Trustee Dziedzic to establish the consent agenda. A roll call followed. Ayes: Trustee Kats, Ryan, Urban, Packwood, and Dziedzic, (5). Nays: (0). Absent: Muersch Jr. (1). Abstain: (0). Motion carried.

Consent Agenda
August 17

Approve the meeting minutes from August 4, 2021

To advise and consent to the Village President's Appointments of Dana McNeilly and Carol Antosz to REDB for a term to expire on April 30, 2026

Award the 2021 Street Improvement Bid to Lindahl Brothers in the amount of \$399,666.60

Approve the bill list dated August 17 in the amount of \$211,580.38

Adopt Ordinance 2021-28 An Ordinance amending Section 3-6-6 of the Village of Worth Municipal Code to modify the number of Class B1 and B2 liquor licenses

Approve business license application request from business owner Mohammad Ibrahim to open Advance Group 2 Inc. to be located at 11501 S. Harlem Ave., Unit A. This license is contingent upon having passed all inspections and being in compliance with all codes and ordinances

Approve business license application request from business owner Greg Jeffers and Brandon Mohamed to open Onpoint Gaming Inc. to be located at 11501 S. Harlem Ave., Unit B. This license is contingent upon having passed all inspections and being in compliance with all codes and ordinances

Approve business license application request from business owner Abraham Mathew to open St Thomas Group to be located at 11458 S. Harlem Ave. This license is contingent upon having passed all inspections and being in compliance with all codes and ordinances

Approve business license application request from business owner Sardar Alam to open Premier Auto Works Inc. to be located at 6435 W. 111th St. This license is contingent

upon having passed all inspections and being in compliance with all codes and ordinances

~~Approve business license application request from business owner Mufid Saleh to open Shrimp House/Kitchen to be located at 6615 W. 111th Street, Unit #2. This license is contingent upon having passed all inspections and being in compliance with all codes and ordinances~~ Need more information from the owner regarding parking.

~~Approve business license application request from business owner Rudni Hathwa to open Steak & Chicken DBA Steak & Chicken to be located at 6615 W. 111th St., Unit #1. This license is contingent upon having passed all inspections and being in compliance with all codes and ordinances~~ Need more information from the owner regarding parking.

MOTION TO ADOPT CONSENT AGENDA

Motion was made by Trustee Kats seconded by Trustee Ryan to establish the consent agenda. A roll call followed. Ayes: Trustee Kats, Urban, Packwood, Ryan, and Dziejdzic, (5). Nays: (0). Absent: Muersch Jr. (1). Abstain: (0). Motion carried.

PUBLIC COMMENTS

Trustee Dziejdzic stated that he and Commissioner Zartler went to 6615 W. 111th Street to look at the parking and they found a business operating out of the garage.

ADJOURNMENT

Trustee Kats moved seconded by Trustee Ryan to adjourn the regular meeting at 8:12 p.m. A voice vote.

Bonnie M. Price, CMC
Village Clerk