

Village of Indian Head Park
201 Acacia Drive
Indian Head Park, IL 60525

MEETING MINUTES
BOARD OF TRUSTEES

“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”

Thursday, January 11, 2007

7:30 P.M.

I. CALL TO ORDER -MAYOR RICHARD F. PELLEGRINO

The regular scheduled meeting of the Village of Indian Head Park Board of Trustees was held on Thursday, January 11, 2007, at the Municipal Facility, 201 Acacia Drive, and was called to order at 7:30 p.m. by Mayor Richard F. Pellegrino. Village Clerk Joseph Consolo called the roll as follows:

II. ROLL CALL: JOSEPH CONSOLO, VILLAGE CLERK

PRESENT (AND CONSTITUTING A QUORUM):

Mayor Richard F. Pellegrino
Trustee Richard Andrews
Trustee Debbie Anselmo
Trustee Anne Bermier
Trustee Carol Coleman
Trustee Norman L. Schnauffer
Trustee Matthew P. Walsh II

ALSO PRESENT:

Frank Alonzo, Administrator
Steven Busa, Treasurer
Joseph Consolo, Village Clerk
Patrick Crowley, Chief of Police
Jim Niewiara, Counsel, Quinlan & Carroll, Ltd.
Edward Santen, Water/Public Works Superintendent

III. PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Pellegrino and the Board of Trustees led the audience in reciting the Pledge of Allegiance to the Flag: *“I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands, one nation under God indivisible with liberty and justice for all”*.

IV. CONSENT AGENDA

The following consent agenda items were presented for Board approval. Mayor Pellegrino entertained a motion to approve the following:

■ Ordinance Amending the Municipal Code Regarding the Village's Municipal Retailers' Occupation Tax and Service Occupation Tax (Ordinance #07-1)

Mayor Pellegrino noted that Ordinance #07-1 is being presented for Board approval pursuant to the approval of the referendum by the voters in the last election.

Trustee Coleman moved, seconded by Trustee Schnauffer to approve the ordinance amending the Village of Indian Head Park Municipal Code regarding the Village's Municipal Retailers' Occupation Tax and Service Occupation Tax, as presented for Board approval. Carried by unanimous roll call vote (6/0/0). **Ordinance #07-1.**

Aye: Andrews, Anselmo, Bermier, Coleman, Schnauffer, Walsh

Nay: None

Absent: None

■ Resolution Authorizing the Execution of an Economic Incentive Agreement between IHP Development LLC and the Village of Indian Head Park (Resolution #R1-07-1)

Mayor Pellegrino noted that Resolution #R1-07-1 is being presented for Board approval consistent with language that was suggested by the Board and incorporated by Counsel Niewiara. Prior to the vote on the resolution, Mayor Pellegrino inquired if there were any questions and/or comments from the audience regarding the resolution. Lenore Halac, of Blackhawk Trail, asked what the Board is approving regarding an economic incentive agreement.

Mayor Pellegrino stated at the December meeting the Board had a lengthy discussion about the incentive agreement. He noted that there is precedent in the Village that goes back ten years, long before he was Mayor. Mayor Pellegrino further stated that many years ago the Village entered into an economic incentive agreement with the developer of Brookside Plaza (formerly Crossroads Development). The Village Board at that time entered into an economic incentive agreement with the developer of that plaza for a \$550,000 sales tax incentive over a ten-year period so that certain infrastructure could be built or a possible discount could be offered by the developer to prospective tenants. He added that when sales tax revenues are derived, half of that sales tax revenue generated on an annual basis by the development is given back to the developer as an incentive up to a certain dollar amount. Mayor Pellegrino noted that economic incentives are consistent with agreements that have taken place in Indian Head Park as well as incentives that are offered to developers in many other municipalities.

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Mayor Pellegrino stated that the economic incentive agreement between IHP Development and the Village of Indian Head Park is limited only to the commercial site to be developed on Joliet Road (formerly the Mazur site) and does not include the mixed use development under construction just north of the Flagg Creek plaza that is owned by Mr. & Mrs. Dimoff. Mayor Pellegrino further stated that the economic incentive agreement with IHP development will hopefully allow the developer to bring in revenue generating sales tax entities for the benefit of the community in the present and in the future. Mayor Pellegrino noted that the Board analyzed the sales tax incentive that was given to the Brookside development in the amount of \$550,000 over a ten-year period and also looked at the location of the IHP Development project. He noted that the commercial site location (formerly the Mazur site) is not the same type of location in terms of access, visibility, etc., that we have for Walgreens. Mayor Pellegrino stated that the Board analyzed all the variables and there was a lengthy discussion at the December meeting. The Board decided to offer as an incentive to IHP Development for the 14,000 square foot commercial property (formerly the Mazur site), up to a \$300,000 sales tax incentive over a seven year period; whichever happens first. He noted that does not mean the developer is getting \$300,000 and just like Brookside may not generate \$550,000 in sales tax. The agreement is an economic incentive to a developer to bring in a sales tax revenue producing source.

Janet Dimoff inquired if IHP Development at this time has anyone that is interested in locating to the new commercial site; formerly the Mazur site. Mayor Pellegrino stated that Mr. Fornaro was present at the December meeting and he indicated that he is on his third real estate business broker to market the property and has not had success in securing a tenant for the new commercial site. Mrs. Dimoff stated that it is a tough time for many shopping centers and there are many spaces that are vacant for over two years. Mrs. Dimoff further stated that she is all for incentives to bring business in to any community if it will benefit the Village. She added that if something is built, there will likely be more inquiries and interest in the property. Mayor Pellegrino stated that it is difficult to build a commercial structure if there is no anchor tenant because the needs of future tenants is unknown for the build-out of the commercial space. Mrs. Dimoff stated that when her commercial building was being built she was fortunate to have businesses that were interested in the space before it was finished. Mayor Pellegrino stated that Mr. & Mrs. Dimoff's commercial property is a Wolf Road exposure and a smaller venture. He added that he is always trying to promote Indian Head Park so there may be interest in investing in the community. Mayor Pellegrino stated that he talked to Pompei Bakery and Szbarro's Pizza long before the IHP Development project about coming to Indian Head Park to generate interest in the community. Mayor Pellegrino further stated that the *Chicago Tribune* had a photo shoot at 70th Place in March of 2006 to announce the availability of property in Indian Head Park; however, the article has not been published as of this date.

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Mrs. Dimoff stated that by all means she would like to see the IHP Development commercial site move forward to be developed because her property abuts the project.

Mayor Pellegrino stated that the prior building on the former Mazur site could have been rented until the property was developed; but the developer decided to demolish the structure, clear the site and placed an advertising rendering on the property to show how the commercial site would be configured.

Mayor Pellegrino stated that the Board is looking to the future of the community and whatever is built on the former Mazur property will hopefully benefit the entire community as well as adjacent property and land owners. Mrs. Dimoff stated that the street in the location of the IHP Development commercial site is in need of repairs. Frank Alonzo stated that he spoke with representatives of IHP Development about the condition of the street and cold patches will be applied to areas of the street that are in need of maintenance. Mayor Pellegrino stated that service industry businesses do not generate sales tax and the incentive agreement will not benefit IHP Development in terms of incentives if those types of businesses are selected for the commercial spaces. Mayor Pellegrino stated that some towns have instituted a moratorium on service businesses, it would not be right for Indian Head Park to restrict certain types of businesses and it is too heavy handed for government to get involved to that extent in the private sector. Mrs. Dimoff stated that Hinsdale implemented a limit on service type businesses and it has hurt that community. Mayor Pellegrino entertained a motion to approve the resolution authorizing an economic incentive agreement with IHP Development. Trustee Walsh moved, seconded by Trustee Bermier, to approve the resolution authorizing the execution of an economic incentive agreement between IHP Development and the Village of Indian Head Park, as prepared by Counsel Niewiara. Carried by unanimous roll call vote (6/0/0). **Resolution #R1-07-1.**

Aye: Andrews, Anselmo, Bermier, Coleman, Schnauffer, Walsh

Nay: None

Absent: None

i ***Approval of Stipulations Resolving Tax Rate Objections for 2001 and 2002***

Mayor Pellegrino noted that the approval of stipulations resolving tax rate objections for 2001 and 2002 will be discussed later in the agenda.

V. FINANCIAL REPORTS - TREASURER STEVE BUSA

N ***Financial Report for the month ending November 30, 2006***
Financial Report for the month ending December 31, 2006

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Treasurer Busa presented the financial report for the month ending November 30, 2006. For the month of November, he noted: (1) total revenues were \$120,780.96; (2) expenditures were \$407,288.70 and; (3) total fund balances in all accounts at the end of November were \$618,159.89.

Trustee Schnaufer moved, seconded by Trustee Anselmo, to approve the financial report for the month ending November 30, 2006, as presented by Treasurer Busa. Carried by unanimous roll call vote (6/0/0).

Aye: Andrews, Anselmo, Bermier, Coleman, Schnaufer, Walsh

Nay: None

Absent: None

Treasurer Busa noted that the December financial report is still being compiled and some of the bank statements were late in arriving. The December financial report will be presented for Board approval at the next meeting.

**VI. QUESTIONS AND/OR COMMENTS FROM INDIAN HEAD PARK
RESIDENTS/PROPERTY OWNERS IN ATTENDANCE**

Mayor Pellegrino stated that he is pleased to present an award that was given not only to the Village but the community as a participant in the Clean Air Counts Program sponsored by the Metropolitan Mayors Caucus. Mayor Pellegrino stated that he was invited to attend a ceremony hosted by the Metropolitan Mayors Caucus, which was created by Mayor Daley about nine years ago. The Metropolitan Mayors Caucus is comprised of the City of Chicago and 128 Mayors throughout Cook County and collar counties. There are 272 communities that are represented in the Metropolitan Mayors Caucus. Mayor Pellegrino stated that Indian Head Park was presented with a beautiful award "Clean Air Counts" in recognition of the steps Indian Head Park has taken for contributing to clean air. He noted that there are additional programs through this initiative that the Village will be participating in the future. He noted that the award will proudly be displayed in the Village Board Room. Mayor Pellegrino presented the Clean Air Counts Award to the community, which reads as follows: Presented to Indian Head Park for contributions to reduce ozone in the Chicago region and making a visible difference.

VII. EXECUTIVE SESSION

Trustee Andrews moved, seconded by Trustee Coleman, to adjourn to Executive Session pursuant to 5 ILCS 120/2 (c) (11), for the purposes of discussing pending litigation. Carried by unanimous roll call vote (6/0/0).

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Aye: Andrews, Anselmo, Bermier, Coleman, Schnauffer, Walsh

Nay: None

Absent: None

RETURN TO THE OPEN MEETING

Trustee Bermier moved, seconded by Trustee Andrews, to reconvene to the regular meeting. Carried by unanimous voice vote (6/0/0).

VIII. ADJOURNMENT

There being no further business to discuss, Trustee Coleman moved, seconded by Trustee Walsh, to adjourn the regular Board meeting at 8:05 p.m. Carried by unanimous voice vote (6/0/0).

Respectfully Submitted,

Joseph V. Consolo, Village Clerk

Kathy Leach, Deputy Clerk/Recording Secretary