

**City Council Meeting**  
Of the City of Palos Hills  
held **Thursday, June 5, 2014**  
City Hall Council Chambers  
10335 S. Roberts Road  
Palos Hills, Illinois 60465

- 1) **CALL TO ORDER:** Mayor Bennett called the City Council Meeting to order at 7:00 p.m.
- 2) **PLEDGE TO THE FLAG:** Mayor Bennett led everyone in the Pledge to the Flag.
- 3) **ROLL CALL:** Upon roll call the following Aldermen responded as present: Brachman, Hanson, Marrotta, Schultz, Kleefisch, Stratton, Pasek, Moore, Williams, Knox via electronic attendance:
- 4) **QUORUM:** Mayor Bennett declared a quorum was present.
- 5) **READING OF THE PREVIOUS MEETING MINUTES:**  
Ald. Kleefisch I MOVE to approve the City Council Meeting Minutes dated May 15, 2014 as presented. SECONDED by Ald. Marrotta. Upon roll call the following Ald. voted:  
AYE: Brachman, Hanson, Marrotta, Schultz, Kleefisch, Stratton, Pasek, Moore, Williams, Knox  
ABSTAIN: Brachman  
NAY: None  
MOTION CARRIED.
- 6) **CITIZENS PETITION:**  
City Clerk Mulderink, I have received a Citizen Petition request from Michael Perkowski from RELEAF LLC who wants to speak on the placement and zoning of a Medical Marijuana Dispensary in Palos Hills.

Michael Perkowski, The main reason I am here is I am asking for you to use a lot more than preconceived notions of medical marijuana over marijuana in general for people who are facing the zoning for Palos Hills.

I want to talk about the (inaudible) use of medical cannabis down the road, and it was voted for and passed in August 2013, and started it January of this year (inaudible) the first year being (inaudible) that are actual Committees and (inaudible) because they don't have (inaudible) enough information about how they are going to handle the pilot care throughout the state so far.

The Department of Financial Professional Regulations is the one that will be regulating it and just for your information it is Title 68, Chapter 7, subchapter B part 1290 if you want to look it up.

The biggest reason I am here is for the education of medical marijuana dispensaries. What ever choice you make in Palos Hills concerning zoning for medical marijuana operations, please make them from a (inaudible) position, not from preconceived notions.

I am here to show that this could help the community and community members with their type of problems medically, not help them consider marijuana as a drug that should not be considered a drug or make it any less of an actual ----- I really don't want to make it seem like its not a problem to do marijuana. I want to make it for medical purposes when it is sought through a Doctor for many years, right now it is two years but they are changing that.

When I come here to talk to you about medical marijuana dispensaries I am talking about myself as wanting to make dispensary (inaudible). I made a company called RELIEF LLC for this purpose (inaudible). I also want to make it a Wellness Center and a Juicing Bar. I want to give options to the patients, talking with doctors, chiropractors, acupuncturists, that I am talking to currently to be advisors on this Board, because this is a Not For Profit with a Board.

I am asking you when you do talk about zoning, which I hope that I will be a part of with the other (inaudible) if that is a possibility, that we talk about zoning that works for the community as well give me something that I can work with.

Mayor Bennett, we have never been approached yet on it, have you talked to other communities or are we the first community you've talked to.

Michael Perkowski, you are the first community I've talked to directly in this form.

Mayor Bennett, you said you are from Orland Park and I didn't know whether you approached them on this.

Michael Perkowski, I did not and I will not (inaudible), they are not considering this at all (inaudible) being involved in that because Illinois not giving that as an option, and now I currently live in Tinley Park.

Mayor Bennett, the Council has not taken this up and certainly addressed us on the issue and the information you have given us we will certainly take that under consideration, and I guess up until such time we are advised by our Corporation Counsel as to what State law requires and what the municipality can or can't do under State law. Again this is the first being brought up to the City of Palos Hills, so we have a lot to think about and discuss.

**7) CITIZENS HEARING:**

Mayor Bennett, the meeting is open to the public for any comments or questions.

With no further comments from the public; the public portion of the meeting was closed.

**8) REPORTS & COMMUNICATIONS FROM MAYOR AND OTHER CITY OFFICIALS:**

**A. CITY CLERK:** No report.

**B. CITY ATTORNEY:**

City Attorney Pappas, I have two items this evening. One is I spoke to the owner of 10235 S. 90<sup>th</sup> Ave. concerning the demolition. He indicated to me that he is waiting for 3 appraisals as far as to what it will cost him to demolish the building, and he and I are going to have further discussions next week as to what his intentions are going to be. Hopefully I will have a report for you next Thursday as to what the owner of that property is going to do.

The next item is the Loan the City Council approved a couple of weeks ago for the Golf Course for \$217,600.00. I don't think the City Council has voted for me to go ahead and draw the necessary paper work to be drawn. I can have that available to everyone for their review by next Thursday.

**C. MAYOR** No report.

**9) PRESENTATION OF PETITIONS, COMMUNICATIONS, RESOLUTIONS  
ORDERS AND ORDINANCES BY ALDERMEN:**

**A. BUILDING & LICENSE:**

Ald. Brachman, there were 4 permits issued, there was only \$25,000.00 in new construction. There was \$2,700.00 in security deposits received and \$100.00 refunded.

**B. CITY ADMINISTRATION/GOLF:**

Ald. Moore, Mr. Mayor we have two properties that are in foreclosure and we need to lien those properties so we can cut the grass that costs us \$60.00 by weekly. The addresses are 10058 S. 86<sup>th</sup> Ct. and 10604 S. 82<sup>nd</sup> Ave. I MOVE to authorize the City Attorney to place liens on the aforementioned properties. SECONDED by Ald. Marrotta. Upon roll call the following Ald. voted:

AYE: Hanson, Marrotta, Schultz, Kleefisch, Stratton, Pasek, Moore, Williams, Knox, Brachman

NAY: None

MOTION CARRIED.

Mayor Bennett, I talked to the Building Commissioner earlier this week, the property at 103<sup>rd</sup> St. by the creek 8321 W. 103<sup>rd</sup> St., he was going to re-hab it and he has come to literally an obstacle and that's as we thought, there is no foundation underneath that building, so are he has stopped he really can't do much more

We tried to encourage him from the beginning to demolish that house but he picked the property up under a foreclosure and thought he going to do something with it, and that offer is still to him if he wants to donate that property to the city, we could make it part of our compensatory storage area. That offer will still be out there to him, so if you would follow up on that George.

Ald. Moore, I MOVE to authorize the City Attorney to move forward to draft an Ordinance to procure a loan in the amount of \$217,600.00 for the golf improvements at the Golf Course. SECONDED by Ald. Knox. Upon roll call the following Ald. voted: Upon roll call the following Ald. voted:

AYE: Marrotta, Schultz, Kleefisch, Stratton, Pasek, Moore, Williams, Knox, Brachman, Hanson

NAY: None

MOTION CARRIED.

**C. COMMUNITY RESOURCES:**

Ald. Marrotta, Palos Hills Friendship 2014; 10<sup>th</sup> & 88<sup>th</sup> Ave., July 10<sup>th</sup> through July 13, 2014. Admission and parking is free. Hopefully we will have good weather and great crowds.

Ald. Marrotta, I MOVE that the City Council suspend the 4<sup>th</sup> Thursday Meeting, which would be the second Committee Meeting of the month for June 26<sup>th</sup>, July 31<sup>st</sup> and August 28, 2014. SECONDED by Ald. Moore. Upon roll call the following Ald. voted:

AYE: Schultz, Moore, Williams, Knox, Brachman, Hanson, Marrotta

NAY: Kleefisch, Stratton, Pasek

MOTION CARRIED.

**D. ECONOMIC DEVELOPMENT:** No report.

**E. FINANCE:**

Ald. Knox, you all have before you a Vendor Warrant dated June 5, 2014 in the amount of \$276,820.26. I MOVE to authorize the expenditure of same. SECONDED by Ald. Pasek. Upon roll call the following Ald. voted:

AYE: Kleefisch, Stratton, Pasek, Moore, Williams, Knox, Brachman, Hanson, Marrotta, Schultz

NAY: None

MOTION CARRIED.

**F. LEGISLATION & ORDINANCES:** No report.

**G. PARKS:** No report.

**H. PLANNING & ZONING:**

Ald. Hanson, everyone should received in their mailbox the minutes for the meeting for the ZBA that took place on April 29, 2014 for a garage addition at 9954 S. 86<sup>th</sup> Ave. The ZBA did approve the petitioner's request.

I also called Wendy today regarding a house that I thought we had on our maintenance list at 9705 Maple Crest. We have gone there sporadically; I think neighbors have been taking care of it on and off. It is looking pretty bad now so I called Wendy and we are going to be sending the crew back out there to start maintaining that once again. So there is nothing the Council has to do because we voted on and already is on the list.

Ald. Kleefisch, I have a question concerning the driveway expansion that is part of that garage expansion.

Ald. Hanson, it says in the minutes that the applicant has to come to the city and see the Building Commission and fill out the necessary permit applications if he wants to do anything with the driveway because that hearing was not to address anything but the garage expansion.

The ZBA does not address driveways; Dave Miller instructed the applicant to go see Gene and do all the necessary applications for the driveway.

Mayor Bennett, Gene please remind the gentleman when he pulls a permit that he can not expand that driveway until he come first before the City Council.

Mayor Bennett, also our infamous fence property on 103<sup>rd</sup> St., if you have gone by there the fence has been constructed and he is re-landscaping all the ground it.

**I. PUBLIC SAFETY:**

Ald. Kleefisch, we received a check from N.C.I. Inc. Receivable Management Recovery in the amount of \$1,901.26. We also received a check from Consolidated High School Dist. 230 in the amount of \$9,437.67.

**J. PUBLIC WORKS/SEWER & WATER:**

Ald. Williams, at last weeks Committee Meeting the Public Works Commissioner placed in your mailboxes the annual municipal estimate of maintenance costs for a list of city streets that require crack sealing and resurfacing using Motor Fuel Tax Funds.

The Public Works Commissioner and City Engineer have developed the required documents and Resolution and upon approval will authorize the Mayor and City Clerk to sign the documents to appropriate \$450,000.00 from the Motor Fuel Tax Fund for Maintenance of Streets under the Illinois Highway Code.

Upon approval the Public Works Commissioner will seek bids for this years Motor Fuel Tax Street Crack and Sealing and Re-surfacing projects. The municipal estimate of (inaudible) costs in the amount of \$425,749.00.

City Clerk Mulderink assigned number 587 to a Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code appropriating the sum of \$450,000.00.

Ald. Williams, I MOVE for ADOPTION of Resolution 587, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code, appropriating the sum of \$450,000.00 from January 1, 2014 to December 31, 2014. SECONDED by Ald. Pasek. Upon roll call the following Ald. voted:

AYE: Stratton, Pasek, Moore, Williams, Knox, Brachman, Hanson, Marrotta, Schultz, Kleefisch

NAY: None

MOTION CARRIED.

The Public Works Commissioner will seek bids for this years Motor Fuel Tax street crack sealing and resurfacing project for the municipal estimate of (inaudible) in the amount of \$425,749.00.

At last week's Committee Meeting the Commissioner presented the bid results for the purchase of three (3) Ford E350 Cargo Vans for the Public Works Department. Three bids

were received and one was disqualified. Those bids were from Curry Motors from Frankford IL. in the amount of \$22,082.00 per unit. One from Freeway Ford, Lyons IL. in the amount of \$23,091.0 per unit.

Ald. Williams, I MOVE to accept the bid from Curry Motors from Frankford IL. For the three (3) Ford E350 Cargo Vans for the public works department in the amount of \$22,082.00 per unit; total cost being \$66,246.00. SECONDED by Ald. Moore. Upon roll call the following Ald. voted:

AYE: Moore, Williams, Knox, Brachman, Hanson, Marrotta, Schultz, Kleefisch, Pasek  
ABSTAIN: Stratton  
NAY: None

MOTION CARRIED.

**Roberts Road Bridge Improvement:** The Cook County Transportation of Highways will be performing repairs to the bridge structure during bridge repairs. Two lanes of that roadway will be closed, the traffic lanes will be shifted and traffic delays are expected. The project is scheduled to let August 28, 2014 and construction will start shortly thereafter and should be completed in 60 working days.

**10) REPORTS OF SPECIAL COMMITTEES:** No report.

**11) UNFINISHED BUSINESS:**

Mayor Bennett, as you know on the re-use of trucks if you have seen our new Animal Warden/Ordinance Officer's truck out side, it was converted used public works vehicle, our mechanics did a great job in converting it to fit her needs, and Wendy is very pleased with the new vehicle.

As always we try to utilize and re-use our vehicles before we have to purchase them. That is one example of how that is done. Again, when the Police Dept. gets their replacement vehicles we will re-circulate whatever is drivable back out into the pool and the worst of the worst ends up going to the auction, which will take place around the second week in September.

Ald. Kleefisch, I have been meeting with Mary Jo concerning this years Beautification Contest, and she made some very good suggestion, and one of them is that we have homeowners register to be judged rather than just going out citywide to find homes. So she has prepared a registration form, which is going to appear at our upcoming newsletter, which residents can fill out and turn in to our Community Resource Dept.

Also, a suggestion was made last year that we approach Moraine Valley College for possible judges, so they were contacted and a name was forwarded on to me and I did contact that person via email and to this date have not received a response. So at this point we don't know what we are going to do about judges.

Also, I would like to mention was the plans for the nursing home; I took a look at them and I was encouraged particularly about the landscaping plans. They have very detail landscaping plans and if they follow those it is going to look very attractive.

The other thing I wanted to ask in connection with that is have they projected any starting date for demolishing the homes? I know in the plans they indicated they wanted to hopefully keep the home on the corner as a construction office and not demolish that one right of way.

Mayor Bennett, Marty two things; I think I indicated to the Council that because some of the changes that they are going to make about bringing the building back a little bit, that I told Gene that I demanded from them a detailed landscaping plan which they came up with of which I am happy.

We are still waiting to hear from them; Gene is in the process of procuring at least 3 potential bids for a plan review and inspection, we are going to hire an outside contractor to do that. But as I had talked to them they had not approached us yet on the demolition of the properties, and that must take place first before they can break ground.

I asked Gene go put a call out to them again to see what is up, because that will give us an indication on a start up date, they had talked about this fall starting.

Ald. Kleefisch, does their request or potential request to keep that one home intact while they are building and doing construction, don't they need to come back before the Council?

Mayor Bennett, I am now aware of that; Gene were they talking about keeping one of the homes up for a construction office?

Building Commissioner Nelson, this is the first time I am hearing of this.

Ald. Kleefisch, I read it in the plan there was a notation that hopefully they would be able to keep the one house for an office.

Mayor Bennett, they would have to have permission from us to do that because that would be beyond what the approval of the plan was on demolition.

**12) MISCELLANEOUS BUSINESS:** None.

**13) ADJOURNMENT:**

No further business, Mayor Bennett entertained a motion to adjourn. SO MOVED by Ald. Stratton. SECONDED by Ald. Pasek. By voice vote, all voted AYE.

The Meeting adjourned at 7:39 p.m.

Submitted by

Rudy A. Mulderink  
City Clerk  
City of Palos Hills