



VILLAGE OF
SOUTH CHICAGO HEIGHTS
BOARD OF TRUSTEES
REGULAR MEETING MINUTES



TUESDAY, FEBRUARY 21, 2023

Regular meeting was held on Tuesday, February 21, 2023, at the Village Hall, 3317 Chicago Road, South Chicago Heights, Illinois. Mayor Matthews called the meeting to order at 7:00 p.m. and the Pledge of Allegiance followed. Mayor Matthews requested Clerk Linan to call roll. The following were present:

Terry Matthews Mayor		Sally Marrufo	Trustee
Maryclare Touhy	Attorney	Nora Gomez	Administrator
Catherine Linan Village Clerk		John Dolasinski	Treasurer
John Ross	Trustee	Chad Vlietstra	Fire Chief
Eric Stanton	Trustee	Nick Goncher	Bldg. Director
Rose Ann Diederich	Trustee	William Joyce	Police Chief
Tracy Bosco	Trustee	Mark Martin	DPW Director

Trustee Terry Fiorenzo and Deputy Chief Byrnes were absent.

APPROVAL OF MEETING MINUTES: Mayor Matthews presented the minutes of the Regular Board of Trustees meeting for February 6, 2023. Trustee Bosco motioned to approve the Regular Board of Trustees meeting minutes of February 6, 2023, seconded by Trustee Marrufo. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

PUBLIC COMMENT: Wendy Rosson of 22630 State Street addressed the board regarding her concerns with changing 3 parcels north of her property from B-1 zoning too industrial. Wendy's concern was if a chemical plant was close to her home it would bring down her property value. Discussion ensued amongst the board and Mayor Matthews explained that our zoning codes only allow for light industrial and that a chemical plant would not be permitted.

APPROVAL OF THE BILL LIST OF FEBRUARY 21, 2023: Mayor Matthews presented the bill list of February 21, 2023. Trustee Bosco motioned to approve the bill list of February 21, 2023, seconded by Trustee Marrufo. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

TRUSTEE/COMMITTEE REPORTS:

Clerk Linan stated that she had two business licenses for two of the three special use permits on the agenda tonight. Clerk Linan stated the first license was for Chicago Marnon Truck Repair that will be located at 3241 East End Avenue. Discussion ensued regarding the property inspection and Director Goncher stated that this location has an occupancy permit. Clerk Linan stated that the second license is for La Monarca Landscaping Supply located at 3100 State Street. Discussion ensued regarding this business which would supply landscaping material such as, mulch, sod, and stone to customers.

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OLD BUSINESS: None.

NEW BUSINESS:

ORDINANCE 2023-ORD-6: AN ORDINANCE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMIT TO ALLOW AN "INDUSTRIAL OUTDOOR STORAGE" USE WITHIN THE "I" INDUSTRIAL DISTRICT (3000 STATE STREET): Mayor Matthews presented the ordinance. Trustee Stanton motioned to approve the ordinance, seconded by Trustee Diederich. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

ORDINANCE 2023-ORD-7: AN ORDINANCE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMIT TO ALLOW "TRUCK REPAIR" AND "TRUCK PARKING" USES WITHIN THE "I" INDUSTRIAL DISTRICT (3241 EAST END): Mayor Matthews presented the ordinance. Trustee Stanton motioned to approve the ordinance, seconded by Trustee Bosco. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

ORDINANCE 2023-ORD-8: AN ORDINANCE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMIT TO ALLOW AN "AUTOMOBILE REPAIR" USE WITHIN THE "B-1" BUSINESS DISTRICT (3340 CHICAGO ROAD): Mayor Matthews presented the ordinance and stated that he has been at this location and that this business owner runs a very clean operation. Trustee Ross motioned to approve the ordinance, seconded by Trustee Stanton. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

ORDINANCE 2023-ORD-9: AN ORDINANCE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMIT TO ALLOW A "LANDSCAPING SUPPLIES" USE WITHIN THE "I" INDUSTRIAL DISTRICT (3100 STATE STREET): Mayor Matthews presented the ordinance. Trustee Stanton motioned to approve the ordinance, seconded by Trustee Diederich. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

ORDINANCE 2023-ORD-10: AN ORDINANCE AMENDING THE VILLAGE OF SOUTH CHICAGO HEIGHTS ZONING MAP TO REZONE CERTAIN PARCELS LOCATED ON STATE STREET, SOUTHWEST OF EAST SAUK TRAIL, FROM THE "B-1" BUSINESS DISTRICT AND INCLUDE THOSE PARCELS WITHIN THE BOUNDARY LINES OF THE "I" INDUSTRIAL DISTRICT: Mayor Matthews presented the ordinance. Trustee Stanton motioned to approve the ordinance, seconded by Trustee Diederich. There being no further discussion, the roll call vote being:

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Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

ORDINANCE 2023-ORD-11: AN ORDINANCE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, AUTHORIZING THE DECLARATION OF SURPLUS PROPERTY (2015 FORD EXPLORER CARRYALL VIN 1FM5K8AR8FGA88237):

Mayor Matthews presented the ordinance. Trustee Ross motioned to approve the ordinance, seconded by Trustee Bosco. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

RESOLUTION 2023-R-7: A RESOLUTION OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, AUTHORIZING AND APPROVING THE ACCEPTANCE AND EXECUTION OF THE LOWEST RESPONSIBLE BID PROPOSAL FROM MAGNEGRIP FOR THE SUPPLY AND INSTALLATION OF AN EXHAUST EVACUATION SYSTEM FOR THE SOUTH CHICAGO HEIGHTS FIRE DEPARTMENT:

Mayor Matthews presented the resolution. Trustee Ross motioned to approve the resolution, seconded by Trustee Diederich. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

RESOLUTION 2023-R-8: A RESOLUTION OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, AUTHORIZING AND APPROVING THE EXECUTION OF A BROKER AGREEMENT BETWEEN THE VILLAGE AND SIGNATURE ASSOCIATES FOR THE PROPOSED PURCHASE OF VILLAGE OWNED PROPERTY (104 SAUK TRAIL):

Mayor Matthews presented the resolution. Trustee Stanton motioned to approve the resolution, seconded by Trustee Diederich. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

RESOLUTION 2023-R-9: A RESOLUTION OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, AUTHORIZING THE EXECUTION OF AN APPLICATION FOR THE COOK COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT 2023 PROGRAM YEAR:

Mayor Matthews presented the resolution. Trustee Bosco motioned to approve the resolution, seconded by Trustee Marrufo. There being no further discussion, the roll call vote being:

Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.

Nays: None.

Abstain: None.

Absent: Terry Fiorenzo.

Motion carried 5 to 0.

MOTION TO AUTHORIZE AND APPROVE THE EXECUTION OF THE LETTER OF INTENT FROM BLACK RIVER BELLS, LLC FOR THE PROPOSED PURCHASE OF THE PROPERTY LOCATED AT 104 SAUK TRAIL IN SOUTH CHICAGO HEIGHTS:

Mayor Matthews presented the letter of intent for the purchase of

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104 W Sauk Trail with one amendment. Trustee Ross motioned to approve the letter of intent with the amendment, seconded by Trustee Bosco. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

MOTION TO APPROVE AND RATIFY THE APPOINTMENT OF WILLIAM BIANCO AS ACTING DEPUTY CHIEF OF POLICE OF THE VILLAGE OF SOUTH CHICAGO HEIGHTS:

Mayor Matthews asked Chief Joyce to explain. Chief Joyce stated that during the absence DC Brynes, William Bianco has been helping with the duties of the Deputy Chief's position in the station. Trustee Marrufo motioned to ratify and appoint William Bianco as Acting Deputy Chief, seconded by Trustee Stanton. There being no further discussion, the roll call vote being:
Ayes: Eric Stanton, Sally Marrufo, Tracy Bosco, John Ross & Rose Ann Diederich.
Nays: None.
Abstain: None.
Absent: Terry Fiorenzo.
Motion carried 5 to 0.

MAYOR'S REPORT: Mayor Matthews wished Trustee Marrufo a Happy Birthday.

Mayor Matthews explained that he received a memo from the IML with an update on the Push Tax. Mayor Matthews explained that litigation is still in progress but, that the Villages and Cities have won with the circuit court. The Illinois Gaming Board is appealing this decision and taking it to the appellate court.

ADJOURNMENT:

With nothing further to discuss, Trustee Stanton motioned to adjourn the Regular meeting, seconded by Trustee Bosco. On a voice vote, all ayes, no nays; the motion so ordered. Meeting adjourned at 7:25 p.m.



Catherine Linan, Village Clerk

Dated

