

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF BOLINGBROOK – OCTOBER 25, 2022

CALL TO ORDER:

The Regular Meeting of the Mayor and Board of Trustees of the Village of Bolingbrook was called to order at the hour of 7:30 p.m. on October 25, 2022, in Bolingbrook, Illinois, by Mayor Mary S. Alexander-Basta.

PLEDGE OF ALLEGIANCE:

Mayor Mary S. Alexander-Basta requested Mary Wolak, to lead the pledge to the Flag.

ROLL CALL:

Village Clerk, Martha M. Barton, called the roll:

Present were: Mayor Mary S. Alexander-Basta, Trustees Michael T. Lawler, Michael J. Carpanzano, Troy J. Doris, Jean M. Kelly, Sheldon L. Watts, and Maria A. Zarate.

Absent: None

Also present were:

Village Clerk, Martha M. Barton; Village Attorney, Burt Odelson; Co-Administrators, Ken Teppel and Lucas Rickelman; Finance Director, Rosa Cojulun; Director of Public Works, Ken Enda; Planning and Zoning Administrator, Matt Eastman; and Police Chief, Michael Rompa.

Absent: Chief Information Officer, James Farrell and Fire Chief, Jeff LaJoie.

JOURNAL OF PROCEEDINGS:

Motion Watts, second Zarate to approve the minutes of the regular meeting of October 11, 2022, as submitted by the Village Clerk.

Voice vote. Motion carried.

APPROVAL OF AGENDA/ADDITIONS:

Village Attorney Odelson indicated that there were no additions or corrections to the Agenda.

Motion Lawler, second Carpanzano to approve the Agenda as presented.

Voice vote. Motion carried.

APPROVAL OF APPOINTMENTS – BOARDS AND COMMISSIONS:

None

REPORTS OF OFFICERS:

None

PROCLAMATIONS:

None

PUBLIC COMMENTS:

Comments regarding Ordinance 22-061 regarding a Special Use Permit for a cannabis dispensary were made by Norman Brown, Patty Droogan, and Otis Gatlin, with discussion and response by the Ivy Hall team (applicants for the Ordinance) and Mayor Basta.

BILL APPROVAL:

Motion Carpanzano, second Doris to approve expenditures submitted as:

Bill Listing A – Payables in the amount of \$1,333,221.43

Bill Listing B – Prepays in the amount of \$1,190,252.85

Total: \$2,523,474.28.

(Copies were made available in the Finance Department, Clerk's Office, and on the Village website.)

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

TAX RECEIPTS:

August 2022 State Income Tax: \$1,192,422.43, a 13.9% Increase from a Year Ago

July 2022 Sales Tax: \$3,407,936.92, a 1.4% Increase from a Year Ago

July 2022 Motor Fuel Tax: \$240,365.99, a 9.2% Decrease from a Year Ago

July 2022 State Administrative Fee: \$27,974.25

MOTIONS:

MOTION TO ACCEPT THE ANNUAL TREASURER'S REPORT OF RECEIPTS AND DISBURSEMENTS FOR FISCAL YEAR 2021-2022:

Motion Watts, second Zarate to accept a motion to accept the Annual Treasurer's Report of Receipts and Disbursements for Fiscal Year 2021-2022.

This Motion accepts the Annual Treasurer's report for fiscal 2021-2022. Total receipts from all sources including inter-fund transfers was \$168,634,279. Total expenses from all sources including transfers and capital expenditures was \$145,785,386. Revenues

exceeded expenses by \$22,848,893. Upon acceptance, the report will be posted on the Village website and in the local paper.

ROLL CALL: Yea 6 Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
 Nay 0 None
 Absent 0 None
 Abstentions 0 None

Motion carried.

MOTION TO APPROVE FINAL BALANCING CHANGE ORDER FOR DENLER, INC. FOR 2022/23 MFT HMA CRACKFILLING

Motion Kelly, second Carpanzano to accept a motion to approve final balancing change order for Denler, Inc. for 2022/2023 MFT HMA Crackfilling.

This is the final balancing change order for the crackfilling of selected streets for 2022/2023 MFT project. The total change order is \$17,229.73.

ROLL CALL: Yea 6 Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
 Nay 0 None
 Absent 0 None
 Abstentions 0 None

Motion carried.

RESOLUTIONS:

RESOLUTION 22R-071
APPROVING PURCHASE FROM RUSH TRUCK CENTER OF A REMANUFACTURED MOTOR (INTERNATIONAL UNIT #54)

Motion Lawler, second Doris to adopt a resolution approving purchase from Rush Truck Center of a Remanufactured Motor (International Unit #54).

The original unit is 10 years old and the motor is rusted and will not start. This purchase is for a remanufactured motor with 24-month unlimited warranty and the work will be completed by Rush Truck Center. The total cost is \$32,095.79. This was reviewed and approved by Public Services Committee.

ROLL CALL: Yea 6 Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
 Nay 0 None
 Absent 0 None
 Abstentions 0 None

Motion carried.

RESOLUTION 22R-072

APPROVING PURCHASE FROM BUCKEYE POWER SALES OF A KOHLER GENERATOR (LIFT STATION #1)

Motion Watts, second Kelly to adopt a resolution approving purchase from Buckeye Power sales of a Kohler Generator (Lift Station #1).

The current generator was installed in 1991, making repairs obsolete. This is a direct purchase from the sole distributor. It is a capital budgeted purchase and Public Works will install the unit. A dependable generator is required in the event of an emergency in order to prevent backups at the lift station. The total cost is \$43,829.00. This was reviewed and approved by Public Services Committee.

ROLL CALL: Yea 6 Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
 Nay 0 None
 Absent 0 None
 Abstentions 0 None

Motion carried.

RESOLUTION 22R-073

APPROVING PROPOSAL FROM ROBE, INC. FOR TUCKPOINTING OF PUBLIC WORKS BUILDING

Motion Carpanzano, second Kelly to approve a resolution approving proposal from Robe, Inc for Tuckpointing of Public Works Building.

The mortar between bricks has shrunk or deteriorated leaving gaps between the bricks at the Public Works building and any gaps can lead to water damage and mold on the interior walls. The tuckpointing will be done on the east and north side of the building. The total cost is \$71,047.58. This was reviewed and approved by Public Services Committee.

ROLL CALL: Yea 6 Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
 Nay 0 None
 Absent 0 None
 Abstentions 0 None

Motion carried.

RESOLUTION 22R-074

RESOLUTION APPROVING A PROPOSAL FROM THE RETAIL COACH FOR A RETAIL MARKET ANALYSIS AND RECRUITMENT SERVICES

Motion Kelly, second Watts to adopt a resolution approving a proposal from the Retail Coach for a retail market analysis and recruitment services.

The Retail Coach will provide retail recruitment and develop a strategy which includes, but is not limited to, a retail market analysis, determining retail opportunities, site marketing and recruitment of retailers and developers. The goal is to further improve the quality of businesses in the Village by bringing in the highest level of retail possible to the Village. The total cost not to exceed \$47,500.00.

Trustee Lawler commented that there had been an Economic Development Director during the Village’s big growth phase, and that it is appropriate now that we are in a different kind of transition (from growth to maintenance), to have guidance in finding the “right fit” for any additional businesses in the Village.

ROLL CALL: Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
Nay	0	None
Absent	0	None
Abstentions	0	None

Motion carried.

ORDINANCES

PC 22.14

APPROVAL OF A SPECIAL USE PERMIT FOR A CANNABIS DISPENSARY. (IVY HALL) 361 S. BOLINGBROOK DRIVE. GREGORY ELLIOTT; APPLICANT

Motion Lawler, second Doris to accept a PC 22.14 approval of a Special Use Permit for a Cannabis Dispensary (IVY HALL) 361 S. Bolingbrook Drive. Gregory Elliott; Applicant.

Voice vote. Motion carried.

ORDINANCE 22-061

APPROVING A SPECIAL USE PERMIT FOR A CANNABIS DISPENSARY (IVY HALL) – 361 S. BOLINGBROOK DRIVE

Motion Carpanzano, second Kelly to pass an ordinance approving a Special Use Permit for a Cannabis Dispensary (IVY HALL) – 361 S. Bolingbrook Drive.

The applicant is seeking a special use for a cannabis dispensary. The dispensary would be licensed by the State to procure cannabis from licensed establishments for the purpose of selling or dispensing cannabis and cannabis-related products to purchasers or qualified medical patients and caregivers. The use would require a photo ID to enter and be limited to those customers over the age of 21 in accordance with state statute.

In Discussion, Trustee Watts asked the applicant about corporate citizenship, hiring practices, why they chose "Ivy Hall" for their business name (when their corporate entity is World of Weed), security challenges, and other projects. Members of the Ivy Hall team responded that at their Washington State location, they do a great deal of community outreach; that their policy is to hire local, considering all qualified candidates; that per local ordinance, they cannot use any reference to cannabis in their business name; and that they have a total of six projects underway in Illinois.

Trustee Carpanzano also added that the Planning Commission hosted a very comprehensive and detailed discussion with the Applicant.

Attorney Odelson read from the Business Impact Agreement between the Applicant and the Village, mentioning:

- that local preference will be given to suppliers, services, and hiring by the Applicant;
- Applicant will be hosting a local hiring fair, offering \$15/hour and health insurance to full-time employees (who must pass a background check);
- Applicant will tender a \$25,000 annual impact fee to the Village;
- A Cannabis Commissioner will be established (much like the existing Liquor Commissioner)

Further, the Applicant indicated that the State of Illinois has issued 55 licenses for medium dispensaries and will not be licensing any more. The Applicant will be providing discount programs for veterans, medical use, and other special situations, and that applicants will be placed in the program for which they qualify.

To Mr. Otis' question about security, Applicant responded that only roughly 20% of transactions are in cash; most are with debit cards with PIN, (credit card transactions are not allowed by the State), and arrangements are made for frequent cash pickups, so that there will not be large amounts of cash on site.

To Ms. Droogan's question about whether those who have been convicted of a cannabis-related felony are eligible for hire, Applicant responded that through the background check process, the State will make that decision.

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

PC 22.15

APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT (ILLINOIS SAFETY), 595-D2 N. PINECREST ROAD. JOE WITZ; APPLICANT

Motion Watts, second Carpanzano to accept a PC.22.15 approval of a Special Use Permit for a Planned Development (Illinois Safety), 595-D2 N. Pinecrest Road. Joe Witz; Applicant.

Voice vote. Motion carried.

ORDINANCE 22-062

APPROVING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT (ILLINOIS SAFETY) – 595-D2 N. PINECREST ROAD

Motion Lawler, second Doris to pass an ordinance approving a Special Use Permit for a Planned Development (Illinois Safety) – 595-D2 N. Pinecrest Road.

The applicant is seeking a special use for a commercial school, commonly known as Illinois Safety which was established in 2016. Per the applicant, the school will provide certified training in first aid, CPR, AED and more advanced courses. The instructors are full time union firefighter and paramedics from the Chicagoland area that will be teaching on their days off. The plan is to host three to four classes per week, with seven to eight students per class.

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

PC 22.16

APPROVAL OF A TEXT AMENDMENT TO THE ZONING ORDINANCE. ARTICLES 1 AND 2 FOR THE PURPOSE OF REGULATING MOTOR FREIGHT TERMINALS IN INDUSTRIAL DISTRICTS IN THE VILLAGE OF BOLINGBROOK. PUBLIC SERVICES AND DEVELOPMENT DEPARTMENT; APPLICANT.

Motion Lawler, second Kelly to accept a PC.22.16 approval of a text amendment to the zoning ordinance, articles 1 and 2 for the purpose of regulating motor freight terminals in industrial districts in the Village of Bolingbrook. Public Services and Development Department; Applicant.

Voice vote. Motion carried.

ORDINANCE 22-063

ORDINANCE APPROVING A TEXT AMENDMENT TO CHAPTER 54 “ZONING” OF THE BOLINGBROOK MUNICIPAL CODE TO REGULATE MOTOR FREIGHT TERMINALS AND TRUCK PARKING FACILITIES IN THE VILLAGE OF BOLINGBROOK, ILLINOIS.

Motion Lawler, second Carpanzano to pass an ordinance approving a text amendment to Chapter 54 “zoning” of the Bolingbrook Municipal Code to regulate Motor Freight Terminals and Truck Parking Facilities in the Village of Bolingbrook, Illinois.

This is a zoning text amendment to change the provisions of the Bolingbrook Zoning Ordinance and was recommended for approval by the Plan Commission. This Ordinance creates a definition for “Truck Parking Facility” and amends the definition of “Motor Freight Terminal”. Additionally, it changes Motor Freight Terminals as a Permitted Use to a Special Use in I-1 and I-2 and makes Truck Parking Facilities Special Uses in the I-2 zoning district.

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

PC 22.17

APPROVAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. (OBSTACLE CITY), 590 TERRITORIAL DRIVE, SUITE H. ETHAN SWANSON; APPLICANT.

Motion Watts, second Doris to accept a PC 22.17 approval of a Special Use Permit for a commercial recreation facility (Obstacle City), 590 Territorial Drive, Suite H. Ethan Swanson; Applicant.

Voice vote. Motion carried.

ORDINANCE 22-064

APPROVING A SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY – OBSTACLE CITY (590 TERRITORIAL DRIVE, SUITE H)

Motion Lawler, second Doris to adopt a resolution approving a Special Use Permit for a commercial recreation facility obstacle City (590 Territorial Drive, Suite H).

The applicant is seeking a special use to allow an indoor ninja warrior training facility. The main focus will be on ninja training classes for ages 6-15, along with open gym and birthday parties. The hours of operation would be Monday through Friday 4:00 p.m. to 9:00 p.m., Saturday and Sunday 9:00 a.m. to 7:00 p.m.

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

ORDINANCE 22-065

APPROVING FINAL PLAT OF SUBDIVISION (SAWGRASS SUBDIVISION PHASE 2) PULTE HOME COMPANY, LLC

Motion Watts, second Zarate to pass an ordinance approving Final Plat of Subdivision (Sawgrass Subdivision Phase 2) Pulte Home Company, LLC.

The overall subdivision was to include 216 single family lots. The final plat of Phase 1 created 121 lots with 6 outlots. This Phase 2 plat would create an additional 95 single family lots

ROLL CALL:	Yea	6	Carpanzano, Doris, Kelly, Lawler, Watts, Zarate
	Nay	0	None
	Absent	0	None
	Abstentions	0	None

Motion carried.

COMMENTS/QUESTIONS FROM THE AUDIENCE/PRESS:

Mr. Gatlin raised question about having a sidewalk on Weber Road north of Boughton to Royce Road. Co-Administrator Rickleman responded that there are three entities involved in that section, and that the most effective way to address it would be to install a pedestrian bridge (at a cost of roughly \$3 million). Mayor Basta commented that this would be a good opportunity for those three entities to get together and discuss working cooperatively in working out a solution.

Mr. Gatlin also raised an issue about there not being a crossing sign at Rt. 53, across from Popeye’s Chicken, going south. Director of Public Works Enda spoke to Mr. Gatlin privately to address his question.

COMMENTS AND REPORTS:

CLERK BARTON

Announced that Early Voting for the November election has begun at Fountaindale Public Library, and that times and dates can be found on the library’s website. She also mentioned that residents who are not registered to vote can do so in the Clerk’s department at Village Hall during regular business hours.

TRUSTEE ZARATE

Announced the Village’s Halloween Trick-or-Treat hours of 4:00 – 7:00 PM on Halloween

TRUSTEE WATTS

- Announced the Black History Awareness Club's event on Friday, October 28th at the Bolingbrook Community Center
- Mentioned the Bolingbrook Park District's Parkie's Pumpkin Patch on Friday, October 28th.

TRUSTEE DORIS

- Announced the Illinois Aviation Museum's Haunted Hangar on Saturday, October 29th at Bolingbrook's Clow International Airport.
- Congratulated Ivy Hall on making history in Bolingbrook, and for the opportunity for this grand collaboration with the Village.

TRUSTEE CARPANZANO

- Announced the holiday tree lighting at the Bolingbrook Promenade on Sunday, November 13th.
- Reminded residents that the holiday tree at the Promenade is currently decorated for Halloween, with lights and music on the hour every evening from 5:00 p.m. – 9:00 p.m.

TRUSTEE KELLY

- Welcomed Ivy Hall to the community and expressed her appreciation that they chose Bolingbrook.
- Announced the Village's Veterans Day ceremony at the memorial on Village grounds, on November 11th at 11:11 a.m.

TRUSTEE LAWLER

- Thanked the Bolingbrook History Preservation Commission on their recent Open House and Grand Opening of their Annex that features Clear Corner with artifacts from the 34+ year administration of Mayor Emeritus Roger Clear.
- Gave kudos to Campfire on their recent event showcasing their facility and programs
- Congratulated Ivy Hall on the historic move to Bolingbrook, mentioning the importance of starting off on the right foot, and thanking them for their efforts to do so.
- Mentioned the 49-year history of local non-for-profit organization Operation Christmas and their service to the residents of Bolingbrook who need some assistance with assuring their families a nice Christmas. Gave kudos to the Lee Bush family (both Sr. and Jr.) for their commitment to the community. Cited their upcoming fundraiser on November 5th at Tailgaters, inviting all to attend and support the cause, and mentioning that residents can register for assistance anonymously by visiting Operation Christmas' website or Facebook page. Also mentioned volunteer opportunities with the organization.

MAYOR ALEXANDER-BASTA

- Wished Happy Diwali to all those who celebrate.
- Mentioned that there will be only one board meeting in November, on November 15th.
- Announced that long-time Bolingbrook business, Golden Chopsticks Restaurant, owned and operated by Peter Chan and his wife Elsie, is closing as of November 15th as the Chans begin a well-deserved retirement.
- Congratulated Attorney Burt Odelson on his 50 years as an attorney.

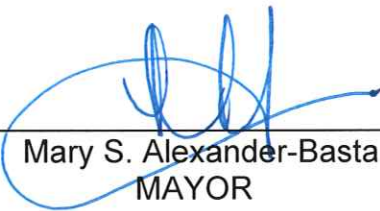
EXECUTIVE SESSION:

None

ADJOURNMENT:

Motion Carpanzano, second Doris to adjourn the meeting.

Voice Vote. Motion carried and meeting adjourned at 8:39 p.m.



Mary S. Alexander-Basta
MAYOR

ATTEST:



Martha M. Barton
VILLAGE CLERK