

VILLAGE OF PEOTONE
REGULAR VILLAGE BOARD
Minutes of September 26, 2022

I. The Pledge of Allegiance was led by Peter March, President at 6:00 pm.

II. Roll call

Administrator Aimee Ingalls conducted a roll call. The following persons were present: Trustee Bowden, Trustee Hudson, Trustee Jones, Trustee Sluis. Also present were Village Administrator, Aimee Ingalls, Public Works, Bob Hennke, Village Attorney, Jim Bartley.

III. Public Comments:

1. Ed Nelson just wanted to say thank you to Peotone and the residents who came out to the Old Mill Fall Fest this weekend. We had a great turnout and was better than ever. The weather was good, and we sold a lot of bake sale items along with merchandise. We look forward to next year and again “thank you” to all that were there.

Sandy Avis, one of the owners of Archy’s Sweet Treats on Second Street. I have a question on 201 Second Street on the corner of Second & North. Can anyone tell me what is happening with that property and if you can’t tell me who I can let me know? Mayor March stated that they have been in contact with the owner to raise that building. He has plans to put up a new building there. Sandy stated it has been emptied for about 5 years now. It’s been deteriorating and lots of vegetation inside/outside and becoming a safety hazard. Mayor March had no further information and has been trying to work with the owner.

John Nelson, couple of weeks ago, his father on Howard Street was issued a warning on garbage cans. My father never keeps garbage cans and Trustee Strba and Aimee Ingalls took care via email. Monday, I went into the hospital and came home, and my dad was frantic. He is 75 years old and his has had a heart attack, several strokes and does not take bad news very well. The code enforcer man left him a notice about his grass. I believe I talked with you at the Village Hall here. My neighbors were upset about it took that his grass was not tall. My neighbor Chris Watson drives around town, and I am sure some of you have seen him asked why they gave him a warning when some are doing nothing. It’s our understanding that it almost felt like a retaliation, but I don’t believe in coincidences and that everything happens for a reason. We received that and on Thursday and when he was discussing this with Mr. Watson and Mr. Strba who lives across the street from me, my father almost had another stroke because his blood pressure was so high. Reason being, two people saw the Code Enforcement saw him park his car down the street and slink up to put the warning on the house. Not sure how long he has been employed here but to me, you should walk up to someone’s house and say “hi” and introduce yourself and say something like “your grass is a little too tall and if you could take care of it”. He didn’t do that, parked down the street so there would be no confrontation. I am not happy that when they told him this (father) his blood pressure rose, and they told him he should go to the hospital again. This is not right, this is Peotone not Naperville, Bolingbrook. We are not uppity. We are supposed to be friendly to each other not big panther. I don’t understand why we don’t have communication here. I have had an incident here where Mr. Moore issuing a ticket for a vehicle sticker I don’t have anymore. We haven’t had it in four years but my dad did get a ticket for it. It’s now in Will County with an attorney and we are fighting it. I don’t understand why you can’t come to someone’s house or write a letter. No, you sneak up and leave.

It's first time I've been to one of these and I'm nervous. Mayor March commented "it's ok". I am a mechanic by trade, we have dirty mouths. It's very hard and to see my dad collapse in front of me because of this. Now if someone can correct him and say "now this is how this should be done" Peotone we are friendly. I'm not asking everyone to come over for "Tea & Crumpets" but when he drives with me and sees houses on Crawford with grass worse than his. If you're going to issue Code Enforcement warning for tickets, do it for everything not just for grass. My neighbor has an invisible fence, and you must have a sign says, "invisible fence" Code states you have to have a sign says protective by invisible fence. He has none. Now I am getting in the habit reading the codes. I don't think it was right and something should be addressed about it. I do appreciate Ms. Ingalls calling me back promptly and discussing it with Bill, Code Enforcement. Mayor, March will investigate and thank you for coming. Sorry for being so long winded because of my frustration.

2. Hi, I am Rick Hansen, one of owners of Archy's Sweet Shop and we spoke about the curb in the ground down and had another fall on Thursday, September 22, 2022 a trip and fall over that curb. I do not know if she reported it. We gave her some ice for her knee, and she didn't want anymore. She was embarrassed that it happened. We have discussed this before. It is more than 3 inches, and, in some areas, it is taller than the sidewalk. Just came her to let you know another person fell. We bought the grinder and when will that get done. Mayor March stated we were waiting for parts and asked Bob if we did get those parts. Bob stated we did get the parts they will be getting out there soon. Rick didn't want any lawsuits coming in and making attacks.

IV. Approval of Consent Agenda

Trustee Marevka moved the Consent Agenda consisting of:

Approved the Minutes of the September 12, 2022, Regular Village Board meeting

Approved the Payroll period ending September 17, 2022 in the amount of \$48,491.12.

Approved Accounts Payable pay period ending September 23, 2022 in the amount of \$28,686.03

Approved Motor Fuel Tax Fund in the amount of \$9,478.30.

Total amount of \$58,164.33

Aimee Ingalls, Village Administrator, Pro Term had a correction for the last Minutes on September 12, 2022 regarding Resolution 22-R03 should be Resolution 22-R11.

Motion Approved by Trustee Hudson and Seconded by Trustee Jones

Roll Call Vote: Ayes: Trustee March, Trustee Bowden, Trustee Hudson, Trustee Jones, and Trustee Sluis

Ayes: All

Nays: None

Absent: Trustee Marevka, Trustee Strba

Motion passed.

V. Committee Reports:

Administrator Report: Aimee Ingalls, wanted to show everyone a chart which is the Blood Drive held in Peotone and we have had six Blood Drives partnering with Red Cross so far and the redline is how many attendees we had for those Blood Drives. In August, we had the storm that day, so they closed it early. Otherwise, we have met, or succeeding are goals for those drives. We have been successful. We had 160 total of donors over the course of those six events with 32 first time donors. We collected 154 units and that is about 26 units per drive on average. So, our last drive will be on November 1, 2022 from 1-6 p.m. at the Peotone Fire Protection District and you can go to RedCross.org to schedule your appointment. We appreciate it and 23 days will come soon.

Treasurer Report: None – Mayor March commented that the Treasure Report was in everyone's packet and looks like through August are revenues were a little more expenditures which is always good.

Police Chief Report: None

Public Works Report: MFT will be closed out MFT project and the sod will be done this week since it's cooled off. The last brush pick-up of the year will be October 24, 2022. Leaf collection will start October 17, 2022, and will run through December 2, 2022 weather permitting. RR street parking should start next week. They told Bob they were on schedule to get it done. Pat asked how long it would take to build the parking lot and Mayor March commented they told us it would take six weeks and depending on the weather. The lighting will take a little longer. Lights are in. Will get down this year.

I would like to thank Matt Connor and Beecher PDW for the mutual aid during the storm. It helped us out a lot. It's good to build relationships with your neighbors.

Engineer Report: One comment when the RR street gets down where will the water coming off that parking lot go somewhere else? Troy stated that some of the water will go to the storm sewers and median new parking lot and the park to West should go to curb line and go to some of the storm sewers by RR Street. That has always been a real issue and Troy stated because of the slop on the curve line and gutters. It should now go in the catch basins.

Aqua Report: None – Mayor March did comment on hoping everyone looked at the newly painted tower and looks great. They are working on Rathje Road.

Mayor Comments: None

VI. Old Business: None

VII: New Business:

A. Ordinance amending certain provisions of the Peotone Village Code relative to creation of a new Liquor License Category – Class B – Banquet Hall License and this would be Ordinance 22-20.

Mayor March wanted to say that he was noticing the hours Jim we put in there. Closing hours Sunday through Thursday 9 p.m. to 10 a.m. the following day and Friday through Saturday 10 a.m. to 10 p.m. One of the Trustee's stated you can make this an amendment if the Board approves it and then it can be noted that the Board would approved as amended, per the vote of the Board. This is a new category of a liquor license for a Banquet Hall License just to give a heads up what it is. We define what a banquet hall is if it's a business facility which is rented, and food/beverages offers to those who are attending the organized function. The liquor service should be allowed only in conjunction with the service in consumption of complete meals. The annual fee is \$750.00. As I stated, we put some restrictions on the hours and what are other liquor licenses are. Basically, closed on 9 p.m. on the weeknights and 10 p.m. on the weekend. One Trustee has a problem with another liquor license category and will bring some problems. There is very little benefit to the Village for allowing a place to bring in liquor off the street, serving it and have everyone cleaning up. He doesn't see how this will benefit the Village. He is opposed to this. We have plenty of other areas and places to drink in this town. Another Trustee is against this new Ordinance. Mayor March also stated that this kind of ignites the next item B New Business Liquor License category.

Lack of Motion – no approval

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Jones, and Trustee Sluis

Nays: None

Absent: Trustee Marevak and Trustee Struba

B. An Ordinance No. 22-21 Approving the Issuance of a Class “B” Liquor License for Calthon Whitley, D/B/A Serendipity Venue & Etc. In the Village of Peotone, Will County, Illinois 422. Governors Highway

Calthon Whitley, stated after the last meeting Aimee contacted me for a State License in which I did and another \$750.00. It took so long to hear anything I reached out to them again. Stated I needed a liquor license. I reached out to Aimee again and she told me I did know this. In the meeting back in June I just received my business license. I should have gotten it back then and now are you going to reimburse me the \$750.00 that I was told to go ahead and apply for? I reached out to Aimee, and I am not sure why I was told to go ahead and apply then. Again, this is right after the first meeting. Then I received another email from Aimee, stating that having the liquor license for the Village would be a little over \$2,000.00 and then I received another email from Aimee that it would be \$750.00. Rather emailing her I just picked up the phone to call her to confirm everything. She asked Aimee at the meeting if she brought the photo. For the liquor license, I do not serve food, but this is for the event I did and look down in the corner its basically part of the package. It’s just Sangria, which is wine. There is a red and white Sangria that is set up by me and people are not bringing in liquor and that would be part of contract that they would not bring in liquor and sometimes there is a bottle of wine on the table. It is for a people who want to do a toast for wedding or something like that. I am not serving liquor from a bar it’s just basically wine

Mayor March commented he understands her frustration. It is a new thing for the Village that we have never had for everyone come in for a banquet license. We have never had anyone come in for a banquet license, so I apologize for the confusion. I hope that maybe the States didn’t get your local license that they would refund your money for that. I apologize for the confusion on that.

C. An Ordinance 22-22 of Approving the Issuance of a Class “V” Liquor License for Darcie Campos and Jose Campos D/B/A Ellies Gaming Café of Peotone, Inc. in the Village of Peotone, Will County, Illinois 117 Main Street

Mayor March commented that there is an issue with this as far as our current Ordinance only allows us for one Class “D” Liquor License. We talked about changing it but it never got into our Ordinance. If we do decide to allow this, we would have to do a contingent on changing that wording.

Darcie and Jose Campos, we own Ellies Gaming Café in Sterling, Illinois and have a Partner. Jose just retired at 26 years old from Law Enforcement on Saturday and looking to put him back to work. Darcie stated this is something she knows and have been successful in another community. We were hoping to do something in our own local community. I’m a school Administrator and worked at Governor’s State University and have been an Assistant Vice President for 8 years and a director for over 18 years for Career Services. My background is in education. We like to have opportunities to gaming in our own communities. Personally, I am not a casino person anymore, I don’t feel comfortable going into large, crowded areas for entertainment. We were looking into bringing local opportunities for gaming into the community and be beneficial to the Village.

Sterling, Illinois we have a business since 2017 and in the last 8 months we have brought in \$58,000 to the City of Sterling. We are hoping that this Gaming Café would take off and be just as successful as well as Ellies Gaming in Sterling and would have the same opportunity to do the same in our community in which we reside, and our children attend the school here as well. We are looking for an opportunity to be more engaged in this community and hopefully you will be open to welcoming another gaming café with a Liquor License. We appreciate the consideration either way.

Comment from a Trustee stated very nice people, but he is not in favor of another gaming café in this area. He feels like Peotone is saturated with gaming machines and we already have a gaming café. The downtown area we are getting ready in talking people and residents and they really want

they want it to be more a family downtown and to me this is not a step in that direction. I looked at everything and it looks like a nice clean place, and I don't think Peotone needs another gaming café. Enough is enough and we don't want to be the gaming capital of Eastern Will County.

Trustee stated there would be a Motion to Approve subject of the amendment of card to permit the additional Class "V" Liquor License that would be the Motion.

Trustee Sluis moved to approve Ordinance 22-17. Dies in Seconded
Roll Call Vote: Trustee Bowden, Trustee Hudson, and Trustee Jones
Nays: None
Absent: Trustee Marevak and Trustee Strba

D. An Ordinance No. 22-23 Approving the Issuance of a Class "A" (On Premises Consumption) Liquor License for Erica Koop and Rick Jones, D/B/A Suzy's Saloon, Inc. in the Village of Peotone, Will County, Illinois 111 No. Second Street.

Attorney out the Kankakee County came in to represent, Erica Koop and Rick Jones. We have prepared the document for the Retailer Liquor License and working with Wade Callahan from the Board and Aimee has been very helpful and appreciate all their help together. We have a contract closing date of October 10, 2022, for the Real Estate Sale Agreement and the Stock Purchase Agreement. Suzy's is not the feeling the greatest and looking forward to passing the torch to the younger generation and bettering the Rick the local business owner in Kankakee and Erica is a business owner of Kankakee. I am turning it over to them and they can tell them a little about themselves. I am Erica Koop and have a master's in social work and worked in this area for 12 years. I have two small children and resigned from the State of Illinois. My mom has been in the cleaning field for 17 years. I witnessed in the direction, and I worked at Mary Kay. I now own a cleaning business and run a crew. I have about 11 employees. We run all the way from the south part of Ashtum to Frankfort. Love it and crews and helping woman. I've taken my social work into a different direction and love creating. Rick Jones came to me, and I like what I do and asked me to be his business partner. I trust him and he's good at construction. He has helped the downtown area of Kankakee. They are putting in a boutique downtown also apartments, commercial and buildings and I have helped purchase a home from him. We are taking the home from damage or foreclosure and transforming into something better. This is something I like to do something like Suzy's the building, and I would be essentially running it. Erica would be in the more day to day operations. Rick would be more in the investing, updating and reventilating it and bringing it up to more of a current standard. We are looking forward to being part of Downtown Peotone. Hopefully, you will approve that license. Working with Attorney Callahan for a smooth transition and you also see that in the future.

Trustee asked what kind of changes are you thinking of making? Rick stated that Suzy's has a nice cliental and cleaning up the inside. The outside is all brick and maybe do siding and stuff.

Erica cleans and that is the first thing she is going to do deep cleaning. Will bring pizza and chips. We are not looking to compete with Game On. We want it to stay small and separated. It's too saturated and we don't want too much of something. I have spoken to some current workers just a few and some of the customers what they think like carpet, small things. Looking forward to the master plans of Downtown Peotone and make it better and work with all of you. We are doing the whole thing. Hardest challenge would be working with the crew and that is what I'm good at. We are bringing up to the modern technology, per the Attorney. Like the cash register bringing it up to the new cash registers. Everyone is bringing their strengths to the table. Erica plans on being the first two months everyday of the week and after than 3 days a week. Erica has a very successful schedule. Erica loves Sarah and she has been there for 13 years and would love to work with her and be my right-hand girl. There will be a lot of organization.

Motion by moved by Trustee Bowden and seconded by Trustee Hudson
Roll Call Vote: Ayes: Trustee Sluis, Trustee Jones, Trustee Bowden and Trustee Hudson
Nays: None.
Absent: Trustee Marevka and Trustee Strba

E. An Ordinance No. 22-24 Authorizing the Issuance of General Obligation Bonds (Alternate Revenue Source), In one or more Series, of the Village of Peotone, Will County, Illinois, in an Aggregate Principal Amount Not to Exceed \$3,100,000 for the Purpose of Financing the Costs of Certain Capital Projects within the Village and Paying for Costs Related Thereto.

Mayor March stated this has to do with the Traveling Bonds and would be issued to the roads 88th Avenue and I-57 Interchange on Wilmington Peotone Road. I don't the Trustee's didn't get the Ordinances in the packets and want to read through it. Mayor March read the entire article to everyone. This starts the issue the paying on the bonds and there would be an official hearing in October and gets the process started. We are not obligating ourselves to issue the bonds right now but gets the ball rolling.

Motion to Approve by Trustee Hudson and Seconded by Trustee Jones
Roll Call Vote: Ayes: Trustee Sluis, Trustee Bowden, Trustee Jones and Trustee Hudson
Nays: None
Absent: Trustee Marevka and Trustee Strba

F. Motion to Approve Payout #1 to Iroquois Paving for MFT Resurfacing on Mill/Penny/Garfield Less 5% Retention in the amount of \$265,690.90

Troy stated it was good news.

Motion to Approve by Trustee Sluis and Seconded by Trustee Bowden
Roll Call Vote: Ayes: Trustee Sluis, Trustee Bowden, Trustee Jones, and Trustee Hudson
Nays: None
Absent: Trustee Marevka and Trustee Strba

G. Motion to Accept the Appointment of Annemarie Mampe as Interim Treasurer for a Period of Four Months or Until such Time as a Permanent Treasurer is Appointed, whichever is Earlier.

Motion to Approve by Trustee Hudson and Seconded by Trustee Sluis
Roll Call Vote: Ayes: Trustee Sluis, Trustee Bowden, Trustee Jones, and Trustee Hudson
Nays: None
Absent: Trustee Marevka and Trustee Strba

H. Motion to Approve a Business Registration for Ellie's Gaming Café of Peotone, Inc. at 117 W. Main Street, Peotone, IL Not Available

VIII. Any Questions of the Press

Needed a copy of the Ordinance

I am Don Brooks and own the property of the Great Lakes Lifting and own the property and lease to some folks. I came to Peotone about 4 years ago one thing I noticed and very curious is why Peotone. Others are here to invest in a community and why if they meet the same standards they are doing in Sterling and the little shop making close to \$100,000 annually but yet but you are guys are talking about \$3.1 million and someone is going to spend \$10,000. I believe that communities like this makes them successful is people willing to spend small amounts this downtown truly needs to happen is as a Board you need to start condemning places and not just talking to people. Your downtown is terrible, and you can't deny it. If you just walk out and look down the street the only thing that is appealing to the eye would be the Corner Café and she spent a ton of money. That's why you need get other people in the downtown to do. These buildings and they are doing nothing. I don't know if they are waiting for you guys to give them big checks or what. When someone does bring in an opportunity and especially one who is going to generate significant revenue source and I think as a Board you should be more open. I truly love this town and bought some more property out of town, and I would like to see you guys become more aggressive or how you handle existing property that is essentially falling and how you greet folks like this young lady. Banquet Halls are a wonderful thing. My thought when she was talking what banquet hall is open till 10 p.m. Opinions and I am not on the Board, nor do I qualify to be on the Board because I don't live here. I am a tax person now paying on four pieces of property in Peotone. I appreciate listening to me.

IX. Correspondence/Communications/Petitions

X. Adjournment

All said AYE

Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Bowden, Trustee Jones

Nays: None

Absent: Trustee Marevka and Trustee Strba

Adjournment at 6:50 pm

Aimee Ingalls Village Administrator