



# Village of Savoy

Savoy Municipal Center  
611 North Dunlap Avenue, Savoy, IL

<b>MINUTES OF BOARD OF TRUSTEES MEETING</b>
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DATE: June 1, 2016 PLACE: SAVOY MUNICIPAL CENTER  
611 North Dunlap Avenue  
Savoy, IL 61874

TRUSTEES PRESENT: President Robert C. McCleary, Trustees John Brown, Joan Dykstra, Jan Carter Niccum, Rebecca Pittman, Dee Shonkwiler, and William A. Smith

TRUSTEES ABSENT:

STAFF/PERSONNEL PRESENT: Richard Helton, Village Manager  
Levi Kopmann, Director of Public Works/Engineer  
Dan Davies, Zoning Administrator  
Dennis Donaldson, Director of Planning & Economic Development  
Paul Hendren, Village Attorney  
Billie Krueger, Village Clerk

STAFF/PERSONNEL ABSENT: None

GUESTS PRESENT: Julia Leatherwood, County Star  
Donald R. Atkins, 208 Wesley, Savoy, IL  
Charles Stark, 116 E. Church St., Savoy, IL  
Diane Lee, 203 W. Graham Dr., Savoy, IL  
Jean Natsarke, 205 W. Graham Dr., Savoy, IL

CONVENED: 7:00 P.M.  
RECESSED: 7:55 P.M.  
RECONVENED: 8:10 P.M.  
ADJOURNED: 8:15 P.M.

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## 1. CALL TO ORDER, ROLL CALL TAKEN, PLEDGE OF ALLEGIANCE

President McCleary called the open and public Board of Trustees meeting to order at 7:00 p.m. Roll was called of President McCleary and the Trustees, with President McCleary and all Trustees being present and a quorum declared. President McCleary led the pledge of allegiance to the flag.

## 2. PUBLIC COMMENT ON AGENDA ITEMS AND NON-AGENDA ITEMS

President McCleary asked for public comment on the agenda items and non-agenda items. No comment on agenda items.

Public comment non-agenda items was as follows:

Donald Atkins – Stated he was here tonight regarding the decision the Planning Commission and the Board of Trustees made regarding the recent rezoning of 209 N. Dunlap in Savoy and to report a violation of the Open Meetings Act which he believed occurred at the Old Orchard Lanes where someone told him a quorum of Plan Commissioners were meeting with Scott Garth, the owner of 209 N. Dunlap Avenue, and where Garth left money on the table which he believes was not reported, this was a conflict of interest, and this is breaking the law according to State's Attorney Julie Rietz and Illinois Attorney General Lisa Madigan. Atkins said he was told that one of the Village Trustees was also present and said “the fix is in” and the decision had been made and he questions the illegality of all of this. Also, at that Plan Commission meeting, Chairman Bash was like “a 3-legged cat in a litter box” and indicated he did not want to hear any more discussion and a vote was taken.

President McCleary stated he believed this was all just accusations and did not want to hear any more accusations from Mr. Atkins.

Diane Lee, 203 W. Graham, Savoy, stated she questions the need for the “no parking” signs on both sides of Graham Drive in front of her house and on the north side of Graham Drive. President McCleary explained that the Board of Trustees had recently had several hearings, the Planning Commission and the Board of Trustees, to review the Village Ordinance that indicated no parking on certain streets in the Village but that were never signs being installed and on May 5, 2016, the Ordinance Amending certain Sections of the Savoy Municipal Code regarding parking prohibition on certain streets was passed, and the Village had not heard from anybody and this was the first the Village had heard of any complaints about the new no parking signs. President McCleary thanked Diane Lee, her husband, and daughter that lives at 205 W. Graham for coming in, and he will direct Village Staff to look into this situation.

Charles Stark, 116 E. Church Street, Savoy, IL – stated he was present about building out phase 2 of this property and wanted to let the Village know he would be doing this, but he is concerned about the storm water retention to the east of his property, a fence and wondered who the trees along there belong to, the Village or him. He was also concerned about Savoy's code enforcement of grass mowing, because the property to the east, which he believes the Village owns, has not been mowed for seven years. Levi Kopmann, Director of Public Works, stated this was the first he had heard of this and would go out and check in this situation.

Charles Stark also stated that with regard to Don Atkins statement about violation of the Open Meetings Act, “he will pay big money to help him”.

### **3. OTHER AGENDA ITEMS**

President McCleary asked for other agenda items to be added. None added

#### **4. APPROVAL OF MINUTES**

##### **A MINUTES – Board of Trustees Meeting of 5-4-16**

**Trustee Dykstra moved to approve the Board of Trustees Minutes of 5-4-16, as presented, seconded by Trustee Brown; By Trustee vote: Brown, yes; Dykstra; yes; Niccum, yes; Pittman, yes; Shonkwiler, yes; and Smith, yes; motion carried.**

#### **5. CLOSED EXECUTIVE SESSION**

**Trustee Smith moved to go into a Closed Executive Session of the President and Board of Trustees immediately following this meeting for the purpose of discussing the purchase or lease of real property for the Village of Savoy, including considering the setting of a price for sale or lease of its property owned by the Village of Savoy under Exception No. 3, Section 2(c)3 of the Open Meetings Act (OMA) , and to include the Dick Helton, Village Manager, Paul Hendren, Village Attorney and Billie Jean Krueger, Village Clerk in attendance, seconded by Trustee Shonkwiler;**

**By Trustee vote;**

**Ayes: Brown, Dykstra, Niccum, Pittman, Shonkwiler, and Smith**

**Nays: None**

**Absent: None**

#### **6. BUSINESS**

##### **A. ORDINANCE NO. 2016-04 P PREVAILING WAGE ORDINANCE**

**Trustee Smith made a motion to pass Ordinance No. 2016-04, as presented, seconded by Trustee Brown;**

**By Trustee vote;**

**Ayes: Brown, Dykstra, Niccum, Pittman, Shonkwiler, and Smith**

**Nays: None**

**Absent: None**

##### **B. APPOINTMENT OF JACOB M. GRAY TO THE ZONING BOARD OF APPEALS FOR A FIVE YEAR TERM**

**President McCleary placed the name of Jacob M. Gray into nomination to the Zoning Board of Appeals for a five-year term.**

**Trustee Dykstra made a motion to approve the appointment of Jacob M. Gray to the Zoning Board of Appeals for a five-year term (6-1-16 – 6-1-2021), seconded by Trustee Shonkwiler;**

**By Trustee vote;**

**Ayes: Brown, Dykstra, Niccum, Pittman, Shonkwiler, and Smith**

**Nays: None**

**Absent: None**

##### **C. RESOLUTION NO. 2016R-13 – RESOLUTION APPROVING A BEST WESTERN PARADISE INN – VILLAGE OF SAVOY AGREEMENT FOR REIMBURSEMENT OF DEVELOPMENT EXPENSES FROM TAX INCREMENT FINANCING DISTRICT FUNDS**

**Trustee Smith made a motion to pass Resolution No. 2016R-13, as presented, recommending to approve the request of the Best Western Paradise Inn for \$66,918.37 for demolition costs for Phase 2 of the project from TIF 1 Funds as laid out in the Agreement prepared by the Village Attorney at the meeting on June 1, 2016, seconded by Trustee Brown;**

**Discussion: Trustee Dykstra questioned the increase of the original amount of demolition costs from \$40,000 to \$66,918.37. Village Manager explained that written request from the owners of the Best Western explained the issues with their experiences with the original demolition estimate and the**

actual costs for Phase 1 and that Phase 1 costs were substantially higher than they had anticipated and now the Phase 2 costs have come in much higher than expected. Also, in his request, Mr. Patel stated Phase 1 had been a great success in being able to compete with their competitors as well as provide the needs of their guests. Helton stated that Patel's request had been presented to the Savoy Economic Development Commission and Staff on May 17, 2016 and the issue extensively discussed, and based on that discussion, the Savoy EDC had recommended approval of the \$66,918.37 amount.

**By Trustee vote on Resolution No. 2016R-13**

**Ayes: Brown, Dykstra, Niccum, Pittman, Shonkwiler, and Smith**

**Nays: None**

**Absent: None**

**7. STAFF REPORTS**

**A. VILLAGE MANAGER**

Richard Helton presented his written monthly report for the month of May 2016.

**B. DIRECTOR OF PUBLIC WORKS/ENGINEER**

Levi Kopmann presented the Public Works Department written monthly report for the month of May 2016.

**C. ZONING ADMINISTRATOR**

Dan Davies presented to the Trustees his Zoning Report for the month of May 2016.

**D. DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT**

Dennis Donaldson presented to the Trustees his Planning and Economic Development Report for the month of May 2016.

**E. CLERK**

The Village Clerk presented her written monthly report for the month of May 2016.

**F. VILLAGE ATTORNEY**

The Village Attorney's Status Report and statement for legal services for May 2016 was presented to the Trustees for review.

**8. RECESS FOR CLOSED EXECUTIVE SESSION TO DISCUSS THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE VILLAGE OF SAVOY UNDER EXCEPTION NO. 3 OF THE OPEN MEETINGS ACT – President McCleary recessed the open and public meeting of the Board of Trustees at 7:55 p.m. to go into a Closed Executive Session under Exception No.5 of the Open Meeting Act**

**9. RECONVENE – President McCleary reconvened the open and public meeting of the Board of Trustees at 8:10 p.m.**

**10. BUSINESS**

**A. SALE OF PROPERTY – 405 S. Dunlap, Savoy, IL**

**Trustee Smith made a motion to authorize the Village President to execute the agreement between the Village of Savoy and Alex Ruggieri for \$290,000 for the option to purchase 405 S. Dunlap, Savoy, IL, seconded by Trustee Shonkwiler;**

**By Trustee vote;**

**Ayes: Brown, Dykstra, Niccum, Pittman, Shonkwiler, and Smith**

**Nays: None**

**Absent: None**

**11. ADJOURN**

There being no further business to come before the open and public Board of Trustees meeting, upon motion by Trustee Smith to adjourn, seconded by Trustee Shonkwiler, President McCleary adjourned the meeting at 8:15 p.m.

Respectfully Submitted,  
*Billie Jean Krueger*

Billie Jean Krueger, Village Clerk

**This meeting was recorded.**  
**Approved 7-6-16**