

VILLAGE OF ROCKDALE
Board Meeting Minutes of
March 4, 2025

I. Call to Order

Village President Mr. Wyke called to order the regular meeting of the Rockdale Village Board at 7:00 p.m. on March 4, 2025, at the Village Municipal Building, 79 Moen Avenue, Rockdale, Illinois.

II. Roll Call

Following the Pledge of Allegiance, Mr. Wyke asked for a roll call. Trustee Mr. Lorenc was present along with Mr. Stadler, Mr. Cooling, Mr. Scheidt, Mr. Pirc, and Mr. Barnes. Also present in person were Police Chief Mr. Robert Dykstra, Public Works Superintendent Mr. Angelo Proia, Village Engineer Mr. Dan Malinowski and Village Attorney Mr. Stiff.

III. Approval of Previous Minutes

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from February 18, 2025, as written. Mr. Stadler made the motion with a second by Mr. Lorenc. Motion carried 6 ayes, 0 nays and 0 absent.

IV. Visitors

None

V. Bills and Claims.

Village President Mr. Wyke asked for a Motion to approve the Bills & Claims. Mr. Scheidt made a motion to approve with a second by Mr. Stadler. Motion carried 6 ayes, 0 nays and 0 absent.

VI. Clerk's Receipts

Village President Mr. Wyke asked for a Motion to approve the Clerk's Receipts as submitted. Mr. Lorenc made a Motion to approve with a second by Mr. Pirc. Motion carried 6 ayes, 0 nays and 0 absent.

VII. Treasurer's Receipts

Village President Mr. Wyke asked for a Motion to approve the Treasurer's Receipts. Mr. Lorenc made a Motion to accept with a second by Mr. Scheidt. Motion carried 6 ayes, 0 nays 0 absent.

VIII. Treasurer's Report

Village President Mr. Wyke asked for a Motion to approve the Treasurer's Report. Mr. Scheidt made a Motion to accept with a second by Mr. Cooling. Motion carried 6 ayes, 0 nays 0 absent.

IX. Building Permits

None

X. Communications

Village President Mr. Wyke asked for any communications. There were none.

XI. Old Business

Village President Mr. Wyke asked for any old business. There was none.

XII. New Business

Mr. Wyke asked the Trustees for any new business. There was none.

The first item on the agenda was the New Business License review of International Equipment Sales represented by Mr. Mahmoud Shuaibi. The business was described by the owner as transferring heavy equipment and parts from one location to another. The owner was asked how many pieces of large earth moving type equipment would be stored on the site. He indicated that there would be ten to twelve at one time before they are broken down and the parts shipped out. Mr. Wyke asked regarding security cameras and the weights of the trucks coming in and going out. Another question was raised as to the ability of trucks to make the turns from Wheeler to Meadow. The owner did not think this would be a problem. Mr. Lorenc asked about container storage with the owner responding that there would not be many trailers on site at any given time. Police Chief Dykstra advised the owner to continue to use Oxcart for any heavy weight permits.

Although Village President had moved beyond the next item due to the owner being late, he recalled the agenda item for the business license review of Alsmey Transportation when Abel Contreras, the owner, arrived at the meeting. The business is located at 2135 Maxim Drive, Unit E. Mr. Contreras answered the Board's questions regarding the business. Mr. Stiff noted that the Business License Application was incorrectly filled out as the business address was not listed on the document. Rather, Mr. Contreras used his home address, which is the corporate office, on the entire document. Mr. Stiff requested that the application be amended to list the physical location of the business in the appropriate spot on the application. Mr. Contreras explained that his business is truck repair at the Rockdale location. There will be only a couple of vehicles parked on the property at any time, day, or night. Mr. Malinowski asked about handicapped parking availability at the location. Mr. Contreras indicated that he would inquire with the landlord regarding the handicapped parking. He also indicated that there would be a security camera system in place. Mr. Wyke reiterated the requirement of listing the address on the application with a Rockdale address.

XIII. Department Business

Public Works Superintendent Mr. Proia had his department performing alley scarification. There are a few alleys completed already but several more yet to be completed. Yard waste pickup is scheduled to begin on March 31.

Police Chief Mr. Dykstra handed out the two-week call list along with the police activity report.

Village Engineer Mr. Malinowski handed out his report which covered the Guzman property issues and the and the IDOT Construction project near Kinsey Avenue. In addition, Mr. Malinowski reiterated the need to meet with Euro Trucking regarding its vehicles blocking traffic on Moen Avenue and running up on the curb and gutter.

Mr. Malinowski also updated the Board on the Moen Avenue Phase III IDOT closeout. IDOT still has not made a ruling on the extension of time request and everything other than the contaminated soil issue is at a standstill until IDOT rules one way or the other on the extension of time.

Village Attorney Mr. Stiff reported that the water rate ordinance will be either at the next meeting in March or the first meeting of April with a suggested effective date of May 1, 2025. Regarding a potential property tax increase, Mr. Stiff has a consultant group in mind, and he will be submitting an engagement letter soon.

Mr. Stiff generated two letters on zoning non-compliance for an R-1 property. One was for an apartment rental at 203 Stillwell despite the request for re-zoning having been denied when the current owner's father owned it. The other property is also violating the R-1 zoning code by renting the garage as an apartment. The renovation of the garage was not permitted and needs to be inspected and/or removed. If the tenants are not removed, the Village will have to go to court to have situation remedied. Mr. Wyke gave a recent update regarding the garage apartment issue which will be followed up with an inspection in the future.

Public Comment

Mr. Wyke asked for a Public Comment. Ms. Diane Weber had a question about who is planning to move into the old Syl's Restaurant property. Mr. Wyke provided information about what he knows about the new owner and what the plans are moving forward. Mr. Lorenc asked about the approval of any business that should want to move in on the property. Mr. Stiff indicated that the Village has some ability to disapprove of businesses but must follow the zoning ordinances. Police Chief Dykstra spoke of what other municipalities do to limit the number of certain businesses.

XIV. Special Business

None

XV. Adjournment

Mr. Wyke asked for a Motion to adjourn the meeting. A Motion was made by Mr. Barnes with a second by Mr. Lorenc. Motion carried 6 ayes, 0 nays, 0 absent.

The next Village Board Meeting will be on Tuesday March 18, 2025.