

**VILLAGE OF ROCKDALE**  
***Board Meeting Minutes of***  
**April 2, 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 April 2, 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. Barnes, Mr. Cooling, Mr. Scheidt and Mr. Pirc. Mr. Stadler was absent. Also present in person were Police Chief Mr. Robert Dykstra, Public Works Superintendent Mr. Angelo Proia, Village Attorney Mr. Michael Stiff, and Village Engineer Mr. Dan Malinowski.

**III. Approval of Previous Minutes**

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from March 18, 2025, as written. It was noted by Mr. Stiff that at the end of the minutes, the day of the next meeting was incorrect and should be “Wednesday April 2” rather than “Tuesday April 2”. With that correction noted, Mr. Cooling made the motion to approve with a second by Mr. Scheidt. Motion carried 5 ayes, 0 nays and 1 absent.

**IV. Visitors**

None

**V. Bills and Claims.**

Village President Mr. Wyke asked for a Motion to approve the Bills & Claims. Mr. Lorenc made a motion to approve with a second by Mr. Pirc. Motion carried 5 ayes, 0 nays and 1 absent.

**VI. Clerk’s Receipts**

Village President Mr. Wyke asked for a Motion to approve the Clerk’s Receipts as submitted. Mr. Scheidt made a Motion to approve with a second by Mr. Cooling. Motion carried 5 ayes, 0 nays and 1 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. Pirc. Motion carried 5 ayes, 0 nays 1 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 5 ayes, 0 nays 1 absent.

**IX. Building Permits**

The location of 829 Moen is a remodel of the building.

**X. Communications**

Village President Mr. Wyke asked if there were any communications to announce to the Board. 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. Mr. Scheidt asked for an update on the Moen Avenue Project closeout. Mr. Wyke deferred to the Village Engineer, Dan Malinowski, who was running a few minutes late.

The first item on the agenda was the new business license review of Zuracan Underground located at 829 Moen Ave at the old Syl's Restaurant location. The owners were all in attendance with the company representative Tarij Aldaas, outlining their plans for the new business, which is primarily detailing high-end and exotic vehicles. Once the company becomes more established, they plan to have car shows and other events to allow these car enthusiasts the opportunity to get together. The hope is that the business will help support the Rockdale economy by bringing people in from all parts of the county. Mr. Wyke asked about the plans to remodel the building. Mr. Aldaas indicated that he and his brothers had only just purchased the property and would be working with a professional architect or engineer to design the facility. He indicated that the entire kitchen would be gutted and that ideally, they would have something like an auto showroom. Mr. Stiff indicated that they would need to go through the regular process of submitting plans and obtaining the property Building Permits. Mr. Wyke asked about security cameras not only for the building but also the adjacent parking lot, especially if there will be exotic cars parked outside.

Next up was the new business license review for Underground and Team Truck & Trailer Repair. The owner Grigore Meleca was in attendance. Mr. Meleca described the minor repair work to the company's fleet which will be performed at the Rockdale location. Mr. Meleca indicated that there would not be a large number of trucks being stored overnight, and all trucks would be parked at the rear of the building. This business is renting one of the buildings owned by AJ Inter-Estate. Mr. Stiff and Mr. Malinowski discussed the need for appropriate drains within the building to protect the Village's sanitary sewer system from oil and other fluids since they will be performing oil changes on-site. The owner indicated that the landlord had recently done work in the building, and he believes the appropriate drain traps are present. Mr. Stiff suggested that the Village Staff reach out to the landlord to see if he can produce the necessary proof of code compliance to avoid having to send the Village's inspector out to the site. The location security was also discussed. The owner indicated that they would have security cameras onsite.

Next on the agenda was an Ordinance Amending Sections 82-34, 82-43, 82-46 and 82-47 of the Rockdale Code of Ordinances (Discussion and possible Approval). Attorney Mr. Stiff began the discussion with an explanation of what was being presented for review and approval. The current version of the Ordinance increasing the Village water and sewer rates follows the water rate study performed along with analysis by Strand Associates and discussions with the Village Trustees individually. The Board has had an opportunity to review the draft and comparison to the prior rate increase from February 2024. The rates are designed to recoup over time the upcoming major water improvements which will allow the Village to remain self-sufficient. These projects include water main replacement, a new well, lead service line removal, an HMO Treatment Facility, and an above-ground storage tank. The Village has received principal forgiveness on the 2025 water main replacement and hopes to get the same in 2026 for the well and treatment facility. A letter will go out to all water customers with Town Hall Meeting style Q & A at the first meeting in May. Since there were no further questions, Ordinance number 1157 was assigned to this Ordinance and a motion to approve was made by Mr. Pirc with a second by Mr. Lorenc. Motion carried, 5 ayes, 0 nays and 1 absent.

## **XIII. Department Business**

Public Works Superintendent Mr. Proia had his department performing alley work by weed spraying and trimming foliage. The deep well was down for a couple of days with a well contact sensor having to be replaced.

Police Chief Dykstra handed out his call sheet and had nothing else to add.

Village Engineer Mr. Malinowski handed out his report which covered the Guzman property issues and the Elm Court project.

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.

Mr. Stiff asked about sending a letter to Euro Trucking regarding the requirement of connecting to the Village water system and the blocking of Moen Avenue with the off loading of trucks to their warehouse. Mr. Wyke added connection letters to residents on Mound Road West, which are annexed and are still required to tap on with the Rockdale water and sewer system.

Mr. Stiff mentioned the Meadow Avenue bid process for the watermain replacement project. Additionally, a motion was asked to the Board for amending the Board meeting agenda for tonight by changing “Wednesday to “Tuesday,” motion made by Mr. Cooling with a second by Mr. Scheidt. Motion carried, 5 ayes, 0 nays and 1 absent.

Mr. Stiff made a special mention to congratulate the Village President and those Trustees that ran unopposed and won the election for a new four-year term. Also, a special mention thanking Mr. Barnes for his service on the Board.

#### **Public Comment**

Mr. Wyke asked for a Public Comment. Ms. Weber asked about the new water and sewer increases. Trustee Mr. Lorenc and Mr. Cooling helped to facilitate an answer which offers a more elementary explanation. The next question was about the start of the Meadow Avenue watermain replacement project schedule for construction. Police Chief Dykstra reminded those who are in attendance of the construction of I-80 which is presently causing problems on Meadow Ave. Mr. Califellow added his question about water rates which were covered earlier but explained again.

#### **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 5 ayes, 0 nays, 1 absent.

The next Village Board Meeting will be on Tuesday April 15, 2025.