
PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE TOWN OF CICERO

The Board of Trustees of the Town of Cicero met Tuesday, October 22, 2024 at 10:00 A.M., in the Town Hall Council Chambers, Town of Cicero.

On roll call there were present:

President: Dominick
Clerk: Punzo-Arias
Trustees: Cundari, Garcia, Porod, Reitz, Vargas.
Absent: Cava– Excused, Virruso – Excused.

Thereupon, President Dominick declared a quorum present and the meeting duly convened and requested that all present in attendance stand and join in the Pledge of Allegiance to the Flag.

On motion of Trustee Porod seconded by Trustee Garcia, the minutes of the Regular Meeting held Tuesday, October 8th, 2024 at 10:00 o'clock A.M., were approved, the reading being dispensed with, each member having received a copy.

Town Clerk Maria Punzo-Arias stated for the record, that Agenda Item 8-E was stricken from the agenda.

APPROVAL OF BILLS

(173-24)

On motion of Trustee Garcia seconded by Trustee Vargas, the list of bills itemized in Warrant #20, dated October 17, 2024, in the total amount of \$1,991,601.48; the list of manual checks dated October 4, 2024 thru October 17, 2024 in the total amount of \$158,839.92, and list of online payments dated October 4, 2024 thru October 17, 2024 in the total amount of \$106.34, were accepted, placed on file and approved for payment; action taken by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None.

(174-24)

On motion of Trustee Reitz seconded by Trustee Vargas, payroll (*Estimated Corporate \$1,835,756.98 & Library \$25,975.38*) was approved for the active employees listed on the printout dated 10-17-24; action taken by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None.

PERMIT

(175-24)

On motion of Trustee Porod seconded by Trustee Garcia, permission was granted to Our Lady of Charity School to conduct their “Mexican Family Night” fundraiser at their Halpin Hall on Friday November 15th from 6:00 PM to 11:59 PM.

(176-24)

On motion of Trustee Garcia seconded by Trustee Vargas, permission was granted to Our Lady of Czestochowa & Charity Parish to conduct their “Family Fall Dance” fundraiser to be held at their Social Center located at 5000 W. 31st Street, Cicero, IL on Saturday November 9th, from 6:00 PM to 11:59 PM.

(177-24)

On motion of Trustee Garcia seconded by Trustee Reitz, permission was granted to St. Mary Frances of the Five Wounds Parish to host their annual “Noche Bohemia” fundraiser to be held in the St. Frances of Rome school auditorium on Friday, November 29, 2024 from 7:00 PM to 11:59 PM.

ORDINANCES

(“O” 54-24)

On motion of Trustee Reitz seconded by Trustee Porod, the Ordinance Amending Chapter 22, Section 22-284 of the code of Ordinances of The Town of Cicero, Illinois regarding buildings and building regulations for the town, was accepted, placed on file and approved for passage by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

(Purpose of Ordinance)

(The purpose of this ordinance is to amend Chapter 22, Section 22-284 of the Town Code, , to update the Existing Regulations and to authorize the President and other Town officials to take all action necessary to carry out the intent of this Ordinance.)

Sec. 22-284. – Certificates of Compliance.

(a) *Inspections; issuance of certificate.* Any person transferring real property within the corporate boundaries of the town shall be required to apply to the building commissioner for an inspection of the real property being sold. Upon receipt of the application for such inspection and payment of the inspection fee, as provided in [section 22-286](#), the building commissioner shall cause such property to be inspected. If the property inspected is found to be in full compliance with the town's minimum housing code, building codes, electrical code, plumbing code, zoning codes, fire prevention codes, mechanical code, accessibility code, energy code, and in the case of sewer and water line installations, if the property is in full compliance with the land and water pollution requirements of the Illinois Environmental Protection Agency, division of water pollution control and the metropolitan water reclamation district, as well as all substantial rehabilitation sewer and water connection requirements, the building commissioner may then issue a certificate stating that the property is in compliance with such codes.

(b) *Violations.* If violations of codes stated in subsection (a) of this section are found to exist, the person in title, beneficiary of the land trust or purchaser of the property may be required to submit an affidavit duly sworn before a notary public that he is aware of such violations and is willing to make the necessary repairs or take the necessary corrective measures within a time period designated by the building commissioner. At the discretion of the building commissioner, the person undertaking the repairs may also be required to place a sum in escrow to cover the costs of the repairs. Said escrow amount shall be determined by the building commissioner and shall be based, in part, on reasonable estimates of the cost of the repairs and any additional work required to achieve compliance with this article and any other applicable provisions of the town Code. All persons required to make any repairs as required by this section shall also be required to pay an administrative impact and filing fee of \$100.00. All corrections or repairs shall be completed within nine months, unless extended, in writing, by the building commissioner. If the required corrections are not made within nine months or within the time specified by the building commissioner, the town may exercise any and all legal or equitable remedies available to it, including but not limited to issuing additional citations, up to one citation per month and/or filing a suit against all parties in interest for the purpose of compelling full compliance with the applicable sections of this Code. The building commissioner may also revoke the property's occupancy permit if the agreed upon repairs are not completed within nine months, or the agreed upon timeframe. If violations are discovered that, in the opinion of the building commissioner, render the subject property unsafe for habitation, the building commissioner may order that the property not be occupied until all corrections necessary to render the subject property safely habitable are made. Upon correction of all violations specified by the building commissioner, the building commissioner may then issue a certificate of compliance after final inspection and the completion and submission of any and all documents required by the building commissioner, federal law, state law, or the town Code.

(c) *Form of application.* The building commissioner shall supply application forms, which forms shall specify the address of the real property being transferred; the improvements located thereon; the type of construction of such improvements including the number of apartments contained therein; the name, address and telephone number of the seller; the name, address and telephone number of the purchaser; and the name, address and telephone number of the real estate office, if any, involved in the transaction. The application shall also specify, in transfers involving residential property, the maximum occupancy for the property established by [section 46-476](#) and as set forth by the inspector designated by the building commissioner and the number and age of all occupants. If such property is commercial or industrial property, the number of square feet of occupiable space shall also be specified. Such application shall also set forth the fee as required by this article. Such application shall be executed by all parties to the contract of sale. However, if such application is made prior to entering

into a contract of sale, such application may be executed by the party in title alone, provided that upon execution of the contract of sale the purchaser shall be required to execute a supplementary application to be made part of the original application.

(d) *Time for filing application.* The application for inspection as provided for in subsection (c) of this section shall be filed no less than 15 days prior to the proposed transfer of the real property. If the application and required fees are not filed and paid as provided in this article, the parties to the contract shall be subject to penalties provided in this article.

(e) *Transferability.* The certificate of compliance referred to in this section shall not be transferable following issuance. All subsequent transfers of title of the property shall require the issuance of a new certificate of compliance in accordance with the provisions of this section. If a property owner sells or otherwise transfers the property before the repairs are completed, or before the expiration of the nine-month period, the property owner or seller must pay an impact fee of ~~\$250.00~~500.00 because the property owner or seller failed to make the agreed upon and required repairs.

(f) *Proof of final water bill payment.* The building commissioner shall not issue a certificate of compliance without receiving proof that the final water bill for the real property being transferred has been paid in full.

(“O” 55-24)

On motion of Trustee Garcia seconded by Trustee Vargas, the Ordinance granting a sign variance and parking stall variance for the property commonly known as 3035 South Cicero Avenue, was accepted, placed on file and approved for passage by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

RESOLUTIONS

(“R” 110-24)

On motion of Trustee Garcia seconded by Trustee Porod, the Resolution adopting the revised schedule of meetings for Cicero Town Board of Trustees for calendar year 2025 was accepted, placed on file and action taken by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None.

(“R” 111-24)

On motion of Trustee Reitz seconded by Trustee Garcia, the Resolution extending the term of certain appointed officers, employees, officials, and certain members of The Board of Trustees appointed to specific committees for the town (*extended until 11:59 P.M on November 30, 2024*), was accepted, placed on file and approved for adoption by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

(“R” 112-24)

On motion of Trustee Porod seconded by Trustee Vargas, the Resolution authorizing and approving certain agreements with Third Millennium Associates, Inc for vehicle tags software and services for the town (*services to assist in issuing and organizing pet and vehicle tags*), was accepted, placed on file and approved for adoption by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

(“R” 113-24)

On motion of Trustee Reitz seconded by Trustee Vargas, the Resolution authorizing and approving a quote from Constant Technologies, Inc. for goods and services for video and audio systems for the town, (*for the Cicero Real Time Crime Center*), was accepted, placed on file and approved for adoption by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

(“R” 114-24)

On motion of Trustee Garcia seconded by Trustee Porod, the Resolution authorizing and approving a certain invoice from the Cook County Sheriff’s Police Academy for the town (*Invoice # 245-8*), was accepted, placed on file and approved for adoption by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None

NEW BUSINESS

(178-24)

On motion of Trustee Porod seconded by Trustee Vargas, the Board concurred with the recommendation of Board of Fire, Police and Public Safety Commissioners for the hiring of twenty-one (21) Police candidates from the Eligibility List to the Cicero Police Department; action taken by the following vote:

Ayes: Cundari, Garcia, Porod, Reitz, Vargas.

Nays: None.

President Dominick opened the meeting to the public for their comments.

Resident Steve Walnigade asked when Daylight Savings Time will take place.

Clerk Punzo-Arias personally thanked President Larry Dominick for always supporting the various events including the most recent “Hurricane Donation Drive”, and wanted to acknowledge one of our local business owners, Mr. Daniel Hernandez d/b/a Danny the Groomer recently reached out to her in hopes that the town would join him in a collaborative effort to raise funds for the hurricane victims in Florida.

With less than one week to coordinate, the teamwork effort began. This fundraiser was a success thanks to the following entities and individuals: President Dominick, Town Chaplain Ismael Vargas, Danny the Groomer, Clerk Punzo-Arias and various trustees that showed up to support, along with all the residents, volunteers, and the following local and neighboring sponsors:

The Salvation Army, Cicero Special Events, District 99, Morton High School District 201, Clergy Committee, Safety Patrol, CERT, Rescue Pack, Cicero Waggin Tails Animal Shelter, Lembke & Sons, The Royal Group, La Chiquita, Tony’s Fresh Market, El Porvenir. K-Signs).

The donations were all collected at the Salvation Army and loaded up into a 26 foot U-Haul that Danny the Groomer rented and drove out to Florida. Upon his arrival, he met up with the Red Cross and distributed the donations; while there, he met the Mexican Consulate who held a press conference, and during the conference, they recognized and thanked the Town of Cicero President Larry Dominick, Mr. Daniel Hernandez and everyone who made this possible.

President Dominick thanked everyone involved for all their efforts on a job well done!

Health Director Vanessa Parish announced the winners of the Pumpkin decoration in recognition of Breast Cancer Awareness Month as Cicero Police Department.

On motion of Trustee Porod seconded by Trustee Garcia, the board then stood adjourned at 10:16 A.M. to meet on Tuesday, November 12th, 2024 at 10:00 A.M., in the Town Hall, Town of Cicero.

MARIA A. PUNZO-ARIAS, TOWN CLERK