

MINUTES
REGULAR SCHEDULED
VILLAGE OF CRESTWOOD BOARD OF TRUSTEES
13820 S. CICERO AVE., CRESTWOOD, IL 60418
October 16, 2025 – 7:00 PM

**CALL TO
ORDER**

The Regular Board meeting was called to order by Mayor Klein at 7:00 p.m.

**ROLL
CALL**

Present and responding to roll call were the following:

Trustees: Anthony Benigno, Linda Madlener, Kevin Wasag, Frank Caldario, Brian
Skala and Denise Pietrucha

A quorum was present and meeting commenced.

**PLEDGE
ALLEGIANCE**

The pledge was led by Mayor Ken Klein and recited by all.

**SUSPEND
RULES OF
ORDER
PUBLIC
PARTICIPATION**

1. None

**RECONVENE
BOARD
MEETING**

Mayor Klein called the regular Board meeting back to order at 7:02 p.m.

**VILLAGE
CLERK'S
OFFICE**

APPROVE COMMITTEE OF THE WHOLE MINUTES DATED SEPTEMBER 30, 2025.

A Motion to approve the Committee of the Whole Minutes dated September 30, 2025.

Motion by: Trustee Benigno

Seconded by: Trustee Caldario

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

APPROVE VILLAGE BOARD MEETING MINUTES DATED OCTOBER 2, 2025.

A Motion to approve the Village Board Meeting Minutes dated October 2, 2025.

Motion by: Trustee Benigno

Seconded by: Trustee Caldario

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

COMMITTEE

REPORTS

BUILDING &

PLATS

Building & Plats – Trustee Madlener, Chairman

BUILDING PERMIT REPORT FOR THE MONTH OF SEPTEMBER, 2025

The Building permit report for the month of September, 2025 was read by
Trustee Madlener with the following highlights:

Total Billed: \$22,486.00

Total Valuation: \$6,320,276.00

Number of Permits - 55

FINANCE

Finance – Trustee Pietrucha, Chairman

APPROVE AND PASS PAYROLL WARRANT, DATED 9/26/25, GENERAL FUND, WATER & SEWER FUND, VOUCHER LISTING, DATED 10/2/25, WATER CAPITAL IMPROVEMENT FUND, GENERAL FUND, WATER & SEWER FUND, VOUCHER LISTING, DATED 10/9/25

A Motion was made by Trustee Pietrucha to Approve and Pass Payroll Warrant, dated
9/26/25, General Fund, Water & Sewer Fund, Voucher Listing, dated 10/2/25, Water
Capital Improvement Fund, General Fund, Water & Sewer Fund, Voucher Listing, dated
10/9/25..

Motion by: Trustee Pietrucha

Seconded by: Trustee Benigno

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

FIRE

Fire – Trustee Madlener, Chairman

No Report

**LICENSE &
ORDINANCE**

License & Ordinance – Trustee Wasag, Chairman

SUSPEND THE RULES OF ORDER TO CONSIDER AN ORDINANCE AMENDING THE VILLAGE OF CRESTWOOD CODE TO ESTABLISH BUSINESS LICENSE REQUIREMENTS AND FEES FOR ADULT DAYCARE FACILITIES.

A Motion to Suspend the Rules of Order to consider an Ordinance amending the Village of Crestwood code to establish business license requirements and fees for Adult Daycare Facilities.

Motion by: Trustee Wasag

Seconded by: Trustee Caldario

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

APPROVE AND PASS AN ORDINANCE AMENDING THE VILLAGE OF CRESTWOOD CODE TO ESTABLISH BUSINESS LICENSE REQUIREMENTS AND FEES FOR ADULT DAYCARE FACILITIES.

A Motion to Approve and Pass an ordinance amending the Village of Crestwood code to establish business license requirements and fees for Adult Daycare Facilities.

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried

SUSPEND THE RULES OF ORDER TO CONSIDER AN ESTOPPEL CERTIFICATE UNDER DEVELOPMENT AGREEMENT DATED NOVEMBER 3, 2021 AND RECORDED APRIL 3, 2023 (AS AMENDED, THE "DEVELOPMENT AGREEMENT")

A Motion to Suspend the Rules of Order to consider an Estoppel Certificate under Development Agreement dated November 3, 2021 and recorded April 3, 2023 (as amended, the "Development Agreement")

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

APPROVE AND PASS AN ESTOPPEL CERTIFICATE UNDER DEVELOPMENT AGREEMENT DATED NOVEMBER 3, 2021 AND RECORDED APRIL 3, 2023 (AS AMENDED, THE "DEVELOPMENT AGREEMENT")

A Motion to Approve and Pass an Estoppel Certificate Under Development Agreement dated November 3, 2021 and recorded April 3, 2023 (as amended, the "Development Agreement")

Motion by: Trustee Wasag Seconded by: Trustee Skala

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

SUSPEND THE RULES OF ORDER TO CONSIDER AN ORDINANCE AMENDING TITLE XI ("BUSINESS REGULATIONS" CHAPTER 112 (LIQUOR CONTROL, FOOD) OF THE CODE OF CRESTWOOD. (VIDEO GAMING LIQUOR LICENSE SURCHARGE)

A Motion to Suspend the Rules of Order to consider an Ordinance amending Title XI ("Business Regulations" (Chapter 112 (Liquor Control, Food) of the code of Crestwood. (Video Gaming Liquor License Surcharge)

Motion by: Trustee Wasag Seconded by: Trustee Benigno

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

APPROVE AND PASS AN ORDINANCE AMENDING TITLE XI ("BUSINESS REGULATIONS" CHAPTER 112 (LIQUOR CONTROL, FOOD) OF THE CODE OF CRESTWOOD. (VIDEO GAMING LIQUOR LICENSE SURCHARGE)

A Motion to Approve and Pass an Ordinance amending Title XI ("Business Regulations" (Chapter 112 (Liquor Control, Food) of the code of Crestwood. (Video Gaming Liquor License Surcharge)

Motion by: Trustee Wasag Seconded by: Trustee Skala

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

SUSPEND THE RULES OF ORDER TO CONSIDER AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TRUCK REPAIR SHOP WITH WAREHOUSING AT 4606 W. 138TH STREET, CRESTWOOD, ILLINOIS (LEMON TRUCK REPAIR, LLC)

A Motion to Suspend the Rules of Order to consider an Ordinance granting a Special Use permit for a Truck Repair Shop with warehousing at 4606 W. 138th Street, Crestwood, Illinois (Lemon Truck Repair, LLC)

Motion by: Trustee Wasag

Seconded by: Trustee Pietrucha

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

APPROVE AND PASS AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TRUCK REPAIR SHOP WITH WAREHOUSING AT 4606 W. 138TH STREET, CRESTWOOD, ILLINOIS (LEMON TRUCK REPAIR, LLC)

A Motion to Approve and Pass an Ordinance granting a Special Use permit for a Truck Repair Shop with warehousing at 4606 W. 138th Street, Crestwood, Illinois (Lemon Truck Repair, LLC)

Motion by: Trustee Wasag

Seconded by: Trustee Pietrucha

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

SUSPEND THE RULES OF ORDER TO CONSIDER THE ANNUAL TREASURER'S REPORT FOR THE FISCAL YEAR ENDING APRIL 30, 2025.

A Motion to Suspend the Rules of Order to Consider the Annual Treasurer's Report for the Fiscal year ending April 30, 2025.

Motion by: Trustee Wasag

Seconded by: Trustee Caldario

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and Pietrucha

Nays: 0

Motion carried.

**APPROVE AND PASS THE ANNUAL TREASURER'S REPORT FOR THE FISCAL YEAR
ENDING APRIL 30, 2025.**

A Motion to Approve and Pass the Annual Treasurer's Report for the Fiscal year
ending April 30, 2025.

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

**SUSPEND THE RULES OF ORDER TO CONSIDER APPROVING A TEXT AMENDMENT TO
TITLE XIII: GENERAL OFFENSES: CHAPTER 131: OFFENSES AGAINST PERSONS, ADDING
TO SECTION 131.11 – VAGRANCY**

A Motion to Suspend the Rules of Order to consider approving a text amendment to
Title XIII: General Offenses: Chapter 131: Offenses against person adding to Section
131.11 – Vagrancy

Motion by: Trustee Wasag

Seconded by: Trustee Caldario

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

**APPROVE AND PASS A TEXT AMENDMENT TO TITLE XIII: GENERAL OFFENSES:
CHAPTER 131: OFFENSES AGAINST PERSONS, ADDING TO SECTION 131.11 –
VAGRANCY**

A Motion to Approve and Pass a text amendment to Title XIII: General Offenses:
Chapter 131: Offenses against person adding to Section 131.11 – Vagrancy

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6 Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

**SUSPEND THE RULES OF ORDER TO CONSIDER A FIRST AMENDED AND RESTATED
PURCHASE AND SALE AGREEMENT FOR 14101, 14109, 14111, 14113, 14125, 14159,
14141, 14135 S. PULASKI AVE., AND 14122, 14132 SPRINGFIELD AVE., AND 14053,**

**14055 S. CRAWFORD AVE. AND A PREVIOUSLY VACATED PARCEL OF LAND AS
DELINEATED ON THE PRELIMINARY PLAT OF VACATION ATTACHED HERETO AS
EXHIBIT H.**

A Motion to Suspend the Rules of Order to consider a First Amended and Restated Purchase and Sale Agreement for 14101, 14109, 14111, 14113, 14125, 14159, 14141, 14135 S. Pulaski Ave., and 14122, 14132 Springfield Ave., and 14053, 14055 S. Crawford Ave. and a previously vacated parcel of land as delineated on the preliminary Plat of Vacation attached hereto as Exhibit H.

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

**APPROVE AND PASS A FIRST AMENDED AND RESTATED PURCHASE AND SALE
AGREEMENT FOR 14101, 14109, 14111, 14113, 14125, 14159, 14141, 14135 S. PULASKI
AVE., AND 14122, 14132 SPRINGFIELD AVE., AND 14053, 14055 S. CRAWFORD AVE.
AND A PREVIOUSLY VACATED PARCEL OF LAND AS DELINEATED ON THE PRELIMINARY
PLAT OF VACATION ATTACHED HERETO AS
EXHIBIT H.**

A Motion to Approve and Pass a First Amended and Restated Purchase and Sale Agreement for 14101, 14109, 14111, 14113, 14125, 14159, 14141, 14135 S. Pulaski Ave., and 14122, 14132 Springfield Ave., and 14053, 14055 S. Crawford Ave. and a previously vacated parcel of land as delineated on the preliminary Plat of Vacation attached hereto as Exhibit H.

Motion by: Trustee Wasag

Seconded by: Trustee Benigno

Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

POLICE

POLICE – Trustee Benigno, Chairman

**VILLAGE OF CRESTWOOD POLICE DEPARTMENT ACTIVITY REPORT FOR SEPTEMBER,
2025 AS SUBMITTED BY CHIEF SISK.**

The Village of Crestwood Police Department Activity Report for September, 2025 as submitted by Chief Sisk was read by Trustee Benigno with the following highlights:

Total Arrests – 37
Crimes Against Persons – 20
Crimes Against Property – 30
Motor Vehicle Accidents – 60
Service Calls – 140

Total miles driven by squads and jeeps – 19,007

**VILLAGE OF CRESTWOOD POLICE DEPARTMENT CITATION ACTIVITY REPORT –
CITATIONS ISSUED/FINES COLLECTED FOR SEPTEMBER, 2025 AS SUBMITTED BY
CHIEF SISK**

The Village of Crestwood Police Department Citation Activity Report – Citations
Issued/Fines Collected for September, 2025 as submitted by Chief Sisk was read by
Trustee Benigno with the following highlights:

Citations Issued – Local Ordinance – 37
Parking – 119
Total Citations – 156

Fines Collected - \$12,465.00 (Citations & Administrative Tows)

Total Fines Collected - \$12,465.00

RECREATION RECREATION – Trustee Skala, Chairman

No Report

**HEALTH &
SAFETY** HEALTH & SAFETY – Trustee Benigno, Chairman

**SCAVENGER REPORT FOR THE MONTH OF OCTOBER, 2025 FOR SERVICES PERFORMED
IN THE MONTH OF SEPTEMBER, 2025**

The Village of Crestwood Scavenger Report for the month of October, 2025 for services
performed in the month of September, 2025 was read by Trustee Benigno with the
following highlights:

Homes – 2,252 @ \$24.24 = \$56,502.68
Condos – 2,127 @ \$14.25 = \$30,309.75

Recycling Processing Charge for September, 2025 - \$1,171.04
Regulatory Compliance Charge - \$87.58

TOTAL CHARGES FOR THE MONTH OF SEPTEMBER, 2025 - \$88,071.05

TOTAL PAID TO REPUBLIC SERVICES IN OCTOBER, 2025 OF \$88,071.05

EMA

EMERGENCY MANAGEMENT AGENCY – Trustee Caldario, Chairman

No Report

**STREETS,
LIGHTS &
DRAINAGE**

STREETS, LIGHTS, & DRAINAGE – Trustee Skala, Chairman

STREETS, LIGHTS & DRAINAGE REPORT DATED, OCTOBER 16, 2025.

The Streets, Lights, & Drainage bi-monthly report dated, October 16, 2025 was read by Trustee Skala, highlighting the following work for the last several weeks:

- Maintained all Police, Fire, EMA and Public Works vehicles.
- Maintained all Village buildings and emptying exterior garbage cans.
- Worked on 21 streetlights throughout the Village.
- Checked storm sewers throughout the Village.
- Checked storm drainage outfalls daily.
- Jetted and cleaned 5 storm sewers and 6 Sanitary sewers
- Helped with meter reading.
- Worked on 8 fire hydrants and 76 valves
- Had monthly safety meetings and completed safety videos.
- Cleaned and straightened up public works building and yard.
- Cleaned Public works trucks and backhoes.
- Performed 74 JULIE requests throughout the Village
- Worked on street lights on Cicero Ave.
- Worked on 8 b-boxes and exercised them.
- Checked for leaks in 2 house.
- Repaired 4 storm water inlets.
- Repaired 5 sanitary sewer manholes.
- Cleaned 66 storm water catch basins
- Worked on pot holes and street repairs throughout the Village.
- Picked up garbage at Village buildings and parks.
- Worked on main entrance at Police Station remodel
- Painted walls, doors, and trim at Police Station remodel
- Moved 47 loads of black dirt at old Civic Center
- Cleaned garage at police station
- Worked on evidence office in Police Station
- Worked on lawn mowers at PW
- Moved 12 loads of dirt to the dump
- Worked with Farnsworth on the street scape
- Cleaned up exterior of the Biela Center
- Cleaned trucks and worked on equipment
- Moved 16 loads of gravel from Cal Sag Rd. to Public works yard.
- Street Sweeper cleaned east side of Crestwood, Cicero Ave. and Cal Sag Rd.
- Worked on lights at Walker and Playfield Park
- Worked on gas line install for Ozinga Field
- Pulled weeds around Village Hall, Police, Civic Center and Biela Center
- Worked on process and cell area in Police Station

**WATER &
SEWER**

WATER & SEWER – Trustee Pietrucha, Chairman

WATER DEPARTMENT REPORT DATED OCTOBER 16, 2025

The Water Department report dated October 16, 2025, as submitted by Robert Knez, was read by Trustee Pietrucha, highlighting the following:

- Obtained 7 final readings
- Verified 4 meter readings
- Daily readings taken at pump house
- Maintenance performed on pumps
- Checked sanitary mainlines daily
- Located 237 requests for Village utilities per J.U.L.I.E. dig notice
- Replaced 2 transponders that was obsolete
- Water samples taken this period were satisfactory
- Worked on Scada water program system
- Worked on Flow meters for MWRD requirements.
- Tested generator equipment at pump house.
- Check Altitude Valve, pump maintenance, chlorine room and security of pump house
- Cleaned pump house

WATERWORKS & SEWERAGE FUND REPORT FOR SEPTEMBER, 2025

The Waterworks & Sewerage fund report for September, 2025 was read by Trustee Pietrucha, highlighting the following:

Accounts Receivable – 8/31/25 - \$32,501.61
Billing for September, 2025 - \$421,694.35
Charge backs - \$526.42
Receipts for September, 2025 - \$(325,481.05)
Collections - \$(525.42)
Accounts Receivable – 9/30/25 - \$128,714.91

Total Deposit at the Bank of \$322,501.57 including online payments of \$80,666.41.

**APPOINT-
MENTS**

APPOINTMENT/PROMOTION OF THE FOLLOWING:

A Motion to accept the following appointments:

1. Plan Commission/Zoning Board of Appeals and Fire & Police Commission

Kyle Bauer, 5440 W. 137th Pl. to resign from the position of Plan Commission/
Zoning Board of Appeals Member to become a member of the Fire & Police
Commission

Kenneth J. Kelin, 13424 South End Lane to the position of Plan Commission/
Zoning Board of Appeals Member

"Subject to the filing of their Oaths"

OATHS

ACCEPTANCE OF OATHS

1. A **MOTION** to approve the following Oaths:

October 16, 2025

No Oaths

**OLD
BUSINESS**

1. None

**NEW
BUSINESS**

1. None

**ADJOURN-
MENT**

There being no further business, a motion was made by Trustee Benigno and seconded by Trustee Caldario to adjourn the regular meeting of the Crestwood Village Board.

Motion by: Trustee Benigno

Seconded by: Trustee Caldario

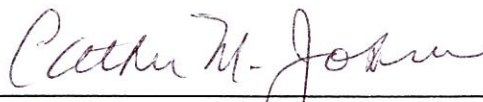
Ayes: 6

Trustees Benigno, Madlener, Wasag, Caldario, Skala and
Pietrucha

Nays: 0

Motion carried.

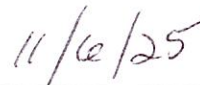
The regular meeting of the Crestwood Village Board was adjourned at 7:16 p.m.



CATHERINE JOHNSON, Village Clerk



KENNETH KLEIN, Mayor



Date

