

Minutes of the Regular Board Meeting of the
Village of Jerome Board

CALL TO ORDER: The President and the Board of Trustees held a regular meeting on
Thursday,
April 16, 2026, at the Jerome Civic Center, 2901 Leonard Street, Jerome, Illinois.
The meeting was called to order at 6:30 pm by President Lopez, followed by Roll
call and the Pledge of Allegiance.

ROLL CALL: The following were present:
Mike Lopez, Village President
Joe Cannella, Trustee of Public Works
Kathy DeHart, Trustee Public Health
Leigh Irons, Trustee of Public Safety
Ralph Irons, Trustee of Water Department
Dale Lael, Trustee of Building & Zoning

Also Present:
Jason Brokaw, Attorney, Giffin, Winning, Cohen & Bodewes, PC
Emily Snow, Village Treasurer
Lisa Cave, Village Clerk
Steve Roth, Executive Assistant

Absent:
Katrina Christofilakos, Trustee of Public Property

APPROVAL OF THE MINUTES: President Lopez asked whether the Board had reviewed the April 2, 2026, Meeting Minutes and if they found need for any changes, corrections, or amendments. President Lopez asked the April 2, 2026, minutes would stand approved as presented.

Motion to approve the April 2, 2026, Meeting Minutes as presented by:
Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez asked whether the Board had reviewed the March 19, 2026, Executive Meeting Minutes and if they found need for any changes, corrections, or amendments. President Lopez asked the March 19, 2026, minutes would stand approved as presented.

Motion to approve the Executive March 19, 2026, Meeting Minutes as
presented by: Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

OLD BUSINESS: President Lopez asked if there were any questions on Ordinance 26-08 Approving the Tax Increment Redevelopment Plan and Project for the Jerome TIF. President Lopez stated there is no action tonight and will be presented to the Board soon.

President Lopez asked if there were any questions on Ordinance 26-09 Designating the Jerome TIF.

President Lopez asked if there were any questions on Ordinance 26-10 Adopting Tax Increment Financing for the Jerome TIF.

President Lopez asked to table all three ordinances. President Lopez stated that there would be a special meeting for the TIF meeting in the near future.

APPROVAL TO PAY BILLS: President Lopez asked whether the board had reviewed Warrant List 26-24 dated April 16, 2026, totaling \$42,674.27. Treasurer Snow stated the breakdown of the amount of \$12,427.41 will be paid from the General Revenue Fund and \$30,546.86 will be paid from the Water Account. President Lopez asked for a motion to approve Warrant List 26-24 as presented.

Motion to Approve the Warrant List 26-24 totaling \$42,674.27 as presented
by: Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

PUBLIC COMMENTS: President Lopez opened the Visitors Acknowledgement portion of the meeting at 6:37 pm. President Lopez state each member would receive 5 minutes to address the Board.

Clerk Cave stated no public comments had been received.

The portion of the meeting closed at 6:38 pm.

REPORTS:

Trustee DeHart stated she has completed 8 fire pit permits and 6 permits will be reviewed this week. Trustee DeHart also stated that the property on West Grand Ct has been cleaned up and looks much better.

Trustee Cannella stated the Public Works Department has been working with water meter upgrades, cutting grass and has completed a water main leak at Food Fantasies.

Trustee Christofilakos was absent. Trustee Cannella stated that they received an estimate for the parking lot and keyless entries for the complex. Trustee DeHart asked why keyless entry? President Lopez stated that 2 Trustees in the past had lost their keys and never did find them.

Trustee Lael stated he took the piano to the Shabby Shack. Trustee Lael also asked to read into the minutes a response from the last meeting of the public comment section.

On Wednesday, March 25, 2026 my wife and I were driving west on Iles Avenue in Jerome. As we started to 1401 W. Iles my wife commented that they are building a room above their garage. I drove around the block to Owens Lane where I stopped on the west side of Owens Lane facing Iles Avenue. I parked there at 3:51 p.m. I got out of my vehicle and took a photo of the house at 1401 W. Iles showing the construction of the room above the one car garage attached to the east side of the house. (Photo #1 March 25, 3:51 p.m.) I approached the house and announced to a man that was working on the structure, Hi, I'm Dale Lael and I'm over the Building and Zoning for the village of Jerome. I stated you don't have a permit. Are you a contractor? He said he would get the home owner. (Then I took Photo #2 March 25, 3:53 p.m. And Photo #3 March 25, 3:53 p.m.) I then walked up the steps to the front door of the house. A woman came to the door and I identified myself, Hi, I'm Dale Lael with the village of Jerome, I'm over building and zoning. She was on her cell phone and I told her to finish her call. Then I turned and walked down the steps to the driveway. She came down the steps and was finishing her call. At the bottom of the steps she stated that she worked with hospice care and was talking to someone about hospice. I handed her my Jerome business card and told her she needed a permit to do this type of construction. She said they were just changing the windows. I said you are building wall and you need a building permit. I turned to walk around to the east side of the house. On the east side of the house I took another photo. (Photo #4 March 25, 3:56 p.m.) I did instruct the home owner to watch where she stepped because of the construction materials on the ground with nails sticking up. We then proceeded to the back of the house. I stopped at the corner of the house and took another photo. This photo showed the rotten wood at the bottom of the new wall boards. (Photo #5 March 25, 3:56) I did inform her of the rotten wood and possible termite damage on the bottom beam. I took another photo from the rear west corner of the construction. (Photo #6 March 25, 3:58 p.m.) I turned and walked back to the front of the house. As we were walking to the front I commented about the drainage ditch between her property and the east neighbor. It has been there since Iles Avenue was built. When we got back to the driveway I then told her again that she would need to get a building permit. I said the construction might need to be checked to see if it was up to code. I did tell her that they would need to stop construction until a permit was approved. She was at the bottom of the steps on the driveway. I thanked her and turned to walk to my vehicle. I was back in my vehicle by 4:03 p.m. My wife observed all of the time that I was on the property up until the home owner and I stepped behind the rear corner of the house for a few minutes. I was at the property from 3:51 p.m. to 4:03 p.m. on Wednesday, March 25, 2026.

On Sunday, March 29, 2026 I thought I would check on 1401 W. Iles to see if they had stopped construction. On the contrary, they had gone full speed ahead. Framing was done and sheathing was on most of the structure. I stopped my vehicle across the street from 1401 W. Iles but facing south on the west side of Owens Lane. I arrived at 3:31 p.m. I took a photo of the front of 1401 W. Iles at that time. (Photo #1, March 29, 3:31 p.m.) I walked around to the east side of the house and took another photo. (Photo #2, 3:32 p.m.) Then I walked to the rear east corner. (Photo #3, 3:33 p.m.) At the back I took this photo. (Photo #4, 3:33 p.m.) At the back I saw a middle aged man and an older man standing in the back window area. I said Hi, I'm Dale Lael with the village of Jerome. Neither men introduced themselves but the middle aged man did yell at me to tell me that I was trespassing. I told him that as a trustee that I have the right to be on the property to check construction. He then said that he had contacted his attorney and he told me again that I was trespassing. I turned to leave and the older man in the window area said that I could check in the garage just below the room that they were building to see the beams. It was difficult to hear him. Both men were in the construction area about ten to fifteen above me standing on the ground area.

I think he asked me why they needed a building permit. I said because you are building a room, not just repairs. The middle aged man said he was calling the police and I told him to go ahead and call them. When I came around to the driveway I looked up at the front window area and the middle aged man was standing there. I asked him if he was a contractor and he didn't answer. I was back in my vehicle at 3:36 p.m. I was there from 3:31 p.m. To 3:36 p.m., Sunday, March 29, 2026.

Trustee Leigh Irons reminded residents about the Micro Chip Clinic that the Village of Southern View has invited Jerome residents to this Saturday to get their pet microchipped. Chief Houston stated that there was a fatality on Wabash the 2nd one in four months. The last accident Chief Houston and Officer Branham both tried to save the victim.

Trustee Ralph Irons stated that Public Works are making some water upgrades and that Hunter will be ordering more beacons.

Treasurer Snow stated she will be sending out the budget and that the Village has a \$430,000 deficit.

Clerk Cave had nothing to report.

Attorney Brokaw asked if Chief Houston had been by the camper on Maple. Chief Houston stated that there is no chemical smell and the camper is behind the garage. Trustee Dale stated it needed to be on pavement. Trustee DeHart asked if it had power? Chief Houston stated it did not.

President Lopez stated that Chief Houston has joined him at the MacArthur Boulevard Meeting that is held monthly and the Chief is very popular there. President Lopez stated that there is another restaurant interested in opening where the Yummi-Yummi was located as the business looked into another location within the City limits and they were not friendly and the costs and red tape is restrictive. President Lopez has heard that there is an interested party in the Barrelhead. President Lopez read an email he received on April 14, 2026 at 8:04 pm *Mike, I've been meaning to drop you a note. I appreciate all the work that goes into the creation, printing, and mailing of the Village newsletters. This spring's letter was especially FILLED with helpful information about and for the residents of the Village. Thank you to everyone involved. I'm glad the church I pastor, the United Methodist Church, has the good fortune to be neighbors with the Village offices. Donn Stephens* President Lopez thanked Clerk Cave for her work in putting together the bulletin.

NEW BUSINESS: President Lopez asked for discussion and approval of Hiring Summer Help. Trustee Cannella stated that Jayden Gerberding would be able to start in the middle of May. Following discussion, Hiring Summer Help was tabled until the budget could be passed.

President Lopez asked for discussion and approval of Lettering of the Public Works vehicles. Trustee Cannella stated he would like to obtain prices from Cannon Graphics to apply the vinyl logos and graphics on the vehicles. Following discussion, Trustee Cannella will bring the quote back to the Village Board for approval.

President Lopez asked for discussion and approval of Ordinance 26-22 Authorizing Disposal of Surplus Personal Property of the Village of Jerome, Illinois. Attorney Brokaw stated there are 2 – 6 ft bookcases and 3 – 4 ft bookcases that the Village would like deemed surplus.

Motion to Approve Ordinance 26-22 Authorizing Disposal of Surplus Personal Property of the Village of Jerome, Illinois, as presented by: Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

EXECUTIVE SESSION:

A motion was made by Trustee Leigh Irons to go into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or legal counsel of the public body (5 ILCS 120/2 (c)(1)); minutes of meetings lawfully closed under the Open Meetings Act for purposes of approval by the Body (5ILCS 120/2(c)(21); Trustee Ralph Irons seconded the motion.

The Board went into Executive Session at 7:25 pm.
The Board returned from Executive Session at 7:59 pm.

NEW BUSINESS CONTINUED: President Lopez asked for discussion and approval of Ordinance 26-21 Amending Section 100.6-7b of the Village Code Related to Compensatory Time.

Motion to Approve Ordinance 26-21 Amending Section 100.6-7b of the Village Code Related to Compensatory Time, as presented by: Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

ADJOURNMENT: With no further business, President Lopez asked for a motion to close the meeting at 8:02 pm. Motion was made by Trustee Leigh Irons and 2nd by Trustee DeHart.

PREPARED BY: Lisa Cave, Clerk

DATE APPROVED: May 7, 2026

Village Clerk

Date