

COMMITTEE OF THE WHOLE  
MAY 22, 2017  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172

7:55 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Victor Ramirez, and Patty Burns.

2. APPROVE PREPARED AGENDA

**Motion** by Trustee Devitt, second by Trustee Trejo, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. LETTER OF INTENT WITH VELMEIR – DEVELOPMENT ON NORTH ROSELLE ROAD – Pat Watkins

The Letter of Intent provides Velmeir Companies an exclusive listing and assurance that if the project comes together through design, market demand, and financial viability, they are able to purchase and develop the property. This is common in that the expense and due diligence on behalf of a developer needs assurance that if all approvals by the Village of Roselle are in place, the agreement ends in a purchase. The Village in turn receives a developer that starts the necessary due diligence on marketing and working through site issues so as to obtain a project that meets the stated direction identified in the Request for Qualifications. The Letter of Intent also establishes monthly updates so as to keep the communication between the Village and Velmeir Companies ongoing as related to the project.

There are a number of steps within the process that provides the Village the right to withdraw if the project is not moving forward. These include the stated “safe guards” discussed at the Committee of the Whole including zoning approval, redevelopment agreement approval, and the closing of the property.

The initial step by Velmeir Companies will be the marketing of the site to draw appropriate users. If there are suitable users mutually agreed upon by the Village and Velmeir Companies, Velmeir will move towards providing a Development Plan to be approved by the Village Board. This is identified in the **Initial Inspection Period** which is stated as 180 days from the execution of the Letter of Intent. There is also the possibility of up to two additional 90 day extensions (upon mutual agreement).

From the Development Plan step, Velmeir Companies will move into the **Due Diligence Period** in order to address specifics in regard to design and engineering uses. The Due Diligence Period will include addressing the buffering from the adjoining residences, access, property acquisition, stormwater, wetlands, and soil analysis. This phase culminates into zoning approval and redevelopment agreement approval (per the standard submission process). These steps trigger the usual public hearing requirements in excess of the required monthly updates. The Letter of Intent provides a 120 day period for the Due Diligence Period to occur. If following the Due Diligence Period the project is mutually agreed upon, both parties would begin to negotiate terms of a **Purchase Agreement and/or Redevelopment Agreement**, which would be the final step before the purchase and development of the property.

**Trustee Devitt** commented that he would like to know of any interested parties obtained through Velmeir's restaurant and hotel search. He would like this information provided in the monthly reports.

**Trustee Domke** reiterated his concern that there was only one response to this RFP. His concern is whether Velmeir will represent the Village of Roselle for the highest and best use. The Village doesn't want to make a mistake with this development.

There was discussion about losing the 3 weeks until the next meeting when this Letter of Intent will receive formal approval. Can this contract be sent to Velmeir now for their signature, giving them additional time to begin their due diligence and search processes? Should a special meeting be called for June 5 to formalize the contract, and not waiting for the next regular meeting?

**Attorney Knippen** commented that the Village attorney and Velmeir attorney have both reviewed and approved the contract before the Board today.

**Trustee Berkshire** suggested sending the contract to Velmeir now, having them sign, so when the Village Board gives its final approval in June, the contract is then final.

**Mayor Maglio** stated he was not interested in holding a special meeting.

Staff directed to forward the contract to Velmeir for signing, so everything is final when presented to Village Board for formal approval at its next regular meeting.

5. CHRISTIAN TABERNACLE CHURCH, SPECIAL USE – BUILDING ADDITION – Pat Watkins

The Christian Tabernacle Church is seeking approval to expand its existing facility at 100 South Park Street. The 1,140 s.f. building addition with a basement would accommodate needed additional ancillary space including class rooms, administration offices and a fellowship hall. The expansion is not to accommodate an increase in the congregation of the Church, thus the PZC felt that the addition would have a neutral impact on parking. A

Church representative stated that the Church was already holding meetings, but the addition would cut down on the need to share space. The meeting times will not change.

The Planning and Zoning Commission (PZC) recommended approval (6-0 vote) of a Special Use Amendment for a building addition onto the Christian Tabernacle Church at their May 2, 2017 meeting. There were no public comments. The building addition is designed to match the appearance of the existing structure. Building materials will match the existing building as closely as possible.

**Trustee Domke** asked about Landmark status for the church building. *They do not have it, but they could.*

**Mayor Maglio** questioned where the construction staging was going to be held. He is concerned about the Library parking on Elm Court and the parking lot behind the church and Police station.

**Trustee Devitt** asked about the sign relocation. *It will be facing Park.*

Staff was directed to proceed as presented.

6. JULY 3 FIREWORKS DISPLAY CONTRACT STATUS – Jeff O'Dell

Per the direction of the Village Board at its May 8 Committee of the Whole meeting, staff sent a letter to representatives of Revolution Pyro and the operator who will perform the show requesting the company's licenses to conduct business as a pyrotechnic distributor in Illinois, the lead pyrotechnic operator's license, and the licensing for other operators assisting with our Fireworks Display on July 3. Based on conversations with the Village Attorney, Revolution Pyro has until Friday, May 26, 2017 to provide staff with this information.

According to the State Fire Marshal's Office, Revolution Pyro is not currently licensed in the State of Illinois as a pyrotechnic distributor and operator. Based on this information, Mayor Maglio and staff met with Mr. Peter Cangelosi, contact for Revolution Pyro, on Wednesday to discuss the issue. Their licensing will not occur before the deadline given Revolution Pyro by the Village. Staff has contacted the other two vendors that responded to the RFQ for fireworks. They are both fully licensed, but will need a signed contract no later than Memorial Day.

Staff was directed to move forward in securing a contract with Melrose Pyro.

7. EXECUTIVE SESSION - None

8. CITIZEN COMMENTS/QUESTIONS - None

9. OTHER BUSINESS

10. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

**Motion** by Trustee Trejo second by Trustee Domke to Adjourn Committee of the Whole at 8:30 p.m.

Upon Voice Vote: **MOTION CARRIED.**