



THE MINUTES OF THE MEETING

OF THE BOARD OF TRUSTEES

VILLAGE OF ROSELLE

January 23, 2023

Meeting Held at Roselle Village Hall

Council Chambers

31 S Prospect St

Roselle, IL 60172

Streamed Live on YouTube

1) Call To Order

The meeting of the Board of Trustees of the Village of Roselle was called to order at 7:00 PM by Mayor Pileski.

2) Pledge of Allegiance

Led by Mayor Pileski

3) Roll Call

Present (6)

Mayor Pileski, Trustees Berkshire, Della Penna, Domke, Lenisa, Piorkowski, Trejo

Absent (0)

None

Also Present:

Village Administrator Jason Bielawski, Assistant Village Administrator Brian Joanis, Village Attorney Michael Castaldo, Finance Director Tom Dahl, Police Chief Steve Herron, Deputy Police Chief Shawn Kooistra, Fire Chief Mark Bozik, Public Works Director Karen Young, Public Works Assistant Director Kristin Mehl, Community Development Manager Caron Bricks, Community Relations Coordinator Emily Glimco, and Village Clerk Amanda Hausman

4) Approval of the Prepared Agenda As Presented

Moved by Trustee Domke, seconded by Trustee Lenisa
Upon *voice vote*: **MOTION CARRIED.**

5) Village Board Public Comment

- a) **Re: New Molly Maid Business at Schreiber & Roselle Road, James Livas** wrote: “While I am unfortunately unable to attend the meeting on the 23rd, I would ask the Board to discuss why a business license (assumably) was granted that allows this business to operate without a notice and impact assessment to our neighboring community. This business is an eye sore to immediate Roselle residents and is also having a negative impact to an intersection that is already somewhat dangerous. Is there a way I can remotely participate in this meeting to voice my objection to this situation while asking what options are available to us as residents so as to mitigate.”

Village Administrator Bielawski responded via email ahead of the board meeting and said: “We have received your submittal, which will be read into the record at the January 23rd Village Board meeting. It’s my understanding that you have also spoken with other Village of Roselle staff about this topic. The Village has been contacted by several residents about this topic. The property is not located within the Village of Roselle and therefore is not subject to Roselle’s laws/regulations such as business licensing or zoning. As a result, the Village did not have any input or approval of this business operating at this property. Instead, the property is subject to Cook County rules/regulations. Upon receiving an initial complaint last week about this property we contacted Cook County who indicated they would send an inspector to determine if the property is in compliance with Cook County Code. We have not received an update from the County as to whether they inspected the property yet. The Roselle Police Department has also determined that the on-street parking is lawful. The Village Board agenda on January 23rd will not include a discussion of this topic. The Village Board does not allow the public to participate in the meetings remotely apart from viewing only. At this time, I would recommend that we wait and see the outcome of the County’s inspection of the property as it’s the necessary first step in the process. Should you require any additional information please let me know. Thank you.”

Mayor Pileski added that the County did get in touch with the property owner and they have started to mitigate the resident’s issues.

- b) **Re: Community Development**, Alexander Macias wrote: “I’d like to know what is happening at 199 Nerge Road, which is a large unincorporated property adjacent to Roselle (it’s roughly bounded by Nerge, Roslyn, Hale, and Larson). I ask because most of the trees on it were recently cut down. Is a new subdivision in the works? Thank you.”

Village Administrator Bielawski replied via email ahead of the board meeting stating: “As you indicated, the property in question is unincorporated Cook County. Any work performed on the property to date, if applicable, would be subject to Cook County approvals. While the property owner has not formally applied for zoning approvals or

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annexation into the Village of Roselle at this time; it's our understanding that the owner does intend on pursuing annexation into the Village and approval for a single-family subdivision. Please let me know if you have any additional questions. Thank you."

6) Officials and Staff Reports

a) Mayor

- i) **Mayor Pileski** presented a proclamation recognizing Itasca Bank and Trust's 75th Anniversary and their contributions to Roselle.
- ii) **The Mayor** sought the board's direction on the issuing of a Class J liquor license for a fast-casual restaurant and Class L liquor license for a nail salon at Roselle Station Plaza shopping center at 610-700 E Irving Park.

Trustee Domke expressed interest in welcoming a new cuisine and culture into our town. There was consensus from the board to move forward as proposed.

- iii) He also sought direction on the proposed amendments to the Class U liquor license definition and the issuing of a Class U liquor license for a karaoke bar.

There was consensus from the board to move forward as proposed.

- iv) **Mayor Pileski** thanked Trustee Piorkowski, Trustee Domke, and Village Clerk Hausman for their attendance at the Legislative Action Dinner with the DuPage Mayors and Managers Conference last week. There was a great turnout from State elected officials and County members and they were able to discuss issues close to home.

b) Village Trustees

- i) **Trustee Domke** remarked on how impressed he was with the Keeneyville School District after attending their recent Strategic Planning Session.
- ii) **Trustee Piorkowski** wanted to remind everyone that the Flags for Roselle subscription is currently available and purchases may be made on their website and at Village Hall.
- iii) **Trustee Piorkowski** added that the Roselle UMC's Food Pantry will be hosting their annual fundraiser on April 29th and tickets are available now.

c) Village Clerk

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No Report.

d) Village Attorney

No Report.

e) Village Administrator

No Report.

f) Treasurer's Report for December 2022 presented by Finance Director Tom Dahl

7) Unfinished Business

None.

8) Approval of the Consent Agenda

- a) **Approved** the Village Board Minutes of January 9, 2023.
- b) **Passed Ordinance 2023-4252** amending Ordinance No. 80-949 establishing a pay plan for Village officers and employees.
- c) **Passed Ordinance 2023-4253** amending the Liquor Code, increasing the number of Class "F" licenses from 13 to 14 (*Mangy Dawg Pub Roselle, LLC*).
- d) **Passed Ordinance 2023-4254** amending the Liquor Code, increasing the number of Class "T" licenses from 16 to 17 (*Mangy Dawg Pub Roselle, LLC*).

Moved by Trustee Trejo, seconded by Domke
AYES (6) Trejo, Domke, Berkshire, Della Penna, Lenisa, Piorkowski
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

----- REGULAR AGENDA -----

9) Community Development (*Trustee Wayne Domke*)

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None.

10) Administration (Trustee Tom Della Penna)

- a) Opened public hearing to consider the adoption and implementation of a C-PACE program administered by Illinois Finance Authority. Notice was posted in the Daily Herald on January 6, 2023 and filed with the Village Clerk.

Moved by Trustee Della Penna, seconded by Trustee Trejo
AYES (6) Della Penna, Trejo, Berkshire, Domke, Lenisa, Piorkowski
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

- b) Closed public hearing for the C-PACE Program

Moved by Trustee Della Penna, seconded by Trustee Trejo
AYES (6) Della Penna, Trejo, Berkshire, Domke, Lenisa, Piorkowski
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

11) Fire (Trustee Cheryl Lenisa)

None.

12) Police (Trustee Lee Trejo)

- a) **Adopted Resolution 2023-2620** resolution authorizing the execution of an agreement by and between the Village of Roselle and Midwest Public Safety, LLC for the purchase of Getac A140 rugged tablets and docking stations for Police Department vehicles in the amount of \$61,490.00.

Moved by Trustee Trejo, seconded by Trustee Domke
AYES (6) Trejo, Domke, Berkshire, Della Penna, Lenisa, Piorkowski
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

13) Public Works (Trustee Bruce Berkshire)

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None.

14) Finance (Tom Piorkowski)

- a) **Approved** the Accounts Payable List for January 23, 2023 in the amount of \$1,837,963.71 in order that the amounts approved by the Board of Trustees agree with the amounts posted in the General Ledger.

Moved by Trustee Piorkowski, seconded by Trustee Trejo
AYES (6) Piorkowski, Trejo, Berkshire, Della Penna, Domke, Lenisa
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

- b) **Consolidated** Agenda Items 14C, 14D, 14E and 14F abating property taxes for the 2012B, 2016A, 2018 and 2022 General Obligation Bonds – Alternate Revenue Sources.

Moved by Trustee Piorkowski, seconded by Trustee Trejo
AYES (6) Piorkowski, Trejo, Berkshire, Della Penna, Domke, Lenisa
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

- c) **Passed Ordinance 2023-4255** abating the tax levied for the year 2022 to pay the principal and interest on \$1,420,000.00 General Obligation Bonds (*Alternative Revenue Source*) Series 2012B, of the Village of Roselle, DuPage and Cook Counties, Illinois.
- d) **Passed Ordinance 2023-4256** abating the tax levied for the year 2022 to pay the principal and interest on \$2,470,000.00 General Obligation Bonds (*Alternative Revenue Source*) Series 2016A, of the Village of Roselle, DuPage and Cook Counties, Illinois.
- e) **Passed Ordinance 2023-4257** abating the tax levied for the year 2022 to pay the principal and interest on \$2,315,000.00 General Obligation Bonds (*Alternative Revenue Source*) Series 2018, of the Village of Roselle, DuPage and Cook Counties, Illinois.
- f) **Passed Ordinance 2023-4258** abating the tax levied for the year 2022 to pay the principal and interest on \$3,600,000.00 General Obligation Bonds (*Alternative Revenue Source*) Series 2022, of the Village of Roselle, DuPage and Cook Counties, Illinois.

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- g) **Approved** the Abatement Ordinances represented as consolidated Agenda Items 14C, 14D, 14E and 14 F.

Moved by Trustee Piorkowski, seconded by Trustee Trejo
AYES (6) Piorkowski, Trejo, Berkshire, Della Penna, Domke, Lenisa
NAYS (0)
ABSENT (0)
Upon roll call: **MOTION CARRIED**

15) New Business

- 16) **40 S. Prospect Street Phase 1 Redevelopment Agreement** presented by Economic Development Analyst Matthew Galloway

The owner of 40 S. Prospect Street has recently met with staff to propose the redevelopment of the property. The redevelopment encompasses a complete demolition of the existing structure and construction of a new building. It is estimated that the new structure would have roughly twenty-four (24), two-to-three-bedroom residential units with an average square footage of 1,600 square feet. The first floor would consist of at least four – 1,800 square feet commercial/retail spaces with individual entrances off of Prospect Street. The total redevelopment project is estimated to cost between \$8 - \$11 million.

The owner has procured an architectural firm to begin the planning and design work. The owner met with staff to discuss the architect's proposal (*see attached*) and has requested Village TIF assistance to move forward. To accommodate the owner's request, staff has drafted a Phase 1 TIF Redevelopment Agreement (*see attached*). The agreement is written to cover the costs of certain basic services in an amount not to exceed \$40,000. These basic services include:

- Zoning review and analysis
- Conceptual site plan development
- Architectural floor plans
- Construction budget estimates
- Meetings with Village staff

Staff recommends the \$40,000 Village contribution of TIF funds based off of the Village's current TIF grant program's maximum funding of \$40,000, in conjunction with the estimated \$8 - 11 million total costs of the redevelopment. The Agreement also includes language requiring the owner to reimburse the Village the \$40,000 if the proposed redevelopment does not occur, similar to the agreement approved by the Board between the Village and Woodland Windows. For these reasons, staff

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recommends the Board adopt a Phase 1 Redevelopment Agreement with the owner of 40 S. Prospect Street.

Implications

Is this item budgeted? No, the costs associated with the agreement are eligible TIF expenses and would be incurred from the East Irving Park TIF District Fund.

Estimated cost

\$40,000

Any other implications to be considered?

The owner of 40 S. Prospect Street is the spouse of the Village Clerk.

Strategic Priority

Focused Redevelopment

There was consensus to move forward as directed.

17) Village Board Public Comment (*Revisited*)

18) Other Business

19) Adjourned Village Board Meeting

Moved by Trustee Trejo, seconded by Trustee Domke
Upon *voice vote*: **MOTION CARRIED** at 7:28 PM.

Submitted on this 13th day of February 2023.

Amanda Hausman, Village Clerk

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