

APPROVED 09/27/2021

THE MINUTES OF THE MEETING
OF THE BOARD OF TRUSTEES
VILLAGE OF ROSELLE
September 13, 2021
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 p.m. by Mayor Pileski.
2. PLEDGE OF ALLEGIANCE – Led by Mayor Pileski.
3. ROLL CALL:
Upon Roll Call the following answered: Mayor Pileski, Trustees Berkshire, Della Penna, Domke, Lenisa, Piorkowski and Trejo
ABSENT: None

OTHERS PRESENT: Village Administrator Jason Bielawski, Assistant Village Administrator Brian Joanis, Village Attorney Jim Knippen, Finance Director Tom Dahl, Police Chief Steve Herron, Deputy Police Chief Shawn Kooistra, Fire Chief Mark Bozik, Deputy Fire Chief David Gnad, Public Works Director Karen Young, Assistant Public Works Director Kristin Mehl, Village Planner/Zoning Administrator Caron Bricks, Community Relations Coordinator Melissa Brito and Village Clerk Patty Burns.
4. PRESENTATION OF PREPARED AGENDA
Motion by Trustee Della Penna, second by Trustee Lenisa, to Approve the Prepared Agenda.
Upon Voice Vote: All Ayes
MOTION CARRIED.
5. CITIZEN COMMENTS/QUESTIONS

Terry Erickson thanked the Village staff and Village Board for the great job with the Labor Day and September 11th celebrations.

Michelle Caravello lives in the Seasons 4 Subdivision that has struggled with repeated drainage issues. The Village is conducting some drainage studies and she and her neighbors wanted to thank the Village for looking into this.

An anonymous resident asked that the Police Department try to be more proactive to stop those who shoot off illegal fireworks in his neighborhood.

6. OFFICIALS & Staff Reports

6A. MAYOR

6A1. The winning Centennial logo design was displayed.

6B. VILLAGE TRUSTEES – No Report

6C. VILLAGE CLERK – No Report

6D. VILLAGE ATTORNEY – Agenda Item 8C has some language corrections. Agenda Item 9A has been rewritten.

6E. VILLAGE ADMINISTRATOR – No Report

6F. TREASURER'S REPORT – Provided by Finance Director Tom Dahl

7. UNFINISHED BUSINESS

8. **CONSENT AGENDA**

8A. PRESENTATION AND APPROVAL OF VILLAGE BOARD MINUTES OF AUGUST 23, 2021.

8B. PRESENTATION AND APPROVAL OF VILLAGE BOARD MINUTES OF AUGUST 28, 2021.

8C. ADOPT RESOLUTION 2021-2430 ACCEPTING A PLAT OF DEDICATION FOR PUBLIC RIGHT-OF-WAY PREPARED BY CEMCON, LTD., DATED AUGUST 31, 2020, AS JOB #904.328

8D. ADOPT RESOLUTION 2021-2431 ACCEPTING A PLAT OF EASEMENT GRANT PREPARED BY CEMCON, LTD., DATED JUNE 5, 2020, AS JOB #904.328

8E. ADOPT RESOLUTION 2021-2432 AMENDING RESOLUTION 2021-2428 AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER NO. 7 FOR THE DEVLIN WWTP INFLUENT PUMP AND SCREENING PROJECT BETWEEN THE VILLAGE OF ROSELLE AND *WILLIAMS BROTHERS CONSTRUCTION, INC.* IN THE DEDUCTIVE AMOUNT OF \$69,670.00 AND FOR A CONTRACT TIME EXTENSION.

- 8F. ADOPT RESOLUTION 2021-2433 AMENDING RESOLUTION #2021-2429 AUTHORIZING THE PURCHASE AND INSTALLATION OF HOIST AND TROLLEY FROM *WAITE EQUIPMENT COMPANY* IN THE AMOUNT OF \$89,000.00.
- 8G. ADOPT RESOLUTION 2021-2434 AUTHORIZING THE EXECUTION OF A CONTRACT WITH *CORRECTIVE ASPHALT SERVICES LLC* FOR THE 2021 PAVEMENT PRESERVATION PROGRAM IN THE AMOUNT NOT TO EXCEED \$30,070.00 THROUGH THE MUNICIPAL PURCHASING INITIATIVE (MPI) JOINT BID FOR PAVEMENT REJUVENATION.
- 8H. PASS ORDINANCE 2021-4179 WHICH REPEALS, AMENDS AND ADDS PARKING REGULATIONS TO THE TOWN CENTER AREA.
Motion by Trustee Trejo, second by Trustee Della Penna, to Approve the Consent Agenda.
ROLL CALL:
AYES: Trejo, Della Penna, Domke, Lenisa, Piorkowski, Berkshire
NAYS: None
ABSENT: None
MOTION CARRIED.

REGULAR AGENDA

9. COMMUNITY DEVELOPMENT – Trustee Bruce Berkshire
- 9A. PASS ORDINANCE 2021-4180 ESTABLISHING TERMS, CHARGES AND CONDITIONS FOR RECAPTURE OF A SEWER MAIN EXTENSION ON SYCAMORE AVENUE (KLEIN SEWER RECAPTURE).
Motion by Trustee Berkshire, and second by Trustee Trejo to Approve Item 9A.
ROLL CALL:
AYES: Berkshire, Trejo, Piorkowski, Lenisa, Della Penna, Domke
NAYS: None
ABSENT: None
MOTION CARRIED.
10. ADMINISTRATION – Trustee Tom Piorkowski
No Report
11. FIRE – Trustee Lee Trejo
No Report
12. POLICE – Trustee Tom Della Penna
No Report

13. PUBLIC WORKS – Trustee Wayne Domke

13A. ADOPT RESOLUTION 2021-2435 AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR DESIGN ENGINEERING SERVICES FOR THE SPRING BROOK CREEK RETAINING WALL RECONSTRUCTION BETWEEN THE VILLAGE OF ROSELLE AND *CIVILTECH ENGINEERING*, IN THE AMOUNT OF \$26,179.35.

Motion by Trustee Domke, and second by Trustee Trejo, to Approve Item 13A.

ROLL CALL:

AYES: Domke, Trejo, Berkshire, Piorkowski, Lenisa, Della Penna

NAYS: None

ABSENT: None

MOTION CARRIED.

14. FINANCE – Trustee Cheryl Lenisa

14A. **Motion** by Trustee Lenisa, second by Trustee Trejo, to Approve the Accounts Payable List for September 13, 2021 in the amount of \$2,256,046.42 in order that the amounts approved by the Board of Trustees agree with the amounts posted in the General Ledger.

ROLL CALL:

AYES: Lenisa, Trejo, Della Penna, Berkshire, Piorkowski

NAYS: None

ABSENT: None

ABSTAIN: Domke

MOTION CARRIED.

15. NEW BUSINESS

16. PUBLIC COMMENT - None

17. PURCHASE OF VILLAGE VEHICLES

At the mid-year budget presentation on July 26, staff indicated that due to the extraordinary circumstances and the subsequent delay between ordering and taking delivery of a vehicle, staff would use a future Village Board meeting to discuss ordering additional vehicles in 2021 with delivery expected in 2022. There have been significant challenges in purchasing vehicles due to the current supply chain issues, resulting in frequent pricing changes, ordering windows being cancelled on short notice and vehicles taking significantly longer to receive than in past years. There are several vehicles identified in the equipment replacement program for FY 2022. Due to the reasons noted, staff is recommending moving up the ordering of several of these vehicles, with delivery anticipated in FY 2022.

Staff was directed to proceed as recommended.

18. LEXINGTON ANNEXATION AGREEMENT AMENDMENT DISCUSSION

At the May 24, 2021 meeting, the Village Board granted the preliminary approvals for a 64 unit townhome subdivision proposed by Lexington Homes for the property known as 7N601 Rodenburg Road (southeast corner of Rodenburg Road and railroad tracks, just south of Schaumburg Airport).

The property is subject to an annexation agreement adopted by Ordinance 2018-3955 that includes terms directly related to a 7-lot single family subdivision originally proposed and preliminarily approved in 2018. Staff is requesting Board direction on the below items that will be included in an amendment to the annexation agreement needed to schedule a public hearing in October 2021.

1) Wetland

The site is over 30 acres, however approximately 22 are a wetland. The wetland drains through Hampton in the Park and then further south through the Village. As part of the preliminary approval, the developer agreed to provide additional compensatory storage (stormwater) above and beyond what we typically require by code in an effort to help alleviate flooding issues in the area.

The original annexation agreement required the property owner to deed the wetland portion to DuPage County Stormwater. The County has since changed their policies and can no longer accept ownership of the wetland. The amendment will need to address how the wetland is maintained and owned. As it is a crucial part of drainage for many subdivisions, staff recommends the wetland is maintained by the HOA in accordance with DuPage County Stormwater Ordinance guidelines for wetlands.

Ownership

The Developer has requested that the wetland, buffer, and outlots be deeded to the HOA upon completion of the subdivision. This also includes the roadways as they are private. The HOA Declarations include language regarding this turnover to ensure it happens, as well as requirements for the HOA to fund maintenance of these commonly owned areas following plans that have been prepared by the Developer and approved by the Village.

Maintenance (Special Service Area)

The County is requiring a 3-year maintenance plan to be followed by the Developer once all site work has been completed in order to ensure that the restoration and specialized plantings survive. The preliminary approvals granted earlier this year required that the Village and the Developer reach an agreement on the ownership and maintenance of the wetland and outlots prior to final approvals being granted.

Staff recommends the proposed amendment which requires that the wetland, buffer, and stormwater detention outlots are included in a backup Special Service Area (SSA). These properties would still be

owned by the HOA, but the SSA would allow the Village to be reimbursed for any costs associated with maintenance or work that needs to be done if the HOA does not fulfill their contractual duty. No taxes would be assessed by the Village unless the Village is required to incur costs and perform work necessary to ensure proper drainage and flow in these areas due to a breach of contractual duty. The Village would then use the real costs of the work to disburse amongst the property tax bills within the SSA for reimbursement. The approval of the SSA will need to occur prior to any occupancy of the units, therefore, the process will come before the Board at a future Village Board meeting.

2) Site Clearing/Sales Trailer

Significant site work needs to occur prior to any construction beginning on site. This includes demolition of the existing house and removal of scrub and trees in the area of the townhomes. The site needs to be clear and graded before any foundations can be poured. The Developer's intent is to pour several foundations before the weather turns this calendar year. Therefore, they have requested permission to begin clearing the site and construct their sales office prior to the public hearing for the annexation agreement.

Staff has reviewed and approved the sales trailer plans but has not issued the permit pending receiving concurrence from the Board on this issue.

3) Construction Hours

The developer has requested construction hours partially outside of what current ordinances allow. Currently we permit construction 7AM-6PM Monday through Friday. They have requested to be able to work on weekends. The draft language permits work on Saturdays 8AM-6PM. It also includes work on Sundays from 9AM-3PM with the specific stipulation that it is for earth and site work only (i.e. grading, tree removal, dirt removal, etc.) This will not permit building construction on Sundays (i.e. framing).

4) Signage

The Developer has requested permission to put up a "Coming Soon" sign on the site as soon as possible. The agreement also details their request to display multiple sale signs during construction for the public. Staff recommends permitting the signs for the Developer.

Sunday workdays will be allowed as long as there are no complaints. If complaints start coming in, then Sunday workdays will be discontinued.

Staff directed to proceed as directed.

19. OTHER – None

20. EXECUTIVE SESSION – None

21. ADJOURN VILLAGE BOARD MEETING

Motion by Trustee Trejo, second by Trustee Della Penna, to Adjourn the Village Board Meeting at 7:40 p.m.

Upon Voice Vote: All Ayes

MOTION CARRIED.

Submitted on this 27th day of September 2021.

Patty Burns, Roselle Village Clerk