

COMMITTEE OF THE WHOLE
OCTOBER 28, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:30 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, Interim Deputy Police Chief Roberto Barreto, Dan Anderson, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, Kristin Mehl, Brian Joanis and Patty Burns.

2. APPROVE PREPARED AGENDA

Request by Mayor Maglio to remove Item #7 from the prepared agenda.

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Amended.

ROLL CALL:

AYES: Devitt, Berkshire

NAYS: Pileski, Domke, Pransky, Trejo

MOTION FAILED.

Agenda item #7 will remain on the agenda.

3. CITIZEN COMMENTS/QUESTIONS – None

Trustee Devitt recused himself from the upcoming discussion and left the meeting at 7:32 p.m.

4. E. IRVING PARK ROAD REDEVELOPMENT PROJECT AREA

The Eligibility Study Report completed by S.B. Friedman for the East Irving Park Road Redevelopment Project Area is complete. The plan has three major components; an eligibility analysis, redevelopment plan and project, and housing impact study. The area qualifies for a TIF District due to the number of parcels meeting either the blighted test or the Conservation Area findings. Blight is measured by a two-factor test; lack of EAV growth and obsolete platting. The Conservation Area findings are measured by five eligibility factors found to be present to a meaningful extent and reasonably distributed throughout the proposed Redevelopment Project Area. The plan area has 79% of its primary buildings over 35 years of age while exhibiting a meaningful lack of EAV Growth, deterioration, presence of structures below minimum code standards, inadequate utilities, and lack of community planning.

The following steps will be occurring prior to the anticipated final approval in January.

- Meet with the school, park, and library districts prior to the Joint Review Board meeting (underway)
- File Plan with the Village Clerk (10/28/19)
- Hold Public Meeting for the Housing Study (10/30/19)
- Hold Joint Review Board Meeting (to be held on 12/11/19)
- Hold Public Hearing (1/6/20 *tentative*)
- Village Board pass TIF Ordinance and Adopt Plan (1/27/20)

Staff was directed to move forward and file the plan with the Village Clerk's office.

Trustee Devitt returned to the meeting at 7:40 p.m.

5. ZONING ORDINANCE UPDATE

At the September 23 Village Board meeting, a contract with Teska & Ancel Glink was approved to update the current Zoning Ordinance. The project is now underway. Staff met the staff of Teska and Ancel Glink to kick off the project and Phase One on October 15. From start to finish, the whole project will likely take 12 months. The committee used to pick the consultant will be utilized as the first review of all draft ordinances (Phase 3). The Various Village departments will be involved in aspects of Phase 3 as well; especially the Administrative amendments.

Staff directed to proceed as recommended.

6. CONFIRM UPCOMING VILLAGE BOARD MEETING SCHEDULE.

Special meetings of the Village Board will need to be scheduled in an effort to conduct a public hearing for the prohibition of recreational cannabis businesses, a combined meeting with the Planning and Zoning Commission and Zoning Board of Appeals to meet with the consultant working on amendments to the Zoning Ordinance, and to conduct a public hearing on the proposed East Irving Park Road TIF District.

November 11: Regular VB/COW meeting (proposed budget review).

November 25: Regular VB/COW meeting (proposed budget review).

December 2: Special VB meeting (public hearing – recreational cannabis).

December 9: Regular VB/COW meeting.

December 11: (Combined VB, P&Z, and ZBA meeting for Zoning Ordinance).

January 6: Special VB meeting (E. Irving Park Road TIF district public hearing).

January 13: Regular VB/COW meeting.

January 27: Regular VB/COW meeting.

7. REFUSE, RECYCLING AND YARD WASTE COLLECTION

At the October 14, 2019 Village Board meeting, a resolution authorizing an agreement between the Village of Roselle and Flood Brother's Disposal Company for exclusive residential, commercial, and industrial refuse, recycling, and yard waste collection failed by a 3 to 2 vote. Staff is asking for specific direction on what the Village Board would like staff to do next.

Trustee Pileski stated that he is very uncomfortable with the position the Village is in at this time with no contract. He would like to ask both vendors to resubmit final bids, including an addendum for all-inclusive yard waste.

Trustee Domke added that any savings should be shifted to the residential rates, even if means raising the commercial business rates. The Village Board should be trying to get the best deal for the residents as their first priority and the businesses should be the second priority.

Trustee Trejo agreed with Trustee Domke. Any savings should be shown to the residential side of the contract. Including yard waste in the monthly rate should be a high priority. Allow the incumbent vendor (Republic Services) to have a final chance to match or beat the low bid.

Trustee Devitt reminded the Board that the RFP was done for fairness and transparency. The integrity of the process is at stake.

Village Attorney Jim Knippen requested that the letter sent to the Village Board be entered into the record. All Board members agreed. See exhibit A.

The Board meeting was paused at 8:00 p.m. so Village staff could process what staff wanted at this time. Meeting resumed at 8:06 p.m.

Mayor Maglio expressed his disappointment in the Village Board for the position it has taken and how it has transpired. Regardless of what contract is approved, the residents of Roselle will be paying less each month than they are presently.

Direction provided to staff by the Village Board:

Go back to Flood Brothers. Ask them to adjust their residential rates for the duration of the contract they submitted to be in line with the rates submitted by Republic Services. Additionally, an addendum should be included for a rate that would include all-inclusive yard waste pick up for the single family resident.

Motion by Trustee Berkshire, second by Trustee Devitt, to revisit the proposal as described above.

ROLL CALL:

AYES: Berkshire, Devitt, Pileski, Pransky, Trejo, Domke

NAYS: None

MOTION CARRIED.

Staff to bring back Floods amended contract for Village Board review to a Committee of the Whole.

8. EXECUTIVE SESSION - None
9. CITIZEN COMMENTS/QUESTIONS - None
11. OTHER BUSINESS – None
12. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.
Motion by Trustee Devitt second by Trustee Pileski to Adjourn Committee of the Whole at 8:30 p.m.
Upon Voice Vote: **MOTION CARRIED.**

DRAFT