

COMMITTEE OF THE WHOLE
JUNE 10, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:20 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, Shawn Kooistra, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Melissa Brito 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. SALERNO MEMORIAL GARDENS SPECIAL USE PERMIT

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a special use permit for a cemetery following their public hearing on March 5, 2019. Five people spoke during the public hearing, expressing concerns about light, noise, traffic, and stormwater management (see attached minutes).

George Salerno d.b.a. Summerfield Joint Ventures has requested a special use permit, in conjunction with a text amendment to allow cemeteries as a special use in the B-5 Arterial Business District. Mr. Salerno is seeking to create columbariums as part of the funeral home business. A columbarium is considered a cemetery by the Zoning Ordinance, as it is the internment of cremated remains. One would be an indoor columbarium as an addition to the funeral home building. The second would be an outdoor columbarium on the vacant property directly east of the funeral home site. This is in conjunction with a plat of subdivision that would alter the property lines of the existing vacant lot east of the funeral home site. Staff recommends including a provision in the special use permit ordinance that Mr. Salerno would need to receive approval from the Village Board to extend the columbarium onto the proposed Lot 2 instead of developing a commercial use on that site.

Trustee Domke questioned the possibility of a crematorium being on site. *A Crematorium is not planned at this time. If in the future it is considered, it would be located on the funeral home site.*

Trustee Domke voiced his concerns about the effects of a crematorium on the surrounding property values. He feels it is in the best interest of the Village to address these concerns up front.

All Trustees were in favor of the project as presented and staff was directed to proceed as recommended.

5. SALERNO MEMORIAL GARDENS – REVENUE PROJECTION

The second piece of the Memorial Gardens consideration is the revenue side of the project. The petitioner has approached the Village with a proposal where the Village would receive \$200 per niche sale. Staff has been pursuing the creation of a lease agreement. This unique legal instrument has led to further discussion between the Village Attorney and the petitioner's attorney. During those discussions, a couple of more direct approaches may be available to the Village; a Special Service Area (SSA) or a direct fee based upon a non-home rule jurisdiction's right to protect public health and safety. The SSA option would allow the Village to attach a cost to our services for tracking niche sales and maintaining a database at Village Hall. The second option being explored is a fee. Such a fee would be created by ordinance and tied in with the special use approval. Neither of the two latter solutions would require any transfer of property to the Village (nor the corresponding lease agreement). The attorneys are now further researching one of these two methods in order to resolve the revenue piece in a more direct manner. If staff finds that there are limitations that will not allow the utilization of an SSA or fee, we will return to the lease agreement option. Lastly, staff will return with the final revenue recommendation (i.e. SSA, fee, or lease agreement) with all of the details prior to any final zoning action for Salerno.

6. EAST IRVING PARK TAX INCREMENT FINANCING STUDY: HOUSING IMPACT STUDY AND UPDATE.

Staff is recommending that the Village direct SB Freidman and Associates to complete a Housing Impact Study as part of the TIF Eligibility Study and Redevelopment Plan. The State Statute is ambiguous concerning what "triggers" the Housing Study requirements

Addressing it with the approval of the plan upfront takes the legal ambiguity out of any future action that the Village undertakes. Staff thus believes it is best to complete it now to avoid an onerous TIF amendment and notification process in the future.

There is also an efficiency gained by combining the notification with the formation of the Tax Increment Finance District. The notification involves 200 certified letters and 1600 regular mailings. Since notification for the formation of a TIF District and an amendment for a Housing Study affects the same properties, combining those saves time and costs.

Background

Per the direction of the Village Board in January 2019, staff has been working with SB Friedman and Associates to complete an Eligibility Study for the proposed East Irving Park Road TIF District. The consultant has completed the first phase of the study and has determined that the proposed area meets the TIF eligibility requirements. The recommendation to do a Housing Impact Study will involve the following steps:

1. Identify all residential units in the Study Area and categorize by type (single family, multi-family, etc.)
2. Estimate the income and demographic characteristics of the households residing in the housing units.
3. Estimate the number and types of households that could be displaced.
4. Identify potential replacement housing for potentially displaced households
5. Draft the study.

The proposed boundaries include the following residential properties

- 46 senior apartments at Rose Glen,
- 92 condominiums at Chateau Roselle,
- 2 single-family and one duplex on Hattendorf,
- 9 second-story apartments above businesses,
- 25 single family lots on Park, Howard, Spring and Maple,
- 6 single-family lots on the north side of Irving Park Road between Park and Lawrence.

The Eligibility portion of the TIF Study is complete and the consultant has a rough draft of the Redevelopment Plan. If the Housing Plan is included, it will be a part of the redevelopment plan. Staff anticipates that the TIF could be approved as early as September or October 2019.

Staff directed to proceed as recommended.

7. ORDINANCE REPEALING AND REPLACING THE SALE, PURCHASE OF TOBACCO PRODUCTS

Since 2001, the Village of Roselle has had an ordinance prohibiting the sale of tobacco to persons under the age of 18, as well as prohibiting the possession of tobacco by persons under the age of 18, mirroring state law. The State of Illinois recently passed new legislation prohibiting the sale of tobacco products to persons under the age of 21. Included in the legislation was the removal of possession of tobacco products by any age, as well as language to add electronic cigarettes to the definition of tobacco. This new law is effective July 1, 2019. Staff has looked at the current Village ordinance and feel it is most appropriate to repeal and replace the ordinance with new language. The new language raises the age of sale and purchase of tobacco to 21, removes possession at any age, and adds

electronic cigarettes to the definition of tobacco. In addition, the Roselle Adjudicative Fine Table would be modified to remove fines for Possession of Tobacco by a Minor as it has been removed from the law.

Staff directed to proceed as recommended.

8. POLICE IN-CAR CAMERA SYSTEM PURCHASE UPDATE

FY 2018 budget included \$70,655 for the purchase of replacement in-car cameras for police department front line vehicles; on March 26, 2018 the Village Board approved a five-year agreement with AXON Enterprises for the purchase and installation of 12 in-car cameras. In late 2018, AXON informed us the production of the microphone packs for the in-car cameras had been delayed and AXON offered the utilization of body worn cameras to act as microphone packs until the packs were manufactured and delivered at no additional cost to us. In November 2018, a decision was made to continue the use of these body worn cameras as microphones and to evaluate them in mid 2019, or when we receive notice of microphone shipment.

Recently AXON advised the Village that the microphone packs will be shipped in mid June 2019 and will not need the body worn cameras. Overall the utilization and use of the body worn cameras has been well received by the effected employees and management of the department.

The Village is currently are under contract with AXON for the in-car camera system. Since the existing in-car camera contract has unlimited vehicle video storage, we feel comfortable the 2.8 terabytes of storage will carry us for the majority of the AXON agreement. Below is a summary of the current and proposed Option 2 expenditures:

Year	In-Car Video System	Body Camera
2019	\$27,708.00 (+\$540)	\$29,289.90
2020	\$27,708.00 (+\$540)	\$14,844.00
2021	\$27,708.00 (+\$540)	\$14,844.00
2022	<u>\$27,708.00 (+\$540)</u>	<u>\$14,844.00</u>
Total	\$110,832 (\$2,160)	\$73,821.90

The body worn camera trial has been favorable and it is recommended to expand this program to a full body worn camera program.

Trustee Trejo commented that this expenditure is not budgeted and he does not support utilizing reserves to fund this purchase.

Trustee Domke stated he is in favor of this because it supports the Police officers and provides data for court.

Trustee Pransky supports the purchase.

Trustee Pileski supports the purchase.

Staff directed to proceed as recommended.

9. TOWN CENTER BANNER PROGRAM

As part of a goal to create marketing opportunities to promote the Village's Town Center, staff has worked with the executive board for the Main Street Merchants Association to explore re-launching the Village's street banner program. In 2008, pedestrian pole banners were installed along Main Street and in the Municipal Complex with two different designs (a Live Well Roselle banner, and a Roselle banner with four seasonal icons). After nine years of use, the weathered banners were decommissioned in 2017.

Seeing the banner program as an opportunity to promote the Village's Town Center as a destination, staff began discussions with the Main Street Merchants Association on establishing a new program. A "Shop Dine Enjoy" theme emerged from these discussions, and a multi-phase program is ready to be developed.

Phase 1 includes the installation of new banners within the Town Center with four design options all tied back to the "Shop Dine Enjoy" theme. A pole inventory is underway, with options identified along Main Street, Prospect Street, Park Street, and throughout the Municipal Complex. It is anticipated that the Village will purchase approximately 50 banners at \$35 each, with total a cost of \$1,750. This includes printing and delivery, with installation performed by Roselle Public Works.

Phase 2 would be to develop a policy for Board review for an official Town Center Banner Program. The policy would provide guidelines for a process that enables other organizations and entities to make requests to install custom banners on Village-maintained streetlights, and identifies partnering organizations for the administration of the program.

Phase 3 includes exploring the extension of the program to the Nerge Rd. and Lake St. corridors

Trustee Trejo questioned whether there was any evidence of economic impact resulting from the use of banners. *Staff is not aware of any hard data on this topic but they will look to see if any data exists.*

Trustee Domke asked if any business can have their own banner printed and installed on a Village pole. *Not at this time.*

Trustee Pileski stated that he is in favor of the program and it is a nice way to attract attention, especially with the Village's Centennial celebration coming up in 2020.

10. ROSELLE RECYCLES EVENT UPDATE

At the May 13 Committee of the Whole meeting the Village Board discussed alternatives for electronics recycling at the annual Roselle Recycles Event due to Bloomingdale Township being unable to provide electronics recycling at the event. Staff was directed to reach out to DuPage County to learn more about the county-wide electronics recycling program. The County program charges a fee for televisions and computer monitors and collects other electronics at no charge.

Village staff spoke with County staff as well as the collection provider, eWorks. The County indicated they are working with Bloomingdale Township to be a collection site under the county-wide program. However, based on the availability of eWorks, the County cannot assist with the Roselle event on September 14.

Staff also obtained a proposal from the Village's refuse and recycling provider, Republic Services, to provide electronics recycling on the day of the event. The budget does not include funding for putting on the Roselle Recycles Event except for nominal staff and material costs. The 2018 Roselle Recycles Event collected 32,000 pounds, which would cost approximately \$20,000 based on Republic Service's proposal.

Trustee Berkshire suggested only accepting TV's, with a fee, at the recycling event. This would eliminate the other electronic recycling with the unknown costs. **Trustee Devitt** is not comfortable with the unknown costs. With the Township not offering electronic recycling, residents may have a lot of electronics to get rid of.

Staff was directed to meet with Republic Services to discuss allowing the Roselle Recycling event to take pre-paid for TV's only. Staff should update the Village Board at another Board meeting on the results of that meeting.

11. EXECUTIVE SESSION

Motion by Trustee Devitt, second by Trustee Domke, to go into an Executive Session at 8:26 p.m. pursuant to the requirements of the Illinois Open Meetings Act under Exemptions 5 ILCS 120/2 (c) to discuss 21 Executive Session Minutes, 5 Real Property, 12 Risk Management, 11 Litigation, and **3 Collective Bargaining** and Personnel.

ROLL CALL:

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

NAYS: None

ABSENT: None

MOTION CARRIED.

ADJOURN EXECUTIVE SESSION

Motion by Trustee Devitt, second by Trustee Trejo, to Adjourn the Executive Session at 8:30 p.m.

Upon Voice Vote: **MOTION CARRIED.**

12. CITIZEN COMMENTS/QUESTIONS - None

13. OTHER BUSINESS – None

14. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Domke to Adjourn Committee of the Whole at 8:35 p.m.

Upon Voice Vote: **MOTION CARRIED.**