

VILLAGE OF ROSEMONT

MINUTES OF REGULAR VILLAGE BOARD MEETING
BOARD OF TRUSTEES
JULY 10, 2023

I. AGENDA MEETING

CALL TO ORDER

The agenda meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:19 a.m.

MAYOR'S REVIEW OF REGULAR BOARD MEETING AGENDA ITEMS

1. Mayor Stephens briefly described and summarized each business item on the board meeting agenda.

DISCUSSION

ADJOURNMENT

There being no further items to discuss, the agenda meeting was adjourned at 9:29 a.m.

II. REGULAR BOARD MEETING AT 9:30 A.M.

CALL TO ORDER

The regular meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:32 a.m.

ROLL CALL

In attendance: Mayor Stephens, Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

QUORUM PRESENT

Others in attendance: Village Attorneys Donahue, Ryan and Clerk Drehobl

APPROVAL OF MINUTES

1. A motion was made by Trustee Minale, seconded by Trustee Fazio to approve the regular board meeting minutes and agenda meeting minutes of June 12, 2023. A vote on the motion was unanimous. Motion carried.

FINANCE COMMITTEE

1. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve and ratify the following paid bills:

GENERAL FUND	\$	1,678,816.54
PUBLIC SAFETY OFFICER PENSION FUND		0.00
MOTOR FUEL TAX FUND		0.00
SPECIAL SERVICE AREA 2		18,104.80
CONVENTION CENTER		1,725,432.06
ROSEMONT VISITOR AND TOURISM BUREAU		198,287.25
2020 CAPITAL PROJECT FUND		231,559.17
TIF 4		103,218.38
TIF 5		0.00
TIF 6		148,558.78
TIF 7		51,789.36
TIF 8		78,937.52
ALLSTATE ARENA		1,536,877.24
WATER FUND		122,661.87
ROSEMONT HEALTH AND FITNESS		264,955.15
COMMERCIAL PROPERTIES		38,670.48
ENTERTAINMENT DISTRICT		312,667.03
ROSEMONT THEATRE		533,042.91
IMPACT FIELD		45,837.13
TOTAL	\$	7,089,415.67

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

PROPERTY INSURANCE PROGRAM FROM APIP

2. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve and ratify the property insurance program for the period from July 1, 2023 through June 30, 2024 from APIP in the amount of \$979,385.00.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

PROPOSAL FROM TREVINO FLOORING / NEW FLOORING FOR THE ROSEMONT THEATRE

3. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve and ratify the proposal from Trevino Flooring for new flooring for the Rosemont Theatre in the amount of \$69,200.00.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10 / RENEWAL OF A \$20,000,000 LINE OF CREDIT AT THE PARKWAY BANK & TRUST COMPANY

4. A Motion was made by Trustee Fazio, seconded by Trustee Price to approve Ordinance No. 2023-7-10, an Ordinance authorizing the Village of Rosemont to contract for the renewal of a \$20,000,000 line of credit at the Parkway Bank & Trust Company on which the interest is intended to be taxable.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

SETTLEMENT AGREEMENT / BANKRUPTCY CASE FILED BY GINO'S ROSEMONT LLC. (CASE NUMBER 22-00135)

5. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve a settlement agreement for a proceeding filed by a United States Bankruptcy Trustee to avoid certain transfers in the bankruptcy case filed by Gino's Rosemont LLC. (Case Number 22-00135) in the amount of \$7,500.00.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

FIBER RIGHT OF WAY LICENSE AGREEMENT WITH VERIZON WIRELESS FOR THE DONALD E. STEPHENS CONVENTION CENTER

6. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve a Fiber Right of Way License Agreement with Verizon Wireless for the installation of fiber cable on the exterior and interior of the Donald E. Stephens Convention Center property to connect to the Distributed Antenna System Services and Wi-Fi Services installed within the Convention Center.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10A / AMENDING SECTION 4-31-4 OF THE VILLAGE CODE / REGISTRATION FEE FOR NON-RESIDENTIAL PROPERTY OCCUPANTS

7. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve Ordinance No. 2023-7-10A, an Ordinance amending Section 4-31-4 of the Village Code providing for a registration fee for non-residential property occupants.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10B / PROPERTY TAX INCENTIVE PROGRAM FOR RESTAURANT AND HOTEL PROPERTIES IN THE BALMORAL/PEARL TIF NO. 8

8. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve Ordinance No. 2023-7-10B, an Ordinance approving a property tax incentive program for restaurant and hotel properties in the Balmoral/Pearl TIF No. 8 Tax Increment Financing Redevelopment Project Area.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10C / ADDING NEW ARTICLE F TO CHAPTER 20, TITLE 4 OF THE VILLAGE CODE / COTTAGE FOOD OPERATIONS

9. A Motion to approve Ordinance No. 2023-7-10C, an Ordinance adding new Article F to Chapter 20, Title 4 of the Village Code addressing Cottage Food Operations.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

CONSTRUCTION MANAGER CONTRACT WITH D-R ROSEMONT, LLC. / NEW PORTILLO'S DEVELOPMENT

10. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve a Construction Manager contract with D-R Rosemont, LLC. for site/civil work at the northwest corner of Mannheim Road and Higgins Road for the new Portillo's development at the guaranteed maximum price of \$2,482,533.26.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

PROPOSAL FROM WINDY CITY LIGHTS / PURCHASE OF HOLIDY LIGHTS

11. A Motion was made by Trustee Fazio, seconded by Trustee Price to approve a proposal from Windy City Lights for the purchase of holiday lights in the amount of \$26,556.25.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10D / AMENDING SECTION 4-20C-1-3 OF THE VILLAGE CODE / INSPECTIONS OF MOBILE FOOD VENDORS OPERATING ON BOTH PRIVATE AND PUBLIC PROPERTY

12. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve Ordinance No. 2023-7-10D, an Ordinance amending Sections 4-20C-1-3 of the Village Code to provide for inspections of Mobile Food Vendors operating on both private and public property.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

PROPOSALS FROM KRAMER TREE SPECIALISTS, INC. / FIVE-YEAR PROGRAM FOR INSTALLATION OF HOLIDAY LIGHTING

13. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve proposals 6676, 6677 and 6678 from Kramer Tree Specialists, Inc. for a five-year program for the installation of holiday lighting for Interchanges (\$79,890 per year), Donald E. Stephens Convention Center (\$55,131 per year), Rosemont Theatre (\$39,800 per year), skating rink area (\$42,458 per year), Parkway Bank Park (\$2,490 per year), Rose and Technology Streets (\$12,677 per year) for a total cost of \$232,446.00 per year.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

ORDINANCE NO. 2023-7-10G / SALE OR DISPOSAL OF CERTAIN PERSONAL SURPLUS PROPERTY (8 TRAILERS)

14. A Motion was made by Trustee Fazio, seconded by Trustee DiMatteo to approve Ordinance No. 2023-7-10G, an Ordinance authorizing the sale or disposal of certain surplus personal property (8 trailers)

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

CONTRACT WITH D-R ROSEMONT, LLC. / RESTORATION AND CONCRETE BLOCK INFILL WORK AT THE WILLIAM STREET PARKING GARAGE

15. A Motion was made by Trustee Fazio, seconded by Trustee Minale to approve a contract with D-R Rosemont, LLC for restoration and concrete block infill work at the William Street parking garage in the amount of \$984,137.25.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

PUBLIC SAFETY COMMITTEE

AGREEMENT WITH FIRST RESPONDERS WELLNESS CENTER / MENTAL HEALTH SCREENINGS AND WELLNESS VISITS

1. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve an agreement with the First Responders Wellness Center for mental health screenings and wellness visits at a cost of \$165.00 per screening.

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

MUNICIPAL DEVELOPMENT COMMITTEE

ORDINANCE NO. 2023-7-10H / SECOND AMENDMENT TO LEASE FOR A PORTION OF THE TIF NO. 6 REDEVELOPMENT PLAN AND PROJECT AREA (SMALL CHEVAL)

1. A Motion was made by Trustee Fazio, seconded by Trustee Pappas to approve Ordinance No. 2023-7-10H, an Ordinance authorizing the execution of a Second Amendment to Lease for a portion of the TIF No. 6 Redevelopment Plan and Project Area. (Small Cheval)

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

HEALTH AND LICENSE COMMITTEE

BUILDING AND ZONING COMMITTEE

ORDINANCE NO. 2023-7-10J / VARIANCE FROM THE VILLAGE OF ROSEMONT SIGN ORDINANCE / EXTERIOR WALL SIGNAGE (SMALL CHEVAL)

- 1 A Motion was made by Trustee Minale, seconded by Trustee DiMatteo to approve Ordinance No. 2023-7-10J, an Ordinance approving a variance from the Village of Rosemont Sign Ordinance for the exterior wall signage. (Small Cheval restaurant, 9421 W. Higgins Small Cheval, LLC)

A vote on the motion:

Aye: Trustees Price, Minale, Fazio, Pappas, DiMatteo

Absent: Trustee Dorgan

Nay: None

Motion carried.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT

EXECUTIVE SESSION

- Personnel – Section 2(c)(1)
- Appointment/Removal of officers – Section 2(c)(3)
- Purchase or Lease of Real Property – Section 2(c)(5)
- Sale or Lease of Property – Section 2(c)(6)
- Litigation – Section 2(c)(11)
- Approval of Closed Meeting Minutes – Section 2(c)(21)

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:49 a.m.

MAYOR

ATTEST:

VILLAGE CLERK