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The Berwyn City Council Minutes of the Regular Meeting of September 27, 2022

C-1

This meeting was live streamed and may be viewed at:

<https://www.youtube.com/user/CityOfBerwyn/videos?app=desktop>

Mayor Lovero called the Regular Meeting to Order at 8:00 p.m. Clerk Paul called the roll. The following Alderpeople responded present in chambers: Lennon, Woywod, Leja, Fejt, Pabon, Ruiz, Arenella, and Carmichael. Mayor Lovero asked all attendees to rise for the Pledge of Allegiance. A moment of silence was observed in memory the Mike Kadrowicz family and in support of our city's First Responders.

Open Forum: Mayor Lovero opened the floor for Open Forum. The following people came to the podium to address the council members:

- John Peconio: 2nd Ward Residents' interest in Rat Abatement efforts.
- Gerardo Nava: Spoke in opposition to agenda item E-2 / Requested outside investigation regarding response to employee's use of racial slur.
- Mayor Lovero recognized David Hulseberg to explain BDC Pay-As-You-Go program and chronology of Realty of Chicago's program application. Mr. Hulseberg came forward to provide information.
- Domingo Riveras: Commented on city's response to employee's use of a racial slur / commented on the Ridgeland property development adjacent to Freedom School.
- Eddie Garcia – Realty Chicago: Commented on his business development, life story, and company's business practices and community involvement.
- Dave Peterson: Spoke in opposition of agenda item E-2 / commented on issues regarding city employee's use of racial slur.
- Ms. Burns: Commented on the employee's use of a racial slur / asked for investigation of incident / spoke in opposition of agenda item E-2.
- Fire Chief Hayes: Invited everyone to Fire Department's Open House celebrating Fire Prevention Week.
- Ald. Lennon: Thanked all involved for making Oktoberfest a success.
- Treasurer Reyes: Responded to Ald. Pabon's social media post commenting on his employment with Realty of Chicago and agenda Item E-2 / commented on his recusal from Ethics Commission as requested by members of the public.
- Ald. Pabon: Responded to Treasurer Reyes' remarks.
- Stephen Taylor: emailed remarks in opposition to E-2 distributed by Clerk to Alderpeople.

No one else asked to be recognized. Mayor Lovero concluded Open Forum.

Approval of Minutes:

C-1: Ald. Lennon made the motion, seconded by Ald. Fejt, to approve the September 13, 2022 Committee of the Whole and Regular Meeting Minutes as submitted. The motion carried by a unanimous voice vote.

Bid Openings: Nothing submitted for the agenda.

Reports from the BDC, BPHD, or Berwyn Township:

E-1: Ald. Woywod made the motion, seconded by Ald. Lennon, to concur with the Berwyn Development Corporation and deny the petition for Class 7c Tax Abatement status for property located at 6201-6323 Ogden, PIN #16-32-121-010 through 018 submitted by WSSS, LLC. The motion carried by a unanimous roll call vote.

E-2: Ald. Pabon made the motion, seconded by Ald. Carmichael, to deny and not approve a redevelopment agreement between the City of Berwyn and Realty of Chicago under the Pay As You Go Tax Increment Financing District program. The motion failed with Pabon, Ruiz, and Carmichael voting AYE and Lennon, Woywod, Leja, Fejt, and Arenella voting NAY. Ald. Lennon then made the motion, seconded by Ald. Leja, to approve and authorize legal counsel to complete and finalize the Redevelopment Agreement City of Berwyn and Realty of Chicago allowing Pay As You Go TIF program to rebate up to \$449,499 in economic incentive provided that the subject property at 6505-6511 Cermak Road (PINS 16-30-205-004, 005 006, and 007) produces significant revenue above the existing base established during the remaining period of the Harlem Avenue Tax Increment District to cover the incentive amount. The motion carried with Lennon, Woywod, Leja, Fejt, and Arenella voting AYE and Pabon, Ruiz, and Carmichael voting NAY.

Reports from the Mayor:

F-1: Ald. Leja made the motion, seconded by Ald. Fejt, to **adopt** the **Proclamation** recognizing October 10 through October 15, 2022 as Fire Prevention Week in the City of Berwyn. The motion carried by a unanimous voice vote.

Zoning, Planning, and Development Commission:

H-1: Ald. Woywod made the motion, seconded by Ald. Lennon, to remove Item H-1 from the agenda due to its being corrected and replaced by Item H-2. The motion carried by a unanimous voice vote.

H-2: Ald. Woywod made the motion, seconded by Ald. Lennon, to **adopt** the Ordinance entitled: **An Ordinance Amending the Official Zoning Map of the City of Berwyn to Rezone Properties at 3100 S. Ridgeland Avenue and 6415 Stanley Avenue from I-Industrial Zoning District to C-3 Depot Mixed Use Zoning District**, direct the Corporate Authorities to affix the necessary signatures and place it on its way to passage. The motion carried with Lennon, Woywod, Leja, Fejt, Ruiz, and Arenella voting AYE and Pabon and Carmichael voting NAY.

Reports from Alderpeople, Committees, Boards:

I-1 Ald. Ruiz made the motion, seconded by Ald. Lennon, to use the north side of the Vacin Fareway from Gunderson to Scoville Avenues for parade participants for the upcoming Hispanic Heritage Month Parade and to authorize no-parking and other necessary signage from 10:00 a.m. until 1:00 p.m. The motion carried by a unanimous voice vote

Reports from Staff:

J-1: Ald. Leja made the motion, seconded by Ald. Lennon, to mark Police Chief Cimaglia's approval of the October 2, 2022 Hispanic Heritage Month Parade as informational. The motion carried by a unanimous voice vote.

J-2: Ald. Lennon made the motion, seconded by Ald. Leja, to remove the referral to the Ethics Commission of Ald. Carmichael's August 5 letter and refer it to Attorney Joseph M. Gagliardo of Laner Muchin Ltd. to have the listed issues in the letter investigated and to answer the concerns raised therein. The motion carried by a unanimous voice vote.

J-3: Ald. Lennon made the motion, seconded by Ald. Fejt, to concur and **pass** the Resolution entitled: **A Resolution Authorizing the City of Berwyn, Cook County, Illinois the Submittal of a Grant Application for the Illinois Transportation Enhancement Program Funds for the 34th Street Corridor Improvement Project**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous roll call vote.

J-4: Ald. Ruiz made the motion, seconded by Ald. Arenella, to **pass** the Resolution entitled: **A Resolution Authorizing the City of Berwyn, Cook County, Illinois the Submittal of a Grant Application for the Illinois Transportation Enhancement Program Funds for the Access to Transit Improvement Project**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous roll call vote.


J-5: Ald. Carmichael made the motion, seconded by Ald. Lennon, to accept the City Communications Division report as informational. The motion carried by a unanimous voice vote.

Consent Agenda (Items K1 – K6): Ald. Lennon made a motion, seconded by Ald. Woywod, to approve the Consent Agenda items as submitted. The motion carried by a unanimous voice vote.

Aldermanic Committee / Ward Meetings: Ald. Lennon announced a Budget Committee meeting on 9/9/2022 at 5:30, Ald. Leja reminded all about the date and time for the Svengoolie Anniversary television special recently filmed on location in Berwyn, Ald. Ruiz invited everyone to participate in the Hispanic Heritage Month Parade and Festival, Ald. Carmichael announced an 8th Ward Community Meeting at the VFW Hall at 13th and Harlem

There being no further business before the City Council, Ald. Carmichael made the motion, seconded by Ald. Lennon, to adjourn the meeting. The motion carried by a unanimous voice vote. The meeting adjourned at 9:01 p.m.

Respectfully submitted by,


Margaret Paul, City Clerk