



C-1

The Berwyn City Council Minutes of the Regular Meeting of December 12, 2023

Mayor Robert J. Lovero called the Regular City Council Meeting to Order. Deputy Clerk Anderson called the roll. The following Alderpersons were present in chambers: Lennon, Woywod, Leja, Fejt, Pabon, Ruiz, Arenella, and Carmichael. Attendees rose to recite the Pledge of Allegiance. Following the recitation, Mayor Lovero asked for a moment of silence in memory of former City Clerk and 7th Ward Alderman Michael Woodward, and in support of our First Responders.

Deputy Clerk Anderson announced Mayor Lovero had withdrawn Item F-2 from the Agenda.

Open Forum: Mayor Lovero opened the floor for Open Forum. Deputy Clerk Anderson distributed emailed remarks from Brianne Spayer, John Dunlevy and Berwyn Park District Executive Director Cathy Fallon to the City Council members. Julie and Isabella Roth shared their dedication to protect green space in the City of Berwyn. Stephen Taylor spoke out against the handling of a proposed parking space at the property known as Serenity Park. Carl Betz spoke on his opposition to Serenity Park becoming a parking lot. Judith Vessely asked the City of Berwyn to consider renaming East Avenue to street that does not imply a direction. Karma Martin wanted to thank the Mayor for pulling Item F2 from the Agenda. Micah Caldwell spoke regarding his opposition to rezoning the Home Avenue property to have it become a parking lot. Sabine Krauss thanked the Mayor for pulling Item F2 from the Agenda. Sean Clark thanked the Mayor for pulling Item F2 from the Agenda. A written list of 90 emails from Berwyn residents was provided to the Deputy City Clerk regarding the positive impact of Serenity Park.

Approval of Minutes:

C-1: Ald. Lennon made the motion, seconded by Ald. Woywod, to approve the November 28, 2023 Minutes of the Committee of the Whole and Regular City Council Meeting as submitted. The motion carried by a unanimous voice vote.

Bid Openings: Nothing submitted for the agenda.

Berwyn Development Corporation (BDC), BPHD, and Berwyn Township Submissions:

E-1: Mayor Lovero recognized BDC Director Hulseberg. Mr. Hulseberg presented his communication. Thereafter, Ald. Lennon made the motion, seconded by Ald. Woywod, to **adopt the Ordinance entitled: An Ordinance Adopting Chapter 879C and Chapter 901 of the Codified Ordinances of Berwyn regarding Short-Term Rental Units for the City of Berwyn, County of Cook, State of Illinois**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. Ald. Ruiz questioned if there was a clause in the Ordinance that states how quickly, if necessary, a license could be terminated. The motion passed on the call of the roll with a vote of 8 AYES, 0 NAYS, 0 Abstentions.

E-2: Mayor Lovero recognized David Hulseberg, Executive Director of the Berwyn Development Corporation ("BDC") who commented on his communication. He advised that there are (3) non-taxable parcels of land within the area. Ald. Fejt made the motion, seconded by Ald. Pabon, to **adopt the Ordinance entitled: An Ordinance Authorizing and Approving the Termination of the Ridgeland Avenue Tax Increment Financing Redevelopment Project Area for the City of**

Berwyn, Cook County, Illinois, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 NAYS, 0 abstentions.

E-3: Ald. Lennon made a motion, seconded by Ald. Leja, to **adopt** the **Ordinance** entitled: **An Ordinance Amending the Official Zoning Map of the City of Berwyn to Rezone Property at 3309 S. Home Avenue From R-1 Single-Family Residence Zoning District to C-3 Depot Mixed-Use Zoning District**. The motion passed on the call of the roll with a vote of 5 AYES, 2 NAYS, 1 Abstention.

Reports from the Mayor:

F-1: Ald. Arenella made a motion, seconded by Ald. Ruiz to **adopt** the **Ordinance** entitled: **An Ordinance Amending Chapter 242, Section 242.03 of the Codified Ordinances Regarding Appointed Officers for the City of Berwyn, County of Cook, State of Illinois**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 NAYS, 0 abstentions.

F-2: Item was removed from the Agenda on December 10, 2023, prior to the December 12, 2023 meeting.

Reports from the Clerk:

G-1: Request to conclude the Handicap Applications for 3218 S. East Ave., 3632 S. Gunderson Ave., 1623 S. Wenonah Ave., 2102 S. Home Ave. and 7120 W. 16th Street:

Ald. Woywod made the motion, seconded by Ald. Carmichael to pull 3632 S. Gunderson Ave and 1623 S. Wenonah Ave. from the communication to vote on separately. The motion carried by a unanimous vote.

Ald. Woywod made the motion, seconded by Ald. Carmichael, to override the staff recommendation and approve the Handicap Application for 3632 S. Gunderson Avenue to allow ZONE Parking to be installed. The motion carried by a unanimous voice vote.

Ald. Arenella made the motion, seconded by Ald. Carmichael, to override the staff recommendation and approve the application for a Handicap SPACE at 1623 S. Wenonah Avenue to be installed. The motion carried by a unanimous voice vote.

Ald. Arenella made the motion, seconded by Ald. Carmichael, to accept the staff recommendation to DENY the remaining (3) requests. The motion carried by a unanimous vote.

Reports from the Zoning Commission:

H-1: Request for an approval of a Special Use permit for an Off-Street Parking Lot and a Variation for Fence Height within the C-3 Depot Mixed-Use Zoning District (ZPDC Case No. 23-02). Ald. Lennon made a motion, seconded by Ald. Woywod, to **adopt** the **Ordinance** entitled: **An Ordinance Approving a Special use for an Off-Street Parking Lot and a One-Foot Fence Height Variation for the Development of a New Off-Street Parking Lot Within the C-3 Depot Mixed-Use Commercial Zoning District at 3309 S. Home Avenue, Berwyn, Illinois-Berwyn Development Corporation**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 5 voting AYE, 2 NAYS, 1 abstention.

Reports from the Alderpeople, Committees, and Boards: Nothing submitted.

Reports from Staff:

J-1: Ald. Fejt made the motion, seconded by Ald. Ruiz, to **adopt the Ordinance** entitled: **An Ordinance Adopting and Ratifying a Policy Regarding Unscheduled Intercity Buses for the City of Berwyn, County of Cook, State of Illinois**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 voting NAY and no abstentions.

J-2: Ald. Fejt made the motion, seconded by Ald. Ruiz, to **adopt the Ordinance** entitled: **An Ordinance Regarding the Illinois Paid Leave for All Workers Act for the City of Berwyn, County of Cook, State of Illinois**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 voting NAY and no abstentions.

J-3: Ald. Leja made the motion, seconded by Ald. Pabon, to accept Police Chief Cimaglia's report on revenue collections for November 2023 as informational. The motion passed by a unanimous voice vote.

J-4: Ald. Leja made the motion, seconded by Ald. Pabon, to approve Fire Chief Hayes' request to appoint Scott Waszak to the position of Division Chief per the Collective Bargaining Agreement. This position will oversee the Emergency Management of the City of Berwyn due to the impending retirement of Tony Laureto and resignation of Edward Schultz. The motion passed on a unanimous voice vote.

J-5: Ald. Leja made the motion, seconded by Ald. Pabon, to approve Fire Chief Hayes' request to contact the Police & Fire Commission to promote the next two qualified candidates on the Lieutenants promotion list pending the retirements of Lt. Jerry Simek and Lt. Ronald Hamilton. The motion passed by a unanimous voice vote.

J-6: Ald. Leja made the motion, seconded by Ald. Pabon, to approve Fire Chief Hayes' request to promote the next three qualified engineer candidates on the Seniority list. The next (3) listed are Daniel Simek, Frank Bonadonna and Christina Jacobs. The motion passed by a unanimous voice vote.

J-7: Ald. Leja made the motion, seconded by Ald. Pabon, to approve Fire Chief Hayes' request to contact the Police and Fire Commission for the hiring of the next (4) qualified candidates on the current Firefighter/Paramedic eligibility list or subsequent list if the current list is exhausted. The motion passed by a unanimous voice vote.

J-8: Ald. Lennon made the motion, seconded by Ald. Fejt, to adopt Assistant Finance Director Ben Daish's requested 2023 Property Tax Levy Ordinance entitled: **An Ordinance Levying Taxes for General Corporate and Special Purpose for the Tax Year 2023, Fiscal Year Beginning January 1, 2024 and Ending December 31, 2024 for the City of Berwyn, Cook County, Illinois**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 voting NAY and no abstentions.

J-9: Ald. Ruiz made the motion, seconded by Ald. Arenella, to approve the Resolution entitled: **A Resolution Regarding the Surface Transportation Program Local Match Commitment for the Access to Transit 26th Street & Ridgeland Avenue Streetscape Improvements Project – Section No. 23-00178-00-MS**, direct the Corporate Authorities to affix the necessary signatures and

send it on its way to passage. The motion passed on the call of the roll with 8 voting AYE, 0 voting NAY and no abstentions.

J-10: Ald. Pabon made the motion, seconded by Ald. Ruiz, to approve Public Works Director Schiller’s request to purchase a New 2023 F450 Ford Dump Truck with a Snow Fighter Package for the sum of \$122,373.00. The motion passed by a unanimous voice vote.

Consent Agenda (Items K1 – K3): Ald. Lennon made the motion, seconded by Ald. Carmichael, to approve the Consent Agenda as submitted. The motion passed by a unanimous voice vote.

Aldermanic Committee / Ward Meetings: Ald. Leja announced the final 3rd Ward meeting of the year to be held at Emerson School on December 18, 2023 at 6:30pm.

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 8:45 p.m.

Respectfully submitted by,



Sandra Anderson
Deputy City Clerk