

VILLAGE OF BELLWOOD
Board Meeting Minutes
November 19, 2025
2nd Floor- Boardroom

The Village of Bellwood conducted the Village Board Meeting on November 19, 2025 in the Village Boardroom at 3200 Washington Blvd. Bellwood IL 60104-1984.

Call to Order

The Village board meeting was called to order and chaired by Mayor Harvey on November 19, 2025 at 6:01pm.

Pledge of Allegiance

Roll Call

Roll call was initiated by Mayor Harvey and conducted by the Village Clerk Jacqueline Hargrett. The following were present for the roll call: Mayor Harvey, Trustees Ciavattone, Boston, Holman, Robinson, Delgado, and Nightengale. There is a Quorum.

Also in attendance were the following department heads: Peter Tsiolis, Willie Norfleet, Chief Harris, Chief Allen, James Stock, and Tonita Leshore. Also in attendance were Attorney Castaldo III and Aric Swaney.

Approval of Agenda

The agenda for the November 19, 2025 village board meeting was approved by a motion from Trustee Delgado and seconded by Trustee Boston.

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale
Nays: 0
Abstain: 0
Absent: 0
Motion carried.

Approval of Minutes

The approval of the minutes from the last village board meeting was approved by a motion from Trustee Robinson and seconded by Trustee Holman.

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale
Nays: 0
Abstain: 0
Absent: 0
Motion carried.

Presentations:

Mr. Willie Norfleet presented a Tax Levy report. The village property tax levy has been at \$16,164,110 since 2010 and no increase is anticipated. The library is anticipating an increase of less than five percent. There levy is at \$2,255,331. There will be a public hearing regarding the levy in the village boardroom on December 17, 2025 at 5:45 pm.

Committee Reports

Public Works - Trustee Ciavattone

Report for the month of October, 2025

Water main breaks -1

Sewer mains jetted – 2

Streetlight heads replaced – 11

Street signs replaced – 16

Streetlights repaired -4

Traffic lights repaired -2

Sidewalk inspections - 21

Streets Resurfaced -10

Potholes filled -20

Tree stumps removed- 35

Trees removed - 6

Trees trimmed – 36

Recommending the following item from the Consent Agenda:

Item L – Approves the repaving of a village owned parking lot.

Always support our first responders, police, fire, medical personnel, active-duty military, veterans, homeland security, emergency management, public works, and all volunteers who help with the Village of Bellwood events.

Community Development – Trustee Boston

Recommending the following items from the Consent Agenda:

Item E – Approves an architectural agreement.

Item H – Approves the development of marking plans for the Bellwood Gateway Project.

Item I- Approves a change order for the Bellwood Gateway Project.

Item J- Approves the purchase of the property commonly referred to as 309 28th Avenue.

Item M – Approves a letter of intent pertaining to 2501 St. Charles Road.

Quality of Life- Trustee Holman

Bellwood Community Resource Center monthly activities from October 1st to October 31st were 106 patrons. .

Building Department- 126 permits were approved in the month of October and 126 permits were picked up by the end of the month.

Recommending the following items from the Consent Agenda:

Item A- Approves an amendment to the Village code pertaining to nonconforming uses.

Item B- Amends Village code clarifying definitions pertaining to subdivisions.

Item C- Approves the assignment of an intergovernmental agreement regarding EV charging stations.

Item G- Approves a change order pertaining to the removal of underground storage tank from Village property.

Administration - Trustee Robinson

Recommending the following items from the Consent Agenda:

Attorney Castaldo III

Item D – Approves the engagement of a consultant for the purpose of pursuing federal grant opportunities.

Item K – Approves the renewal of the insurance coverage from December 1, 2025 to December 1, 2026.

Public Safety – Trustee Delgado

Recommending the following items from the Consent Agenda:

Item F – Approves an addendum to the Redspeed agreement extending the contract for one year.

Item N- Approves a Memorandum of Understanding to join the State’s Attorney’s Internet Crime Task Force.

Finance -Trustee Nightengale

I would like a motion to pay bills in the amount of \$3,115,293.55 when funds become available.

Motion: Trustee Ciavattone

Second: Trustee Holman

Roll call:

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The Village will not raise property taxes this year.

We have no items on the Consent Agenda and there is nothing from the Ad Hoc committee.

Would also like to ratify the investments for the Village of Bellwood.

Trustee Nightengale:

Motion to ratify the investments:

Motion: Trustee Boston

Second: Trustee Holman

Roll call:

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

Mayor Harvey

Motion to place the Items on the Consent Agenda as presented:

Consent Agenda

- A. An Ordinance Amending Chapter 156.087 of the Village of Bellwood Code of Ordinances as it Relates to Discontinuance of Nonconforming Uses**
- B. An Ordinance Amending Chapter 154.091 of the Village of Bellwood Code of Ordinances as it Relates to Subdivision Definitions**
- C. A Resolution Approving and Authorizing the Execution of an Assignment and Assumption Agreement by and between the Village of Bellwood and Memorial Park District**
- D. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood and RRB Strategies, LLC**
- E. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood and Coorlas Architecture PLLC**
- F. A Resolution Approving and Authorizing the Execution of an Addendum to an Agreement by and between the Village of Bellwood and Redspeed Illinois, LLC**
- G. A Resolution Approving and Authorizing a Change Order to the Engineering Agreement for the Bellwood Gateway Project**
- H. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood and DesignBridge, Ltd. Architects & Designers**
- I. A Resolution Approving and Authorizing a Change Order to the Construction Contracts for the Bellwood Gateway Project, Page 3 of 3 Posted by 5:00 p.m. C.S.T. on November 17, 2025**
- J. An Ordinance Approving and Authorizing the Purchase of Real Estate and the Execution of a Purchase and Sale Agreement for the Purchase of the Real Estate Commonly Referred to as 309 28th Avenue, Bellwood, Illinois**

- K. A Resolution Authorizing the Approval and Execution of an Agreement for Property, Casualty and Workers Compensation Insurance**
- L. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood and G.A. Paving, LLC**
- M. M. A Resolution Approving and Authorizing the Execution of a Letter of Intent pertaining to the Real Estate Commonly Referred to as 2501 St. Charles Road, Bellwood, Illinois**
- N. A Resolution Approving and Authorizing the Execution of a Memorandum of Understanding by and between the Village of Bellwood and the Cook County State’s Attorney’s Office**

Motion: Trustee Delgado

Second: Trustee Boston

Roll call:

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

Mayor Harvey: Motion to approve the Consent Agenda as presented.

Motion: Trustee Holman

Second: Trustee Delgado

Roll call:

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

Mayor’s Report

Mayor Harvey - November 22 will be our Festival of Lights parade that will end at the Village Hall with the lighting of our Christmas lights and a Christmas Bazaar starting at the Park District across the street. There will be pictures taken with Mr. and Mrs. Santa. There will also be Village giveaways and raffle prizes. There will be sleigh riding, games, hot apple cider, and live reindeers.

December 6th will be Breakfast with Santa at the Best Western in Hillside. The tickets are sold out. We sold 300 tickets.

On December 13th will have Shop with a Cop.

Chief Allen – Shop with a Cop is where children in the community will be taken out to shop. They then come back and have a meal.

Mayor Harvey- Also on December 13th will be our annual Christmas Basket Giveaway at the Village Hall. Over 300 Christmas baskets will be handed out.

Please walk pass the Bellwood Gateway Project on St. Charles. This development will be the beginning of our revitalization of downtown Bellwood. The leasing office will be open soon.

Peter Tsiolis – There will be a 2500 square feet restaurant in the South Building of the Bellwood Gateway Development. There will be a ribbon cutting in about 60 days.

New Business

None

Unfinished Business

None

Public Comment

Mayor Harvey: Motion to open the floor for public comment.

Motion: Trustee Delgado

Second: Trustee Holman

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

Jacqueline Hargrett, village clerk, announced the passing of Tami Yarbrough, daughter of former Maywood Mayor Henderson Yarbrough.

Mayor Harvey: Motion to close the floor for public comment.

Motion: Trustee Ciavattone

Second: Trustee Delgado

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

Nays: 0

Abstain: 0

Absent: 0

Motion Carried.

Adjournment

Mayor Harvey:

Motion: Trustee Holman

Second: Trustee Boston

Ayes: 6 Trustees Ciavattone, Boston, Holman, Robinson, Delgado, Nightengale

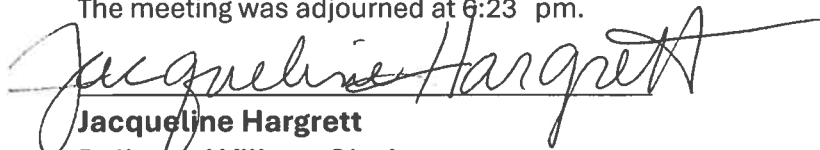
Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The meeting was adjourned at 6:23 pm.



Jacqueline Hargrett
Bellwood Village Clerk