

**VILLAGE OF RIVER FOREST  
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES  
January 8, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, January 8, 2018 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

**1. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Henek, Vazquez, Conti, Gibbs, and Corsini,  
Absent: None  
Also Present: Village Clerk Kathleen Brand-White, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Public Works Director John Anderson, Management Analyst Jon Pape, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZENS COMMENTS**

None.

**4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS**

a. Swearing in of Police Chief James O'Shea

President Adduci discussed upcoming crime prevention community meetings and the logical promotion of Police Chief O'Shea. Village Clerk Brank-White administered the oath of office to Police Chief O'Shea. Chief O'Shea thanked the Village president, trustees, administration, and family members for their support. He recognized and thanked River Forest police officers, law enforcement officials from nearby municipalities, community members, and former police chief, Greg Weiss. He discussed his strategies and objectives for public safety in River Forest.

Trustee Gibbs congratulated Chief O'Shea on his appointment. He discussed the importance of first responders in the community.

Trustee Henek congratulated Chief O'Shea and wished all a happy and healthy 2018.

Trustee Conti congratulated Chief O'Shea and noted importance of promoting from within.

Village Clerk Brand-White congratulated Chief O'Shea and reiterated positive comments made by the other Trustees.

Trustee Vazquez also congratulated Chief O'Shea and his family on this accomplishment. He reminded residents to "like" the Village's Facebook page and asked that they spread the word about the page.

Trustee Cargie congratulated Chief O'Shea and wished him the best of luck.

Trustee Corsini wished all a Happy New Year and thanked all in attendance supporting Chief

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O'Shea. She said the Board appreciates the sacrifices police, fire, staff, and their families make on behalf of the Village.

President Adduci thanked neighboring police officers for attending and said it shows great unity and collaboration. She reiterated previous comments regarding the support of the family. She congratulated School District Superintendent Ed Condon for being a notable Villager of the Year and for his support of the One District, One Book initiative. She congratulated Donna Carrol, president of Dominican University for being named Villager of the Year by the *Wednesday Journal* and noted that Dominican has been ranked in the 20 best colleges by *US News and World Report*. President Adduci discussed the Safe Routes to School program and said the Village needs to identify all routes not only to public schools but private schools as well and to optimize the placement of crossing guards. She stated the expenditure for this will come before the Board at the next meeting. She reported that a flyer for the Lake and Lathrop condominium development was in *Chicago Magazine*.

## 5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – December 11, 2017
- b. Special Village Board Meeting Minutes – December 15, 2017
- c. Memorandum of Understanding Establishing and Participation in the Northern Illinois Benchmarking Cooperative
- d. Monthly Department Reports
- e. Monthly Financial Report – November 2017
- f. Monthly Performance Measurement Report
- g. Accounts Payable – November 2017 - \$2,065,343.22
- h. Village Administrator's Report

Trustee Vazquez made a motion, seconded by Trustee Gibbs, to approve the Consent Agenda.

In response to a question from Trustee Conti, Village Administrator Palm stated that the work preceded the Memorandum of Understanding (item 5c) and they are close to pinning down the metrics for this year.

In response to a question from Trustee Corsini, Village Administrator Palm stated that performance metrics and management is important to Village Administration and noted that the Village has received awards in this regard. He said that the Village wants to collect data that will enable better decision making. He discussed the process which initially began with police department data. He stated that the two areas they are looking at are recruitment and retention of police officers and dealing with mental health issues within Police Departments. Village Administrator Palm stated other municipalities' police departments are facing the same issues.

Trustee Cargie stated that the municipalities are disparate and gave the example of Schaumburg versus River Forest in terms of size and issues. Village Administrator Palm stated a similar project in Arizona was successful and noted the municipalities were of varying sizes. He reported that every town in the group, regardless of size, are have issues of hiring quality officers, getting them through field training, retaining existing officers, and mental health issues.

In response to a question from Trustee Cargie, Village Administrator Palm stated that all municipalities are contributing the same amount regardless of size. In response to a follow up question from Trustee Cargie, Village Administrator Palm stated that this is the first iteration and there are hopes that other departments would be added and the number of municipalities participating would grow. In response to a question from Trustee Henek, Village Administrator

Palm stated that they could anticipate the cost to go down as other municipalities participate. He stated he hopes to see good results.

President Adduci commented that the Village has been measuring performance for a number of years but have only been measuring performance with past performance. She stated this is an opportunity to look at other municipalities. She said while other municipalities vary in size, they have the same problems in varying degrees. Trustee Cargie stated if the Village is going to have benchmarks, he would like them to be meaningful. Village Administrator Palm stated that it is advantageous to gain insights from the highly respected administration professionals participating in this initiative. Trustee Corsini noted this seems much more focused. Village Administrator Palm stated he appreciates the Board's support on initiatives like this.

Trustee Cargie stated that there is a typo in the minutes from the December 15, 2017 meeting on page 1 in the "Also Present" list which should read Jon Pape, not Jon Papa.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

## **6. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION**

- a. Vendor Payments for North Avenue TIF, Madison Street TIF and Economic Development Fund - \$9,564.00

Trustee Corsini made a motion, seconded by Trustee Henek, to approve Vendor Payments for North Avenue TIF, Madison Street TIF and Economic Development Fund in the amount of \$9,564.00.

Trustee Vazquez recused himself from this matter because he has a common law conflict due to his law firm's work with School Districts 90 and 200.

Roll call:

Ayes: Trustees Cargie, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

## **7. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS**

None.

## **8. UNFINISHED BUSINESS**

## **9. NEW BUSINESS**

- a. Minor Amendment to the Planned Development Permit for Willard School for a Second Floor Addition

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Trustee Corsini made a motion, seconded by Trustee Gibbs, to direct the Village Administrator to process the request from School District 90 for a second story addition at Willard Elementary School as a minor amendment to planned development permit #2719.

Trustee Vazquez recused himself from this matter for the same reasons he recused himself from the previous matter.

Superintendent Edward Condon introduced Anthony Cozzi, director of finance and facilities, and Sven Dahlquist, the architect of the project.

Mr. Cozzi noted there is a bid opening tomorrow morning and a public education meeting on January 9<sup>th</sup> in regard to this project. He reviewed the site plans and stated a multi-purpose room would be added at the north end of the building which would be done by restructuring two large existing classrooms. He noted that the School is not looking to add employees but to optimize existing space for learning. Mr. Cozzi stated two new offices and additional storage will also be added on the first floor. He said two new classrooms, a multipurpose room, four new offices, a new toilet, and a hallway will be added and an existing classroom will be remodeled on the second floor. He noted that one of the new classrooms will be a science, technology, engineering, and mathematics (STEM) classroom. He noted that learning will take place the offices.

Mr. Dahlquist stated that the first floor addition that was completed several years ago was done with the addition of a second floor in mind and the first floor will support the addition of a second floor. He described the project architecture and noted the footprint of the building will not be changed.

In response to a question from Trustee Corsini, Mr. Cozzi stated that the first floor multi-purpose room will probably be a gross-motor, special education sensory room. In response to a question from Trustee Corsini, Mr. Cozzi stated the STEM classroom and both multi-purpose rooms will be air conditioned.

In response to a question from Trustee Corsini, Mr. Cozzi stated the elevator and staircase will remain the same with the exception of the removal of one window in the staircase. In response to a follow up question from Trustee Corsini, Mr. Cozzi stated that the elevator is a limited-use, limited access (LULA) elevator.

In response to a question from Trustee Corsini, Mr. Cozzi stated the estimated cost of the project is \$1.8 million and it is anticipated to be completed by the beginning of the next school year.

In response to a comment from Trustee Corsini, Mr. Cozzi confirmed that the project is for space utilization and noted that most of the projects they have done since 2005 have been for space utilization.

In response to a question from Trustee Conti, Mr. Cozzi stated that approximately 5,000 square feet will be added. Trustee Conti complimented the school for its forward thinking and inquired whether there are any other projects planned in the near future. Mr. Cozzi stated this is the end of what will be done at the north end of the school. Mr. Dahlquist noted that additional space is not needed at this time and has not been studied in detail. In response to a question from President Adduci, Mr. Cozzi stated that their long-range facility plan on their website does not

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include any further expansion.

In response to question from Trustee Corsini, Mr. Dahlquist stated the lighting will remain at the same level. Mr. Cozzi added that the current lighting is optimal for nighttime.

President Adduci suggested communicating construction plans to neighbors and offered the Village's assistance.

Roll call:

Ayes: Trustees Cargie, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

- b. Minor Amendment to the Planned Development Permit at Bonnie Brae and Thomas to Extend the Construction Commencement Deadline to July 30, 2018

Trustee Gibbs made a motion, seconded by Trustee Cargie, to grant approval for a minor amendment to the Planned Development Permit at Bonnie Brae and Thomas, and pass an ordinance amending the planned development permit for 1101-1111 Bonnie Brae Place modifying the development schedule and extending the deadline to commence construction to July 30, 2018.

Art Gurevich, Bonnie Brae Construction, LLC, explained that the market is soft right now and as it is a private venture, financing is involved. He added that there is also a matter they need to take to the Development Review Board. Village Administrator Palm stated there have been some issues with the setbacks.

In response to a question from Trustee Cargie, Mr. Gurevich stated that two units have been sold. He noted that people like to see what they are purchasing and that is the problem. In response to a question from President Adduci, Mr. Gurevich stated they are expanding into a larger on-line presence, printing new brochures and flyers, and plan to change the sign on the property. In response to a question from Trustee Henek, Mr. Gurevich stated they need to pre-sell two additional units but would like to sell more. In response to a question from Trustee Cargie, Mr. Gurevich stated there are 15 units total. In response to a question from Trustee Corsini, Mr. Gurevich stated there is a four-foot by eight-foot sign with a rendering and they are going to make it more appealing.

President Adduci stated she believes the request will pass unanimously and pointed out that the sooner construction begins the better.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

- c. Amend Title 8 of the Village Code with Regard to False Statements to Governmental Agencies – Ordinance

Trustee Cargie made a motion, seconded by Trustee Henek, to pass an ordinance amending Title 8 of the Village Code with regard to False Statements to Governmental Agencies, which would allow the Village to issue ordinance citations for false statements.

Village Administrator Palm stated there was a desire to add some accountability to people making statements to the Village under oath. He reviewed the options available to the Village.

Village Attorney Smith stated that the Ordinance before the Board is a modified version of what his firm drafted for the Village of Carpentersville which has been in use for a number of years. He said it is based on the Federal and State of Illinois False Claims Acts. He noted that the Ordinance allows the Village the ability to seek an ordinance violation against someone who lies about a material fact. He explained that it is punishable by fine imposed by either the River Forest administrative judge or a judge in the Maybrook Courthouse. Village Attorney Smith noted that the Village may not be successful by merely issuing a fine because the law requires that it be proven.

In response to a question from Trustee Gibbs, Village Attorney Smith stated that business license ordinances require that the applications for business licenses be truthfully and fully completed. Trustee Gibbs stated that he believes there should be ramifications to the business license of those who lie to the Village. Trustee Vazquez stated that a \$750 fine can be negligible compared to the cost of an error expense. He concurred with Trustee Gibbs regarding some kind of ramification, suspension, or banning a business from doing business in River Forest. Village Attorney Smith stated that as a non-home rule community the Village is limited in the fines it can assess. He said under Illinois law, the highest fine the Village could impose is \$750 for an ordinance violation. He noted that the Village has the authority to define it as a misdemeanor punishable by up to six months of imprisonment. He said they chose the ordinance violation because there is a different standard of evidence. Village Attorney Smith stated the Village Board could tie violations of this ordinance with business and contracting licenses in the Village and noted there are existing tools to address those issues. Trustee Gibbs stated he does not think a fine would stop someone from doing it again. There was a discussion regarding the difference between doing work for the Village which is protected in the contract and businesses doing business in the Village.

President Adduci stated that she does not believe this is a systemic issue but the Ordinance is a tool the Village can use.

Trustee Cargie stated he believes the Ordinance achieves a middle ground.

Trustee Henek stated people testifying should be apprised of the consequences of not telling the truth.

In response to a question from Trustee Cargie, Village Attorney Smith stated that in a real estate transaction a declaration must be submitted to the State, Cook County and the Village with the value of the deal.

In response to a question from Trustee Vazquez, Village Attorney Smith stated they can review the business license ordinance in light of this ordinance to ensure that one of the conditions of keeping a business license is that you are in compliance with the Village Code. He said if

someone meaningfully violates the Ordinance they would appear before the Village President on a notice for a hearing on their business license.

Trustee Corsini stated her concerns regarding proving who lied to whom. President Adduci concurred that enforcement will be a challenge and said the hope is to provide an understanding of the Ordinance and that people will abide by it. Trustee Corsini reiterated that anyone testifying should be aware of the Ordinance.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

## 10. EXECUTIVE SESSION

Trustee Corsini made a motion, seconded by Trustee Gibbs, to go into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and collective negotiating matters between the Village and its employees or its representatives, or deliberations concerning salary schedules for one or more classes of employees, and litigation involving the Village that is pending.

Roll call:

Ayes: Trustees Cargie, Gibbs, Vazquez, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

Trustee Conti made a motion, seconded by Trustee Gibbs, to return to the regular session of the Village Board of Trustees meeting.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, Gibbs, and Conti

Absent: None

Nays: None

Motion Passes.

Trustee Gibbs stated he noticed that the property on Lake Street east of the river was not shoveled and requested that the Village take care of it if it is owned by the Village.

In response to a question from Trustee Corsini, Village Administrator Palm stated building permits were issued for 8233 Lake. Trustee Corsini commented that if that house can be repaired, the house on William can be repaired.

In response to a question from Trustee Gibbs, Village Administrator Palm stated that the 8241 Lake Street property could possibly be used for flood improvement.

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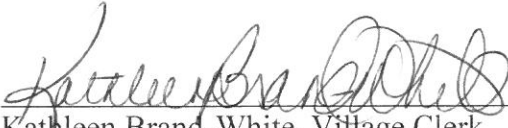
**11. ADJOURNMENT**

Trustee Cargie made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 8:51 p.m.

Roll call:

Ayes: Trustees Gibbs, Cargie, Vazquez, Conti, Henek, and Corsini  
Absent: None  
Nays: None

Motion Passes.

  
Kathleen Brand-White, Village Clerk