



VILLAGE OF RIVER FOREST REGULAR VILLAGE BOARD MEETING

Monday, January 25, 2021 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

Physical attendance at this public meeting is limited to 10 individuals, with Village Board officials, staff and consultants having priority over members of the public. Public comments will be shared with the Village President and Board of Trustees. You may submit your written public comments via email in advance of the meeting to: vbot@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 846 1870 7990 or by clicking here: <https://us02web.zoom.us/j/84618707990>. If you would like to speak during public comment, please email sphyfer@vrf.us by 4:00 PM on Monday, January 25, 2021. If you would like to watch the livestream, please go to the Village website: <https://www.vrf.us/events/event/1879>.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
 - a. Police Department Presentation of PPE Video and Acceptance of Award from Aftermath
 - b. Recognition of Georgette Carlini – Retiring Utility Billing Clerk
 - c. Recognition of Eric Palm – Outgoing Village Administrator
5. Consent Agenda
 - a. Village Board of Trustees Meeting Minutes – January 11, 2021
 - b. Village Board of Trustees Executive Session Meeting Minutes – January 11, 2021
 - c. Revision to the FY2021 Compensation Plan – Ordinance
 - d. Village Administrator’s Report
6. Consent Items for Separate Consideration
7. Recommendations of Boards, Commissions and Committees
 - a. Zoning Board of Appeals: Variation to Enclosed Parking Space Requirements for a Garage at 1134-1136 Harlem Avenue – Ordinance
8. Unfinished Business
 - a. Discussion: Diversity, Equity and Inclusion Internal Goals and Objectives
 - b. Dominican University TRHT Work Group Update
9. New Business
10. Executive Session
11. Adjournment

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, January 11, 2021**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, January 11, 2021 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 7:03p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner, Brennan, Henek, O’Connell, Vazquez, Village Clerk Kathleen Brand-White

Absent: Trustee Cargie

Also Present: Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O’Shea, Finance Director Rosemary McAdams, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Engineer Jeff Loster, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Margie Cekander, 531 River Oaks. Ms. Cekander commented about the stormwater RFP and asked that it include more properties as it relates to river/overland flooding, as well as an evaluation of the impact of NSMP discharge. She also suggested expanding the municipal codes evaluation.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Bachner read a statement to acknowledge that this land was once inhabited by indigenous people and stated that River Forest continues to be a place that people from diverse backgrounds live and gather. She commented about the events of the past week and the past year, and she thanked the people who work at Village Hall. She acknowledged the white supremacy and domestic terrorism on display in the nation, as well as the communities it hurts. She commented about the recent displays of slurs in Oak Park and River Forest and stated the Board needs to do everything it can to make sure they are doing things to make an impact in the spaces where they live. She asked how we have contributed to people’s pain and how can we make it better. She commented about amplifying voices and providing power to those who do not have it. Trustee Bachner also recalled joyful events, such as the toy drive, knowledge around the partnerships created with Dominican and the Twin Village Covenant, and the National Day of Healing on January 19. She commented about the word

healing, noting that they need to continue to make changes and do better. She wished everyone a happy Dr. Martin Luther King, Jr Day.

Trustee Vazquez stated Trustee Bachner's comments were well said, and that he too is sadden by everything that is going on. He added that the call to action will be continuing their efforts. He discussed focusing on what can be done to improve things, and commented on the Village's Diversity, Equity, and Inclusion initiatives. He reported that he and President Adduci attended a Metropolitan Mayors Caucus meeting on December 23, which covered community engagement of seniors, Dementia-Friendly efforts, and developing surveys of seniors. He noted the Age-Friendly Committee met on December 8 to start developing their own survey, and that the Committee's next step is to determine which topics to focus on at their meeting on January 13.

Clerk Brand-White echoed the comments and expressed gratitude to staff and commissioners for making the community a place to grow. She reminded people to be extra careful about COVID-19 now as it is a tough time of year for seniors and everyone in the community.

Trustee Brennan echoed the previous comments and noted the pain and feelings of fear over the past year but also in the past week, both nationally and locally. She asked about the status of the DEI initiatives and stated it is even more important that the Village shows its commitment, noting she did not want to lose the opportunity to make forward progress. She reported that she attended a PlanItGreen annual leaders meeting and stated she was impressed by the students at the meeting. She stated she hopes the Sustainability Commission will contact the students and find a way to work with them. Trustee Brennan also shared she had a ComEd home assessment last month and noted Nicor also offers them.

President Adduci stated they will continue discussing the DEI initiatives at the next Board meeting. She also noted Dominican passed their portion of the partnership and that she thinks they are making great progress moving forward with the working groups. She reminded everyone about the National Day of Racial Healing on January 19.

Trustee Henek echoed the comments around the events that happened nationally and locally, noting the concern of these things continuing to happen. She noted the Board's role in making true, impactful changes, and stated racism does not always show itself in the form of a brick and that invisible racism can be at times more dangerous and hurtful. She expressed the importance of moving forward and looking through the lens of people's experiences, and the importance of the committee to help facilitate conversations and what policies or things the Village is doing that may perpetuate racism that is being experienced. Trustee Henek expressed disappointment that it has taken this long and stated she is pushing that the Board continue these conversations in all areas in order to make impactful changes around equity and inclusion. She also commented about the upcoming local election, stating she is excited and impressed by the 12 residents running for local office. She encouraged all residents to think about all the candidates and keep it on a positive, constructive level and to not take things personally. She stated residents can have differences about things and asked that everyone be respectful and positive to each of the candidates and their supporters.

In response to a question from Trustee Henek about yard signs, Assistant Administrator Scheiner stated the Village is not looking to enforce candidate yard signs proactively. Administrator Palm stated the only issue is with signs in the parkway or large banners.

Trustee O'Connell reflected on the past year and stated he has been working from home for 10 months. He commented that while listening to the tragedy occurring in Washington, he was driving in an area of people who were not like-minded. He commented about democracy and recalled the good things the Board accomplished and did. He stated they dealt with resident concerns in a fair and equitable way and encouraged keeping the focus on taking care of the residents.

President Adduci commented on the events of last Wednesday and expressed her disappointment in what happened, noting she hoped those who cherish democracy and the rule of law feel the same. She asked how it got to this point and how to deal with it. She stated what is needed is radical empathy, understanding, and a shared desire to repair the broken nation. She stated the community can start its own healing during the National Day of Racial Healing event, which will highlight the newly signed Truth, Racial Healing, and Transformation Resolution and honor students at Dominican engaged in social justice. She stated the community must go forward with eyes wide open as they work for peace, healing, and understanding. President Adduci emphasized the Board's actions thus far, including the Twin Village Covenant with Maywood and the partnership with Dominican. She stated that still before them is the advisory group, to which they remain committed. She expressed her pride in Staff, the Board, and the community for embracing change and taking action to get change done. President Adduci also thanked and congratulated Helen Kwan, who was one of the Wednesday Journal's Villagers of the Year for coordinating the COVID-19 Senior Task Force. She noted the vaccine rollout is being administered and directed by the Cook County Department of Public Health and information about it will be communicated in the E-newsletter. She also shared an update from Trustee Cargie about the Deer Management Committee, noting they will continue discussing the survey and other non-lethal methods for deer management at their next meeting. Management Analyst Phyfer confirmed the next meeting is scheduled for January 19 at 7:30pm.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – November 30, 2020
- b. Village Board of Trustees Executive Session Meeting Minutes – November 30, 2020
- c. Award of Bid and Contract to Superior Road Striping Inc. in the amount of \$131,410.74 for the Bicycle Sign and Pavement Marking Project
- d. Agreement with the Metropolitan Water Reclamation District for Access to Geographic Information Systems Data (through the Municipal GIS Partners Consortium)
- e. Amendment to Section 3-3-1 of the Village Code Regarding Plumbing Contractor Licenses – Ordinance Located at 1136 Monroe
- f. Monthly Department Reports
- g. Performance Measurement Report

- h. Accounts Payable – November 2020 – \$2,289,001.36
- i. Accounts Payable – December 2020 – \$1,361,413.25
- j. Monthly Financial Report – November 2020
- k. Monthly Financial Report – December 2020
- l. Village Administrator's Report

Trustee Henek made a motion, seconded by Trustee O'Connell, to approve the Consent Agenda items A-B and D-L.

In response to a question from Trustee Henek about ambulance fees, Chief Bohlman stated the Village received approximately \$5,000 from Phase 3 of the CARES Act for lost revenues.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O'Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

Trustee Brennan made a motion, seconded by Trustee O'Connell, to approve the Consent Agenda item C.

Trustee Henek reiterated her previous comments about encouraging biking but having concerns with spending money on a plan like this when the Village is not sure where the finances will shake out. She encouraged looking at finances holistically and being more mindful of spending at this time. She stated she had hoped the discussions would lead to phased costs so they could prioritize spending, and she acknowledged the County grant may have helped move things forward. She stated that she personally would have preferred the option of looking at this in a different way and perhaps having more funds available for supporting small businesses.

Trustee O'Connell asked what a breakdown would look like, and he stated the reference to the last item on the agenda is a courtesy to the business owner and not a suggestion that her business is in trouble. He also stated that the budget was reviewed recently and Finance Director McAdams has not told the Board there are financial issues. He further commented that it is not going to get cheaper to do this next year.

Trustee Henek stated the phases she is referring to are those laid out in the Bike Plan, so the breakdown would have been what each phase potentially costs. She advocated going that route and being more conservative in the Village's spending.

Trustee Brennan stated biking has increased greatly during the pandemic and that she considered the work done under the plan to be a safety issue. She encouraged the Village continue with it.

President Adduci concurred.

Administrator Palm reminded the Board that the implementation would be paid out of the Capital Improvements Fund, which is separate from operational funds. He noted the Village has pulled back on capital expenditures. He also commented that the funding is available and earmarked, and that this was identified as a goal and priority. He emphasized the funding is separate from the discussions on the operational side. He further stated Staff would not put forward a recommendation if funding was not available.

President Adduci stated that is why the Board talks through these issues so that they are not put in a spot where something under consideration is not properly funded.

Roll call:

Ayes: Trustees Bachner, Brennan, O'Connell, Vazquez

Absent: Trustee Cargie

Nays: Trustee Henek

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

- a. November and December Accounts Payable from the General Fund to McDonald's-Karavites for \$140.09 (*Trustee O'Connell Common Law Conflict of Interest*)

Trustee Brennan made a motion, seconded by Trustee Vazquez, to approve payment from the General Fund to McDonald's-Karavites for \$208.46.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, Vazquez

Abstain: Trustee O'Connell

Absent: Trustee Cargie

Nays: None

Motion Passes.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

- a. Age Friendly Committee – Recommendation to Enter into an Intergovernmental Agreement with the Village of Oak Park and Oak Park and River Forest Townships regarding a Home Repair Program Partnership

Trustee Vazquez made a motion, seconded by Trustee O'Connell to enter into an Intergovernmental Agreement with the Village of Oak Park, and Oak Park and River Forest Townships for a Home Repair Program Partnership.

Trustee Vazquez summarized this item and stated Pam Mahn presented the program at the Committee's meeting. He noted the program helps seniors with minor repairs and would be offered on a sliding scale. He highlighted the good effort from both villages and that River Forest's role would be to promote the program. He stated it is a small investment to help seniors.

In response to a question from Trustee Bachner, Trustee Vazquez reviewed the Dementia-Friendly efforts in the Village, led by Dr. Lydia Manning.

Chief O'Shea noted the value-added for having officers trained.

There was also a brief discussion about mental health training.

Trustee Vazquez thanked Pam Mahn, Carla Sloan, and his fellow Committee members.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O'Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

President Adduci commented it is a great program for seniors and the Village.

8. UNFINISHED BUSINESS

- a. An Ordinance Granting Fence Height Variations for Properties at 803, 811, 815, 821, 825 and 831 Bonnie Brae Place – Ordinance

Trustee Brennan made a motion, seconded by Trustee Bachner, to approve an Ordinance Granting Fence Height Variations for Properties at 803, 811, 815, 821, 825 and 831 Bonnie Brae Place – Ordinance.

Administrator Palm reviewed the history of this item.

In response to a question from Trustee O'Connell, Mr. Palm clarified zoning variations only require a 250' property owner notice.

In response to another question from Trustee O'Connell, Mr. Palm stated theoretically the property owners could construct fences to different heights but stated he did not think that would happen.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O'Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

- b. Update: Stormwater Master Plan Request for Proposal (RFP)

Village Engineer Loster reviewed the history of this item and stated the feedback received during the public meetings has been incorporated into the RFP. He also stated that upon

advice from the Village Attorney, Staff will first issue a Request for Qualifications. In response to Ms. Cekander's comments, Mr. Loster stated the scope of the RFP includes NSMP Phase 2. He stated the Stormwater Master Plan may not be the appropriate avenue to look into adverse impacts of Phase 1, but that is something that could be looked into separately. He also noted the stormwater ordinance revisions are included in the scope in terms of grading. He noted an analysis of all overland flooding associated with the river is also included in the scope. Mr. Loster stated he felt Ms. Cekander's items were included in the scope of the RFP and emphasized that public meetings are part of the RFP process, so there are opportunities to fine tune what items are feasible to study.

Trustee Brennan suggested modifying the language regarding overland flow flooding.

There was a brief discussion about overland flow flooding, and Mr. Palm clarified Thatcher is the dividing line – west of Thatcher is overland flow flooding and east is storm sewers being overcharged.

Trustee Henek discussed issues with backyard flooding and shared a conversation she had with a resident on 600 Forest who experiences this, as well as his concerns about impacting a utility pole in his backyard. She stated his suggestion was to think about the possibility of, on a case by case basis, allowing the release of that water to drain back into the sewers. She asked whether in terms of modeling, there was a way to simulate some of these properties being able to drain out and having a way to assess the scope of backyard. Trustee Henek suggested if there are only a handful of these properties, the Village could allow a variance to drain yards more easily.

Mr. Loster stated that for the right price, that could be included in the scope. He stated even if the backyards are studied, they would be allowing them to drain back into sewers that are woefully undersized. He stated the RFP could incorporate backyard drainage, but that the consultant would be best to answer the questions of how do we do it and address those issues.

Mr. Palm stated it is a completely different scope and that right now, it is focused on the Village's utilities. He stated that he is not trying to downplay the residents who have backyard flooding but that as a municipality, they are trying to focus on public infrastructure or things tied to public infrastructure. He stated the Village has always taken the approach that if it is a private property issue, that is on the property owner.

President Adduci stated there are different options to mitigate backyard flooding and suggested the resident talk to Staff.

Trustee O'Connell stated Superintendent Mark Janopoulos has visited residents and offered advice.

Trustee Henek stated this homeowner has reached out to Staff. She acknowledged the options and stated there are some still experiencing extensive flooding. She asked what the Village can do for those experiencing flooding.

President Adduci stated there was consensus to move forward with some tweaks and directed Staff to issue the RFP to see what they get.

President Adduci read comments from Johann Buis regarding long-term planning, and she noted the Village always looks at the broader long-term.

Mr. Palm stated they will next go through the qualifying process and then the Staff recommendation on the contract.

9. NEW BUSINESS

a. Good Earth Greenhouse Liquor License Partial Fee Waiver

Trustee Brennan, made a motion, seconded by Trustee Vazquez, to approve a partial fee rebate for Good Earth Greenhouse of \$2,000 for a total of \$500 for Class 1 and Class 4B liquor licenses for 2021.

Administrator Palm reviewed the request and noted Good Earth Greenhouse is the only restaurant that holds a liquor license. He stated the others are grocery stores and pharmacies. He stated that in conversation with the owner, they explained they are unable to use the restaurant portion of their liquor license and are asking for some consideration. He reviewed the fees.

In response to a question from Trustee Bachner about other area businesses potentially being interested in a license, Mr. Palm explained the liquor license process and noted the Board would have to approve an increase in a number of liquor licenses within a certain category. There was a discussion about how to approach licensing for 2021 and being consistent.

Trustee Brennan stated she liked the idea of the rebate, which addresses the period of time they were unable to use the license and asked about giving a rebate for the period of time it was paid for and not able to be used.

Trustee Henek discussed how the Village is helping small businesses, and she asked how is it determined which businesses get that benefit or not? She stated they need to be advocates for all the businesses.

Trustee O'Connell stated his opinion is that the Board adjust the fee and wait for other businesses to come in and ask for assistance.

Mr. Palm clarified this item only relates to the liquor license. He reiterated that the other licensees are grocery stores, which have not been impacted by COVID-19. He stated that regarding equity, the property tax freeze hits everybody proportionately. He also recalled the extension of business license fees and emphasized that if Staff saw something affecting the businesses on a larger scale, they would let the Board know.

There was more discussion about being equitable with the other River Forest businesses. Mr. Palm noted the other measures taken to help the business community.

In response to a question from Trustee Brennan, Village Attorney Smith stated using the term “rebate” is best because it can be done under the Village’s general economic authority.

Trustee Vazquez stated he is fine with businesses coming to the Board for them to evaluate and that they do not want to start automatically giving things out.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O’Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

10. EXECUTIVE SESSION

Village Attorney Smith announced that because the Board would be going into Executive Session on a different Zoom line, there would be no further discussion or action after Executive Session and that the Board would adjourn immediately after.

Trustee Vazquez made a motion, seconded by Trustee O’Connell to go into executive session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village; and the setting of a price for sale or lease of property owned by the Village at 9:07p.m.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O’Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

The Village Board returned to regular session at 9:53p.m. with the following members present: President Adduci, Trustees Brennan, Bachner, Henek, O’Connell, Vazquez, Village Clerk Brand-White.

11. ADJOURNMENT

Trustee Henek made a motion, seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:53p.m.

Roll call:

Ayes: Trustees Bachner, Brennan, Henek, O’Connell, Vazquez

Absent: Trustee Cargie

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk

From: [REDACTED]
To: [VBOT](#)
Cc: [Sustainability](#)
Subject: Comments for Board of Trustees Meeting January 11, 2021
Date: Sunday, January 10, 2021 3:22:01 PM
Attachments: [RF_Trustees_Jan11.docx](#)

Attached are my comments on leaf blower and sustainability issues.

Sincerely,
Gary Howell
551 Park Avenue, RF

Comments to the Village of River Forest Trustees for the January 11, 2021 Meeting

Subject: Use of Gas-Powered Leaf Blowers by Landscape Contractors

At its November 30, 2020 meeting, as reported by oakpark.com on December 9, 2020, the Board had an extensive discussion of noisy landscape equipment, especially gas-powered leaf blowers. I have some thoughts on this subject for your consideration.

In the last couple of years, I have noticed a big increase in the size and noise of the equipment that landscape contractors are using, as well as the way that it is being used. The noise and pollution from the use of these machines is a quality of life issue for Village residents.

The leaf blower season in River Forest now lasts nearly nine months. In early March, 2020, I heard the first blower of the season – a sound that I had not missed. The roar and steady, persistent whine of the blowers can be heard for blocks, and it did not stop until after Thanksgiving. As you and other Village officials heard from residents, people feel strongly about this. Many municipalities, and the District of Columbia, have banned or restricted gas-powered blowers.¹

To work in the Village, all contractors, including landscape contractors, must be bonded and insured, and licensed by the Village. The Village can impose additional requirements on contractors and has done so for electricians, plumbers, pesticide applicators and others. What could the Village do?

First, since the machines in question are “leaf blowers,” why not restrict contractors’ use of them to the times when there are leaves to blow – spring cleanup and autumn cleanup?

Several Chicago-area communities have enacted seasonal bans on gas blowers. Evanston, for example, restricts the use of gas-powered leaf blowers to two periods: March 30 to May 15 and September 30 to the first Thursday of December.²

This makes sense. Outside of spring and fall, the use of leaf blowers looks like nothing but busy work. When a lawn crew arrives, one member starts up a blower and walks around the property, waving the blower at the ground – before any mowing is done. Then as the lawn is mowed, blower guy walks around the property again, waving the blower at the ground-- from which the mown grass has already been sucked away by the mower. No one who takes care of their own lawn would do this. Cleanup of clippings from the sidewalk or driveway, or incidental cleanup around plantings, could easily be done with a broom or rake in the time that blower guy spends walking around waving the blower.

I urge the Board to consider a similar seasonal restriction. There is ample time to adopt and communicate it to contractors and residents before the summer no-blow period would begin.

¹ See https://hdsupplysolutions.com/s/leaf_blower_noise_regulation#

² See <https://www.cityofevanston.org/home/showdocument?id=33461>

Second, how can the Village reduce the need for gas-powered leaf blowing? Today, we are generating noise and pollution to pile up leaves in the street. The piles of leaves create a traffic nuisance, block sewers, and may contribute to flooding. How can this situation be improved?

I agree with the suggestion of Trustees Bachner and Henek for the Village Sustainability Commission to make a study of landscape contractors' use of blowers and other practices, and the effects of these practices, and then make recommendations to the Board on appropriate requirements for these contractors. The Commission could also issue a guide for residents on sustainable lawn and garden care. In doing this work, the Commission could draw on in-house expertise from the Forestry Division, and outside sources such as the Morton Arboretum (which I have found to be very helpful with questions about lawn and tree care). Subjects that the Commission could consider include:

--What are good practices for dealing with leaves, as alternatives to blowing and hauling them away? For example, leaves can be used as natural mulch for trees and plantings and will decompose to enrich the soil, and leaves left on a lawn can be mowed with a mulch blade and will decompose and fertilize the soil. Homeowners can do this themselves, and contractors could provide such sustainable services.

--Going beyond leaves, what other sustainable practices could be encouraged and supported? These include planting low-mow lawns, and reducing lawn space in favor of plants that will aid in flood control by absorbing more rainfall than a conventional grass lawn. A related question is whether contractors' use of large, heavy stand-on mowers compacts the soil in parkways and lawns, preventing moisture and nutrients from getting to tree roots, and should therefore be discouraged.

--How can landscape contractors be encouraged or incentivized to adopt more sustainable practices? For example, should the Village require that any work for the Village be done using specified sustainable practices?

I think that these matters go to the quality of life of all Village residents, and the sustainability of our urban environment, and I hope that you will consider these comments.

Sincerely,

Gary Howells

551 Park Avenue, River Forest

January 9, 2021

From: [REDACTED]
To: [Sara Phyfer](#)
Subject: Potential Fence Variation 803, 811, 815, 821, 825, and 831 Bonnie Brae Place
Date: Sunday, January 10, 2021 10:57:34 AM

Dear the Board of Trustees,

As a former resident of 826 Harlem Ave, River Forest, and currently residing close to Harlem Ave, River Forest, I am sending this email to go against fence variation 803, 811, 815, 821, 825, and 831 Bonnie Brae Place.

Once there will be variation, all the other neighbors in Bonnie Brae or other street will ask for variations too. Along Harlem Ave, there are already lots of non-residential buildings or facilities. And it is expected to have more and more commercial or non-residential buildings in the future since village is seeking more tax resources. Furthermore, only 803, 811, 815, 821, 825 Bonnie Brae place is backing the nursing home building, 831 Bonnie Brae Pl doesn't have direct contact with the nursing home from their boarder line. If we allow this variation, all other Bonnie Brae or other homes sharing their back yard with the homes on the boundary of River Forest will ask to have variations in the future. Which I think will damages the conformity of River Forest community and segregate the residents among inner-boundary homes and on-boundary homes.

Once the nursing home is done and still thinks it affects their life too much they can plant some bushes and trees in their back yard. But raising high fences against one particular building which doesn't have opened up its business yet in River Forest doesn't makes sense.

If this nursing home affects neighboring homes' privacy too much, I think the residents who wants this variation should be Sam's family in 830 Harlem Ave, River Forest not 803, 811, 815, 821, 825, and 831 Bonnie Brae Place. Since 830 Harlem shares its border line with the nursing home in the longest and the closest scale.

I understand the frustration of the change of the residential landscaping of River Forest, however, putting up higher fences by giving them a variation is only granting privileges for certain people, which doesn't solve the problem of conflicts between residential and commercial area. It is not fair for other homes of River Forest which sharing boarder with other commercial buildings. Furthermore, it is damaging the conformity of River Forest as a community.

Hyunsoo "Helen" Lee

From: [REDACTED]
To: [Sara Phyfer](#)
Cc: [REDACTED]
Subject: Public Comment: Request For Potential Fence Variation 803, 811, 815, 821, 825, and 831 Bonnie Brae Place
Date: Monday, January 11, 2021 12:05:46 PM

Hi Sara,

I am reaching out on behalf of myself and my wife (Shana Taveras) as residents of 842 N Harlem Ave, River Forest, IL 60305.

We are fully in support of this variance as there will be no negative impacts to any pre-existing residents or to the future residents of the development (as they won't know any different) and will benefit those that have been the most negatively affected by the development.

Allowing a 12ft fence would be a very minor concession given the significant impact the construction of the development has had on our neighbors' day-to-day lives. Furthermore, it will offer some modest improvement in the long-term impacts once the building is fully completed, like reducing vehicle noise (whether passenger or ambulance traffic through the parking lot) and improved privacy.

One could even argue that the erection of the fence should be done at the expense of the developers, as the structure's necessity is driven by the existence of the development itself, but that is a separate discussion altogether.

Regards
Richard Taveras

<http://richtaveras.com> | [REDACTED]



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: January 20, 2021

To: President Adduci and Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Adoption of Amended Fiscal Year 2020-2021 Compensation Plan

Issue: The Village of River Forest's compensation plan is intended to provide an attractive, flexible and market-based compensation plan that is tied to performance and aligned with Village goals and interests. The goal is for the Village of River Forest to be competitive in recruiting and retaining employees through its high-quality compensation practices. Equally important, compensation practices are a means for communicating the Village's standards of performance and for motivating and rewarding employees in relation to their achievements. Recommended revisions are typically presented to the Village Board for adoption.

Analysis: *Market Analysis:* When the Compensation Plan was adopted in 2012 it eliminated annual cost-of-living adjustments and shifted toward a performance based pay plan. However, to ensure that the Village maintains its compensation strategy of paying at approximately 75% of the market average rate, Staff examines the external market to determine whether market adjustments are appropriate. Staff has examined both internally and externally comparable data relative to certain positions and recommends that the amended compensation plan be adopted.

Request for Board Action: Motion to approve an Ordinance Amending the Fiscal Year 2020-2021 Compensation Plan

Documents Attached:

- Ordinance
- Ordinance Attachment A – Fiscal Year 2020-2021 Amended Compensation Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 COMPENSATION PLAN

WHEREAS, in Fiscal Year 2013 the Board of Trustees considered the salary structure of the municipal employees and determined that a comprehensive analysis and revision of the compensation system was required;

WHEREAS, upon completion of a Compensation Study conducted by Voorhees Associates, the Board of Trustees implemented a compensation system with established pay grades and pay ranges and salary adjustments based on merit and performance;

WHEREAS, the Fiscal Year of the Village of River Forest adopted the Fiscal Year 2020-2021 Compensation Plan, which took effect on November 1, 2020;

WHEREAS, the Village Board of Trustees has found good and sufficient reason to amend the Compensation Plan.

NOW, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

Section 1: The President and Board of Trustees find that all of the recitals set forth above are true and correct, and there are hereby incorporated by reference as if set forth fully.

Section 2: The amended Fiscal Year 2020-2021 Compensation Plan is hereby approved, as shown as attached Exhibit A and applies to all non-union employees.

Section 3: The Village Administrator is hereby authorized and directed to take all necessary steps to carry out this Ordinance, as shown in the amended Fiscal Year 2020-2021 Compensation Plan for all non-union employees, attached as Exhibit A and accordingly, is authorized to adjust the compensation of non-union employees in accordance with the established pay ranges as set forth in Exhibit A.

Section 4: This Ordinance shall take effect on January 26, 2021

PASSED on a roll call vote of the Corporate Authorities on the 25th day of January, 2021.

AYES:

NAYS:

ABSENT:

APPROVED by me this 25th day of January, 2021.

Village President

APPROVED and FILED in my office this 25th day of January, 2021 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

Village Clerk

VILLAGE OF RIVER FOREST, ILLINOIS

FY 2021 SALARY SCHEDULES

Ordinance Attachment A

Grades 1 - 4 - Defined Merit - Clerical/Service 11 Defined Merit Increments; 5% between grades; 2.75% between increments; 30% range												Exemplary Performance Zones	
Grade	Min	Prob.	a	b	c	d	e	f	g	h	Max	2%	4%
1	\$43,564	\$44,762	\$45,993	\$47,258	\$48,558	\$49,893	\$51,265	\$52,675	\$54,123	\$55,612	\$57,141	\$1,143	\$2,286
2	\$45,742	\$47,000	\$48,293	\$49,621	\$50,985	\$52,388	\$53,828	\$55,308	\$56,829	\$58,392	\$59,998	\$1,200	\$2,400
3	\$48,030	\$49,350	\$50,707	\$52,102	\$53,535	\$55,007	\$56,520	\$58,074	\$59,671	\$61,312	\$62,998	\$1,260	\$2,520
4	\$50,431	\$51,818	\$53,243	\$54,707	\$56,211	\$57,757	\$59,346	\$60,978	\$62,655	\$64,378	\$66,148	\$1,323	\$2,646

Grades 5 - 9 - Defined Merit/Open Range Blend - Administrative Support/Technical 6 Defined Merit Increments to final increment; 2.75% between increments Open Range from the final increment to the max 5% between grades; 45% total range										Exemplary Performance Zones	
Grade	Min	Prob.	a	b	c	d		Max.		2%	4%
5	\$52,313	\$53,751	\$55,230	\$56,748	\$58,309	\$59,912		\$76,089		\$1,522	\$3,044
6	\$54,928	\$56,439	\$57,991	\$59,586	\$61,224	\$62,908		\$79,893		\$1,598	\$3,196
7	\$57,675	\$59,261	\$60,891	\$62,565	\$64,286	\$66,053		\$83,888		\$1,678	\$3,356
8	\$60,559	\$62,224	\$63,935	\$65,693	\$67,500	\$69,356		\$88,082		\$1,762	\$3,523
9	\$63,586	\$65,335	\$67,132	\$68,978	\$70,875	\$72,824		\$92,486		\$1,850	\$3,699

Grades 10 - 14 - Open Range Plan Professional/Supervisory 5.5% between grades; 35% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
10	\$72,319		\$97,631	\$1,953	\$3,905
11	\$76,297		\$103,000	\$2,060	\$4,120
12	\$80,493		\$108,665	\$2,173	\$4,347
13	\$84,920		\$114,642	\$2,293	\$4,586
14	\$89,591		\$120,947	\$2,419	\$4,838

Grades 15 - 18 - Open Range Plan Management 5.5% between grades; 35% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
15	\$100,985		\$136,330	\$2,727	\$5,453
16	\$106,539		\$143,828	\$2,877	\$5,753
17	\$112,399		\$151,739	\$3,035	\$6,070
18	\$125,049		\$168,580	\$3,372	\$6,743

Grade 19 - Open Range Plan Village Administrator 48% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
19	\$148,543		\$199,857	\$3,997	\$7,994

Grade	Positions
1	Custodian Accounting Clerk/Customer Service
2	Accounting Clerk/Accounts Payable
3	Community Service Officer Administrative Clerk Permit Clerk Police Records Clerk Utility Billing Clerk
4	Building Maintenance Technician
5	Administrative Assistant Police Records Supervisor
6	Building & Zoning Inspector
7	Executive Assistant
8	Building Official Fire Marshal Management Analyst/Deputy Village Clerk
10	Accounting Supervisor Assistant to the Village Administrator
13	Public Works Superintendent Assistant Finance Director
14	Police Commander Village Engineer
15	Deputy Police Chief Deputy Fire Chief
17	Public Works Director
18	Police Chief Fire Chief Finance Director Assisant Village Administrator
19	Village Administrator



MEMORANDUM

Date: January 25, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Village Administrator's Report

Upcoming Meetings (all meetings are at Village Hall unless otherwise noted)

Wednesday, January 27	6:00 PM	Quarterly Community Safety Meeting
Thursday, January 28	2:00 PM	Fire Pension Fund Board of Trustees Meeting
Thursday, January 28	3:30 PM	Police Pension Fund Board of Trustees Meeting
Monday, February 8	7:00 PM	Village Board of Trustees Meeting

Recent Payments of >\$10,000

In accordance with the purchasing policy, the following is a summary of payments between \$10,000 and \$20,000 that have occurred since the last Board meeting:

Vendor	Amount	Description
Griffon Systems Inc	\$18,300	Internal camera update
Klein Thorpe and Jenkins	\$12,863	Legal consulting services
Lyons & Pinner Electric Co	\$16,727	Street light repairs
A Lamp Concrete	\$10,429	Thatcher Ave alley project
Clark Baird Smith	\$18,895	Legal consulting services

New Business Licenses:

None

Thank you.



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: January 20, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Request for Zoning Variation – 1134-1136 Harlem Avenue – Detached Garage & Parking

Issue: Daniel Brown, owner of the property at 1134-1136 Harlem Avenue, is seeking relief from the Village's enclosed parking space requirements to allow the construction of a garage with two enclosed parking spaces, where the minimum number of enclosed parking spaces is four.

Zoning Variation Analysis:

In February, 2019, the two-car garage at 1134-1136 Harlem Avenue was destroyed by fire. Prior to the fire, this property had two enclosed and three unenclosed parking spaces. When a structure is destroyed by fire the new structure must be built in compliance with the Village's current regulations.

This property is located in the R3 Single-family (attached) residential zoning district and the primary structure contains two attached dwelling units. Section 10-10-8 of the Zoning Ordinance requires that there be two enclosed parking spaces for each dwelling unit plus one guest parking space per dwelling unit. Based on this requirement, the property owner would be required to construct a garage large enough for four parking spaces and also provide two guest parking spaces.

The property owner wishes to replace the garage in kind in the same location to provide a total of two enclosed parking spaces and three unenclosed spaces, for a total of five spaces on site. He is seeking relief from the Village's requirement that he now construct a garage that would house four enclosed parking spaces.

At the November 12, 2020 meeting of the Zoning Board of Appeals (ZBA) a public hearing was held regarding the requested variation. The ZBA voted 5-0 with two members absent to recommend to the Village Board of Trustees that the requested variation be granted.

Below please find a summary of staff's review of available records regarding zoning variation requests regarding lot coverage and rear yard setback that have been acted upon by the Village Board since 2008. Please note that each application and recommendation is considered based on its own facts and that approval of a particular zoning variation does not set a precedent for other variations.

Address	Hearing Date	Description of Variation Request	ZBA Rec.	VBOT Action	Ord. #
-	-	No records found	-	-	-

Requested Action: If the Village Board of Trustees wishes to approve the requested variations, the following motion would be appropriate: Motion to approve an Ordinance granting the requested variation to Section 10-10-8 of the Zoning Ordinance at 1134-1136 Harlem Avenue.

Document(s) Attached:

- Ordinance
- Findings of Fact
- Report from the Zoning Board of Appeals
- Minutes of the Zoning Board of Appeals Public Hearing
- Application

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VARIATION TO ENCLOSED PARKING SPACE REQUIREMENTS FOR A GARAGE AT 1134 – 1136 HARLEM AVENUE

WHEREAS, petitioner Daniel J. Brown (“Petitioner”), owner of the property located at 1134 – 1136 Harlem Avenue in the Village of River Forest (“Property”), requested a variation (“Application”) from the Village of River Forest’s enclosed parking space requirements in Section 10-10-8 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), to allow the construction of a garage with two (2) enclosed parking spaces, where the minimum number of enclosed parking spaces required is four (4) (“Variation”), the Property is located in the R-3 Single-Family (Attached) Residential Zoning District; and

WHEREAS, the Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, on November 12, 2020, the ZBA held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the ZBA recommended approval of the Variation, by a vote of five (5) to zero (0), all as set forth in the Findings and Recommendation of the ZBA in this matter (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the ZBA, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in the Zoning Ordinance relating to the Variation;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: Incorporation. That the recitals above are incorporated into Section 1 as though set forth herein.

SECTION 2: Approval. That the President and Board of Trustees of the Village, acting pursuant to the authority vested in them by the laws of the State of Illinois and the Zoning Ordinance, subject to the condition in Section 3 below: (i) find that the Application meets the standards for the Variation requested therein, and (ii) approve the Variation with respect to the garage proposed to be built on the Property as set forth in

the Application. The Variation is approved only to the extent needed for the construction and maintenance of the garage, and the Variation shall remain in effect only for so long as the garage proposed in the Application remains on the Property.

SECTION 3: Condition. That the Variation is subject to the condition that three (3) additional unenclosed parking spaces be maintained and striped on the parking pad on the Property adjacent to the garage

SECTION 4: Recording. That Village staff is directed to record the Ordinance on title to the Property with the Cook County Recorder of Deeds.

SECTION 5: Violation. That any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance.

SECTION 6: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 7: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 8: Effectiveness. That this Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

ADOPTED this 25th day of January, 2021, pursuant to a roll call vote.

AYES:

NAYS:

ABSENT:

APPROVED by me this 25th day of January, 2021.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

The Petitioner acknowledges the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____
Titleholder of Record of the Property

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

LOT 25 IN GREY AND BRAESE'S RESUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
AN ENCLOSED PARKING SPACES VARIATION
RELATED TO A PROPOSED GARAGE
AT 1134 – 1136 HARLEM AVENUE**

WHEREAS, petitioner Daniel J. Brown ("Petitioner"), owner of the property located at 1134 – 1136 Harlem Avenue in the Village of River Forest ("Property"), requested a variation from the Village of River Forest's enclosed parking space requirement in Section 10-10-8 of the Village of River Forest Zoning Ordinance ("Zoning Ordinance"), to allow the construction of a garage with two (2) enclosed parking spaces, where the minimum number of enclosed parking spaces required is four (4) ("Variation"). The Property is located in the R-3 Single-Family (Attached) Residential Zoning District; and

WHEREAS, the Village of River Forest Zoning Board of Appeals ("ZBA") held a public hearing on the question of whether the requested Variation should be granted on November 12, 2020, and the hearing was held in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA; and

WHEREAS, public notice in the form required by law was given of the public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

WHEREAS, at the public hearing on November 12, 2020, Petitioner Daniel J. Brown and Petitioner's architect provided information regarding the requested Variation, testifying, among other things, that the Property previously had a two (2) car garage which burned down approximately eighteen (18) months ago, and that Petitioner requested the Variation in order to replace that garage with a similar structure; and

WHEREAS, at the public hearing, Petitioner and his architect testified that building a garage with four (4) enclosed parking spaces as required by the Zoning Ordinance, instead of the two (2) enclosed spaces proposed, would require a significant reduction in available open space in the backyard of the Property; and

WHEREAS, at the public hearing, Petitioner and his architect also testified that the Property has three (3) additional unenclosed parking spaces on a concrete parking pad adjacent to the garage, and that Petitioner intended to keep the three (3) unenclosed parking spaces in place if the proposed two (2) car garage were allowed to be built; and

WHEREAS, five (5) members of the ZBA were present for the public hearing, which constituted a quorum of the entire ZBA that is required to convene a meeting of the ZBA, and allow for the public hearing to proceed; and

WHEREAS, after the close of public comment, the ZBA discussed and deliberated the application for this Variation; and

WHEREAS, following discussion, the ZBA, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on November 12, 2020, voted five (5) to zero (0) to recommend approval of the Variation;

NOW, THEREFORE, the ZBA makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

FINDINGS OF FACT

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The ZBA finds that this standard has been met. The Property is used as a two (2) dwelling rental property and has a large backyard for tenants. Allowing the two (2) car garage to be rebuilt in generally the same location and generally the same size, as opposed to requiring a four (4) car garage to be built, will preserve open space on the Property.

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The ZBA finds that this standard has been met. The two (2) car garage previously on the Property was destroyed by fire.

3. **The conditions of the Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** The ZBA finds that this standard has been met. Other properties in the vicinity of the Property do not have the same circumstances presented here, that a garage burned down which an owner seeks to rebuild.

4. **The purpose of the Variation is not based predominately upon a desire for economic gain.** The ZBA finds that this standard has been met. The Petitioner indicated that he desires to rebuild the garage in generally the same location and size in order to preserve open space on the Property for its tenants' use, not for economic gain.

5. **The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The ZBA finds this standard has been met, so long as the recommended condition of approval below is satisfied. There was no testimony or evidence that the garage previously on the Property was detrimental to the public welfare or injurious to neighboring properties. The Petitioner stated that if the Variation was granted, the Property would continue to have three (3) parking spaces adjacent to the rebuilt garage available for residents and guests of the

Property. The ZBA recommends that a condition of approval of the Variation include that these three (3) parking spaces remain on the Property and be striped, to indicate their availability for parking.

6. **The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The ZBA finds that this standard has been met. The Variation, if granted, would allow a garage to be built of generally the same size and in generally the same location as the garage previously on the Property. No evidence was presented that suggested the replacement garage would have any negative impact on neighboring properties or create a dangerous situation.

7. **The granting of the Variation will not unduly tax public utilities and facilities in the area of the Property.** The ZBA finds that this standard has been met, as a two (2) car garage will not put stress on any public utilities or facilities.

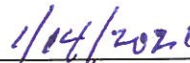
8. **There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The ZBA finds that this standard has been met. Applying the strict requirements of the Zoning Ordinance would require a four (4) car garage on the Property, which would eliminate most of the open space in the backyard. Allowing a two (2) car garage to be rebuilt on the Property is appropriate and would allow for a reasonable use of the Property.

RECOMMENDATION

The ZBA, by a vote of five (5) to zero (0) found that the standards for granting of the Variation was met. Therefore, the ZBA recommends to the Village President and Board of Trustees that the Variation to allow the construction of a garage with two (2) enclosed parking spaces be **GRANTED** on the condition that three (3) additional unenclosed parking spaces be maintained and striped on the parking pad on the Property adjacent to the garage.



Frank Martin
Chairman



Date



REPORT FROM THE VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS

Recommendation: The Zoning Board of Appeals recommends granting variation to Section 10-10-8 Zoning Ordinance.

Property: 1134-1136 Harlem Avenue

Zoning District: R3 Single-Family (Attached) Residential District

Applicant: Daniel Brown

Nature of Application: The property owner is seeking relief from the Village's enclosed parking space requirements to allow the construction of a garage with two enclosed parking spaces, where the minimum number of enclosed parking spaces is four.

Ordinance Provision(s): 10-10-8: OFF STREET PARKING: In an R3 district, no building may be erected or structurally altered unless there shall be provided on the same lot, off street parking as follows:

A. Two enclosed parking spaces for passenger automobiles for each dwelling unit which are not in any of the required open yards unless such enclosure is a detached garage, which may occupy no more than forty percent of the rear yard.

B. For each dwelling unit, one guest parking space shall be provided which may be on the dwelling unit's private driveway.

Analysis of Request:

<i>Ordinance</i>	<i>Requirement</i>	<i>Current Condition</i>	<i>Proposed Condition</i>
10-10-8	4 enclosed parking spaces	0 enclosed parking spaces (previous two-car garage was destroyed by fire)	Replace garage in kind to provide two enclosed parking spaces in addition to three on-site unenclosed parking spaces

ZBA Hearing Date: November 12, 2020

Date of Application: October 15, 2020

Zoning Board Vote:	Chairman Frank Martin	Yes
	David Berni	Yes
	Gerry Dombrowski	Yes
	Tagger O'Brien	Yes
	Joanna Schubkegel	Yes

Michael Smetana	Absent
Ronald Lucchesi	Absent

Documents Attached: Minutes from November 12, 2020 Public Hearing Application

Report Prepared by: Clifford Radatz, Building Official
Lisa Scheiner, Assistant Village Administrator

Requested Action: Motion to approve an Ordinance granting the requested variations to Section 10-10-8 of the Zoning Code at 1134-1136 Harlem Avenue.

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
November 12, 2020**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, November 12, 2020 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the public hearing to order at 7:30 p.m.

Upon roll call, the following persons were:

Present: Members Berni, Dombrowski, O'Brien, Schubkegel, and Chairman Martin.

Absent: Members Lucchesi and Smetana

Also Present: Assistant Village Administrator Lisa Scheiner and Village Attorney Greg Smith

II. APPROVAL OF OCTOBER 15, 2020 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Member O'Brien and SECONDED by Member Berni to approve the minutes of the October 15, 2020 Zoning Board of Appeals meeting as amended.

Ayes: Dombrowski, O'Brien, Berni, Schubkegel, and Martin.

Nays: None

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED ZONING VARIATIONS AT 7820 AUGUSTA STREET FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 15, 2020 AS AMENDED

A MOTION was made by Member O'Brien and SECONDED by Member Berni to approve the Findings of Fact and recommendation as amended.

Ayes: Dombrowski, O'Brien, Berni, Schubkegel, and Martin.

Nays: None

Motion passed.

IV. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED ZONING VARIATIONS AT 210 GALE AVENUE FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 15, 2020

A MOTION was made by Member O'Brien and SECONDED by Member Berni to approve the Findings of Fact and recommendation.

Ayes: Dombrowski, O'Brien, Berni, Schubkegel, and Martin.

Nays: None

Motion passed.

V. ZONING VARIATION REQUEST - 1134-1136 HARLEM AVENUE - PUBLIC HEARING

Chairman Martin called the public hearing to order.

Assistant Village Administrator Scheiner read the attestation and swore in all parties wishing to speak.

Daniel Brown, property owner, asked the project architect, Drew Nelson, to present the petition.

Mr. Nelson stated that Mr. Brown came to him after he'd lost his detached two-car garage to fire and that Mr. Brown desires to replace the two-car garage. Mr. Nelson stated that the Zoning Ordinance requires two enclosed spaces and one surface parking space for each unit. He stated that primary structure is a two-flat on a 50-foot wide lot. He continued that a four-car garage and two surface parking spaces will not fit on the site and would require the use of the side yard for more. The house is located at the intersection of an alley and an enclosed four-car garage would take up more yard space and create more impervious surface. Mr. Nelson said that this type of building is not typical for the Zoning District. He said that Mr. Brown proposes to rebuild what was there previously which includes a garage with two enclosed spaces and a parking pad for two additional spaces.

Mr. Brown stated that the backyard is attractive with fencing, trees and grass, and is used by the tenants for outdoor enjoyment. To make it smaller to accommodate the parking pads would detract from the attractiveness from of the house. The house is on Harlem Avenue and the noise is very loud. Mr. Brown continued that the back yard is quiet and nice and it would be ruined if he is required to provide enclosed parking. He stated that they have gotten by with the existing parking for years.

Mr. Nelson stated the Zoning Ordinance requires a minimum lot size in the R3 Zoning District of 8,712 square feet. He stated that the lot is smaller than is what is required and he believes that the parking requirements were a reaction to building a larger multi-unit building than the existing two-flat.

In response to a question from Chairman Martin, Mr. Brown stated that the parking spaces are used by the tenants of the parking spots. He stated that each unit gets one covered spot and one uncovered spot on the parking pad. In response to a follow-up question from Chairman Martin, Mr. Brown confirmed that the tenant leases include the exclusive use of two parking spaces. Mr. Brown stated that the fifth parking space could be squeezed onto the pad but it fits two spaces more comfortably. He continued that the pad is used as a walkway to the alley for trash.

Mr. Nelson stated that the existing pad is 24 feet 7 inches and that, per Village Code, it could be striped for two legal spaces and one compact space, but a portion of the pad is currently used as a walkway.

In response to a question from Chairman Martin about whether he intends to use the concrete pad for two or three spaces, Mr. Brown stated it is not currently striped but it could be striped.

Chairman Martin stated that he is asking this question because it appeared that Mr. Brown had five spaces prior to the fire. The petition is for the garage to be replaced in kind. Chairman Martin asked if Mr. Brown would be providing five total spaces or if he was also requesting an additional variation for the number of required parking spaces. Mr. Brown said they didn't plan to change anything, just replace the garage. Mr. Nelson stated that there would be the same amount of surface and garage parking.

In response to a question from Mr. Berni, Mr. Brown stated the garage has been gone for approximately 18 months. Mr. Brown said they had made arrangements to replace it but when they tried to get a permit they discovered that replacing it was not in compliance with Village Code.

In response to a question from Mr. Berni, Mr. Brown confirmed that the existing tenants are only expecting what they had before for parking.

Ms. Scheiner read a letter into the record from one of Mr. Brown's tenants who was unable to attend the meeting but supports the requested zoning variation. Chairman Martin stated the letter would be considered as evidence regarding the requested variation.

Chairman asked Mr. Brown how often the parking spaces are filled. Mr. Brown stated that he doesn't get over to the property very often and that there are sometimes one or two spots available. He said his tenants have different schedules and the spots are used, but he doesn't know that they're all used 100% of the time.

Chairman Martin asked whether Mr. Brown had considered building two two-car garages, one in the location of the old garage and one in the location of the pad, which would provide four enclosed parking spaces. Mr. Brown stated that they would still be short on guest

parking. Mr. Martin acknowledged that they would not have two parking spots and no one is suggesting that they destroy the back yard.

Mr. Nelson stated that the new garage is a little longer than the old garage and will comply with current setback requirements.

Chairman Martin asked if there were any further questions for the applicant or anyone else who wished to speak about the application. Hearing none, Chairman Martin closed the public hearing.

Discussion and Deliberation of the Variation Request

Chairman Martin suggested that approval of the variation request be conditioned upon striping the concrete pad for three cars for a total of two enclosed and three unenclosed spaces on the property.

Mr. Berni stated that Harlem Avenue is a hardship in itself as there is no parking and that a parking pad at this property works better for guest parking and preserves open space. He stated he supports the requested variation.

Mr. Dombrowski agreed with Mr. Berni's comments.

A MOTION was made by Member Dombrowski and SECONDED by Member Berni that the requested variation be granted with the condition that the concrete pad be striped for three additional parking spaces.

Ayes: Dombrowski, O'Brien, Berni, Schubkegel, and Martin.

Nays: None

Motion passed.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

Chairman Martin announced that there would be no Zoning Board of Appeals meeting in December. The next meeting will be in January and would include a continued public hearing for the requested variation at 346 Park Avenue.

A MOTION was made by Member O'Brien and SECONDED by Member Schubkegel to adjourn the meeting at 7:57 p.m.

Ayes: Dombrowski, O'Brien, Berni, Schubkegel, and Martin.

Nays: None

Motion passed.

Respectfully Submitted:

Lisa Scheiner
Lisa Scheiner, Secretary

Frank R. Martin
Frank Martin, Chairman
Zoning Board of Appeals

Date: 1/15/2021



MEMORANDUM

DATE: November 6, 2020

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CeR*
Building Official

SUBJECT: Variation Request – 1134 – 1136 Harlem Avenue

Daniel J. Brown, owner of the property at 1134 – 1136 Harlem Avenue, has submitted the attached application for a variation to the Off-Street Parking regulations (Section 10-10-8) of the Zoning Code.

The applicant proposes to construct a two car detached garage in the rear yard of the property to replace an existing garage which was destroyed by fire in 2019. This property is in the R3 Single Family Attached Residential District, and the primary structure on the property contains two attached dwelling units.

The applicant is requesting a variation that would allow the new garage to provide a total of two enclosed parking spaces, thereby providing only one enclosed parking space per dwelling unit. The Zoning Ordinance requires two enclosed parking spaces to be provided for each dwelling unit on the property.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motions should be made:

Motion to recommend to the Village Board of Trustees the approval of a variation to Section 10-10-8 of the Zoning Code at 1134 – 1136 Harlem Avenue.

If you have any questions regarding this application, please do not hesitate to call me.



LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, November 12, 2020 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Daniel J. Brown, owner of the property at 1134 – 1136 Harlem Avenue, who is proposing to construct a new detached garage in the rear yard.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicant is requesting a major variation to Section 10-10-8 that would allow the new garage to provide a total of two enclosed parking spaces, thereby providing only one enclosed parking space per dwelling unit. The Zoning Ordinance requires two enclosed parking spaces to be provided for each dwelling unit on the property.

The legal description of the property at 1134 – 1136 Harlem Avenue is as follows:

LOT 25 IN GREY AND BRAESE'S RESUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals



APPLICATION FOR ZONING VARIATION
Village of River Forest Zoning Board of Appeals

Address of Subject Property: 1134-36 N. Harlem Ave. Date of Application: 10-15-20

Applicant		Architect / Contractor	
Name:	<u>Daniel J Brown</u>	Name:	<u>Drew Nelson, WDN Architecture, LLC</u>
Address:	<u>4 Oak Brook Club Dr, G107</u>	Address:	<u>125 N. Marion St., #204</u>
City/State/Zip:	<u>Oak Brook, IL 60523</u>	City/State/Zip:	<u>Oak Park, IL 60301</u>
Phone:	<u>630-629-4400</u>	Phone:	<u>(708) 912-6453</u>
Fax:	<u>630-455-1190</u>	Fax:	
Email:	<u>djb938@SBCGlobal.net</u>	Email:	<u>dnelson@wdnarchitecture.com</u>

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.): Owner

Zoning District of Property: ☐ OR1 ☐ OR2 ☒ OR3 ☐ OR4 ☐ OC1 ☐ OC2 ☐ OC3 ☐ OPRI ☐ OORIC

Please check the type(s) of variation(s) being requested:

☒ Zoning Code

☐ Building Code (fence variations only)

Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

Application Deadline: A complete variation application must be submitted no later than the 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: [Signature] Date: 10-15-20

Applicant (if other than Owner): _____ Date: _____

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 1134-36 N. Harlem Ave. Date of Application: 10-15-20

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-10-8, Off Street Parking	<p>A. Two enclosed parking spaces for passenger automobiles for each dwelling unit which are not in any of the required open yards unless such enclosure is a detached garage.</p> <p>B. For each dwelling unit, one guest parking space shall be provided which may be on the dwelling unit's private driveway.</p>	<p>Existing 2-Unit building. Provide 2 enclosed (detached garage) parking spaces = one per unit.</p> <p>Provide 3 outdoor surface parking spaces = 2 standard size (8'6" wide), 1 compact size (7'6" wide)</p> <p>Matches previous parking layout before existing garage burned down.</p>

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.

October 15, 2020

Garage Replacement
1134 – 1136 North Harlem Ave.
River Forest, IL 60305

In February of 2019, a garage fire destroyed the two-car garage located at 1134-1136 North Harlem Avenue. The existing garage sat at the intersection of two alleys (see the attached survey and site plan). The previous garage served an existing two-unit residence. In addition, the site contained a concrete parking pad that was big enough to accommodate two standard size parking stalls and one compact size (based on River Forest required parking dimensions). Therefore, a total of five parking spaces were provide across the entire rear of the lot.

The existing two-unit residential structure is in a R3 zoning district. This district requires two enclosed parking spaces and one surface parking space for each unit. Therefore, six spaces are required per the zoning code (see section 10-10-8).

The building owner requests a variance to replace the destroyed garage with a new two-car detached garage in the same location of the previous garage. The new garage will be slightly larger than the previous garage to better accommodate two cars. The existing exterior parking pad will remain and will still be able to accommodate two standard size parking stalls and one compact size stall. A total of five parking spaces will be provided across the entire rear of the lot. This request is based on the eight standards for variation detailed on the following pages.

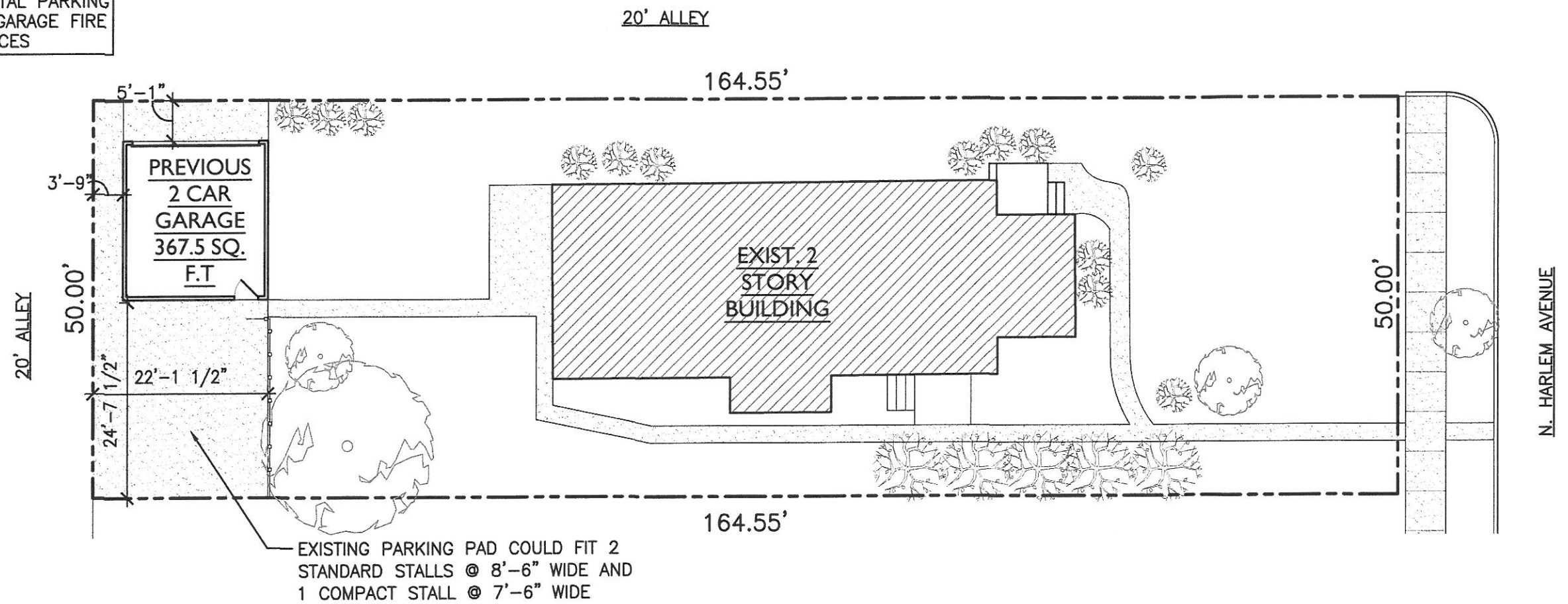


A handwritten signature in dark ink, appearing to be "Z." followed by a horizontal line and a small flourish at the end.

SOUTH LINE OF DIVISION STREET

[illegible]

NOTE: TOTAL PARKING
BEFORE GARAGE FIRE
= 5 SPACES



WDN ARCHITECTURE, llc

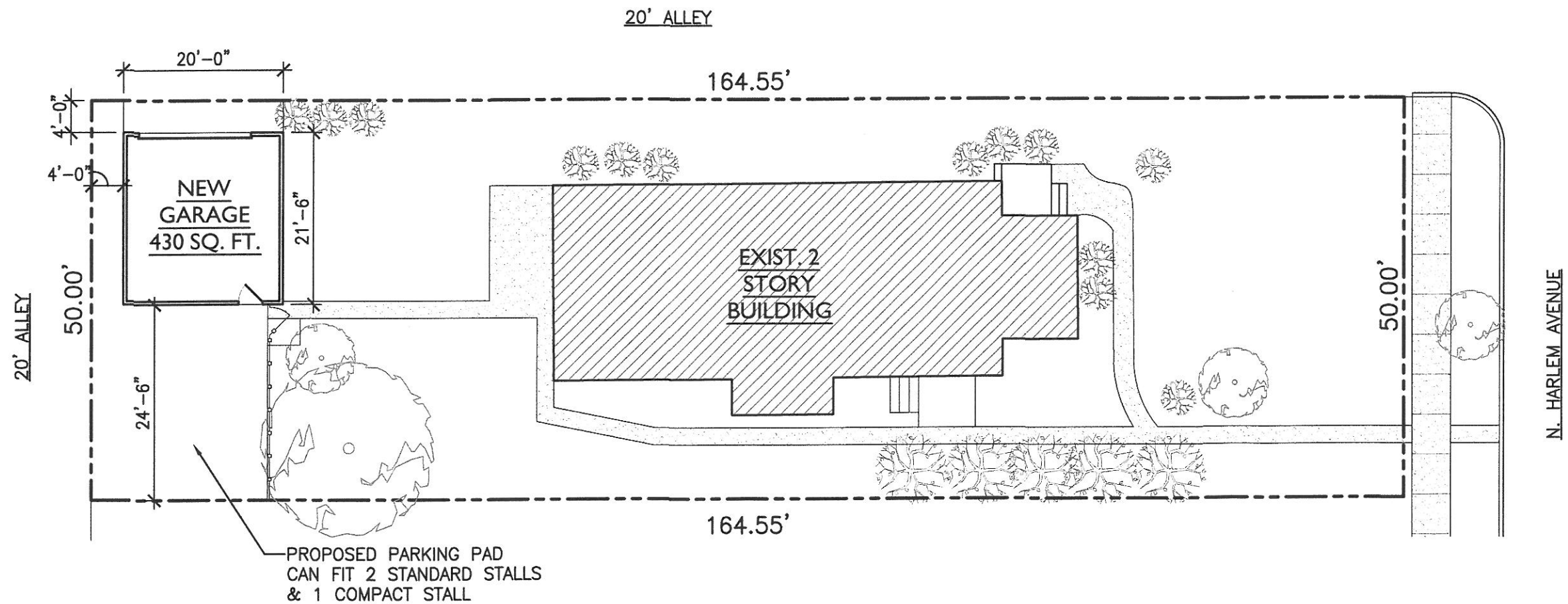
125 NORTH MARION ST. #204
OAK PARK, ILLINOIS 60301
PHONE: 708.386.9695

1134-1136 N. HARLEM AVE., RIVER FOREST, ILLINOIS

PREVIOUS SITE PLAN

SCALE: 1/16" = 1'-0"
OCTOBER 15, 2020

NOTE: PROPOSED PLAN MATCHES PREVIOUS
PLAN PARKING COUNT = 2 ENCLOSED SPACES,
2 STANDARD OUTDOOR SPACES, ONE COMPACT
OUTDOOR SPACE



WDN ARCHITECTURE, llc

125 NORTH MARION ST. #204
OAK PARK, ILLINOIS 60301
PHONE: 708.386.9695

1134-1136 N. HARLEM AVE., RIVER FOREST, ILLINOIS

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
OCTOBER 15, 2020

Zoning Review Checklist

Address: 1134 Harlem Avenue
 Date of Review: 6/19/2019 Date of Submission:
 Contact: Telephone #:

Zoning District : R3

10-10-1 Use: Detached Garage Accessory Building
Permitted Use

Lot Area	Lot Width	Lot Depth	Lot Area
	50.00	164.5625	8228.13

10-10-5 Lot Coverage:	Allowed	Proposed	
40% allowed for the R2 District	3291.25	2002.91	<input checked="" type="checkbox"/>
		24.34%	

10-10-5 Floor Area Ratio:	Allowed	Proposed	
80% allowed for the R2 District	6582.50	3059.11	<input checked="" type="checkbox"/>
		37.18%	

Setbacks	Required	Proposed	
Side Yard			
North		4.0000	
		0.5000	
10-10-7-C 3 foot minimum	3.0000	3.5000	<input checked="" type="checkbox"/>

Side Yard			
South		26.0000	
		0.5000	
10-10-7-C 3 foot minimum	3.0000	25.5000	<input checked="" type="checkbox"/>

Rear Yard			
West		4.0000	
		0.5000	
	3.0000	3.5000	<input type="checkbox"/>

10-10-6 Height Regulations:	Allowed	Proposed	
Height above grade in feet	30'	12.5'	<input checked="" type="checkbox"/>
Story Height	3	1	<input checked="" type="checkbox"/>

Accessory Structure

Zoning Review Checklist

10-10-8 Off-Street Parking:

Number of Dwelling Units

2

Required

4

Proposed

2



Enclosed Parking Spaces

10-10-8-A 2 enclosed parking spaces required per dwelling unit

Guest Parking spaces

2

2



10-10-8-B 1 guest parking space required per dwelling unit

Does the Accessory Structure cover more than 40% of the Rear Yard? ☒

10-10-8-A

No

Rear Yard Depth 59.78

Lot Width at Rear Yard 50.00

Area of Rear Yard 2989.07

x 40% 0.40

Allowable Area of Acc. Bldg. 1195.63

Proposed Area of Garage 440.00 14.72%

1134 Harlem Avenue
Area Calculations

6/19/2019

Zoning District R3

Lot Area	50.0000	164.5625	8228.1250
Allowed Coverage	0.4000		3291.2500
Allowed FAR	0.8000		6582.5000

Lot Coverage - Existing

First Floor Area	Existing	1529.5537	
Detached Garage	Existing	372.8600	
Open Porch	Existing	33.3593	
		0.0000	
	Total	1935.7730	

Lot Coverage - New

First Floor Area	Existing	1529.5537	
Detached Garage	Proposed	440.0000	
Open Porch	Existing	33.3593	
		0.0000	
	Total	2002.9130	

Floor Area - Existing

Floor Area - existing	1st floor	1529.5537	
	2nd floor	1529.5537	
	Attic	0.0000	
Detached Garage	Existing	372.8600	
garage allowance (up to 500 s.f)		-372.8600	
		3059.1074	

Floor Area - Proposed

Floor Area - Proposed	1st floor	1529.5537	
	2nd floor	1529.5537	
	Attic	0.0000	
Detached Garage	Proposed	440.0000	
garage allowance		-440.0000	
		3059.1074	

House - 1st floor - **Existing to remain**

A	24.4167	54.2500	1324.6042
B	15.3854	9.5573	147.0429
C	4.5417	12.7500	57.9067
			0.0000
			1529.5537

House - 1st floor - **Proposed**
Existing to remain

1529.5537
0.0000
1529.5537

House - 2nd floor - **Existing to remain**

a	24.4167	54.2500	1324.6042
b	15.3854	9.5573	147.0429
c	4.5417	12.7500	57.9067
			1529.5537

House - 2nd floor - **Proposed**
Existing to remain

1529.5537
0.0000
1529.5537

Detached Garage - **Existing**

eg	20.2917	18.3750	372.8600
			0.0000
			372.8600

Detached Garage - **Proposed**

pg	20.0000	22.0000	440.0000
			0.0000
			440.0000

Open Porch - **Existing**

op	4.4479	7.5000	33.3593
			0.0000
			33.3593

October 15, 2020

Garage Replacement
1134 – 1136 North Harlem Ave.
River Forest, IL 60305

STANDARDS FOR MAJOR VARIATIONS (SECTION 10-5-4F)

1. The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.

If a four-car garage (two enclosed spaces per residential unit) is provided it will be minimum of 40'-0" across the rear of the lot. It is not physically possible to provide six spaces (4 enclosed and 2 surface) across the rear of the 50' lot. Therefore, the extra parking would need to be added to the side yard along the north alley. The owner does not want to increase the lot's impervious surfaces with a new 4 car garage and an additional 400 square foot parking pad in the side yard. The owner and tenants value the original open green space of the yard for recreation over the additional parking spaces.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid.

It is not physically possible to provide six spaces (4 enclosed and 2 surface) across the rear of the 50' lot. The owner wishes to provide the same enclosed parking spaces that the home was originally designed with and believes it is more important to have easily accessed surface visitor parking than additional enclosed spaces. The majority of the Harlem side of the alley is currently surface parking serving multi-family residences (see attached photos).

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification.

As mentioned above, the majority of the Harlem side of the alley is currently surface parking serving multi-family residences. Also, the zoning code states:

In an R3 district, no building may be erected or altered to achieve the permitted density of this district on a lot recorded after the effective date hereof which is less than seventeen thousand four hundred twenty four square feet and one hundred feet wide throughout its depth

This existing property is 8,277 square feet. It seems as if the parking requirements for an R3 district are written to represent a much larger multi-family development with a parking garage rather than this existing two-flat on a small lot.

Garage Replacement
1134 – 1136 North Harlem Ave.
River Forest, IL 60305
Page 2 of 2

4. The purpose of the variation is not based predominantly upon a desire for economic gain.

The request is not economic. The owner wishes to maintain the parking and the existing rear yard open space and supply of light as it has had most likely since original construction.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located.

The neighborhood and alleyway will remain as it has been for many decades. A new larger longer garage may impact the ability of neighbors to access their garages across the alley.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The proposed variation will allow the alley to remain as it has been for many decades and not change any of the factors listed above. However, a new four car garage could impact supply of light and air to the adjacent property.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area.

Since the proposed variation will allow the alley and property to remain as it has been for many decades, it will not unduly tax public utilities and facilities in the area.

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

As stated above, it is not physically possible to provide six spaces (4 enclosed and 2 surface) across the rear of the 50' lot. Therefore, the only alternative is to add two spaces (approximately 400 s.f.) of parking area at the side yard along the north alley. This greatly increases the impervious area of the lot and will create more water runoff to the alley. The owner and the tenants greatly value the green space that has always been part of the property and do not wish to replace it with concrete and a larger garage structure. Based on statements 1 through 7 we feel the requested parking layout is the most reasonable use of the lot.

1134 – 1136 North Harlem Avenue
River Forest, IL



From Harlem looking southwest

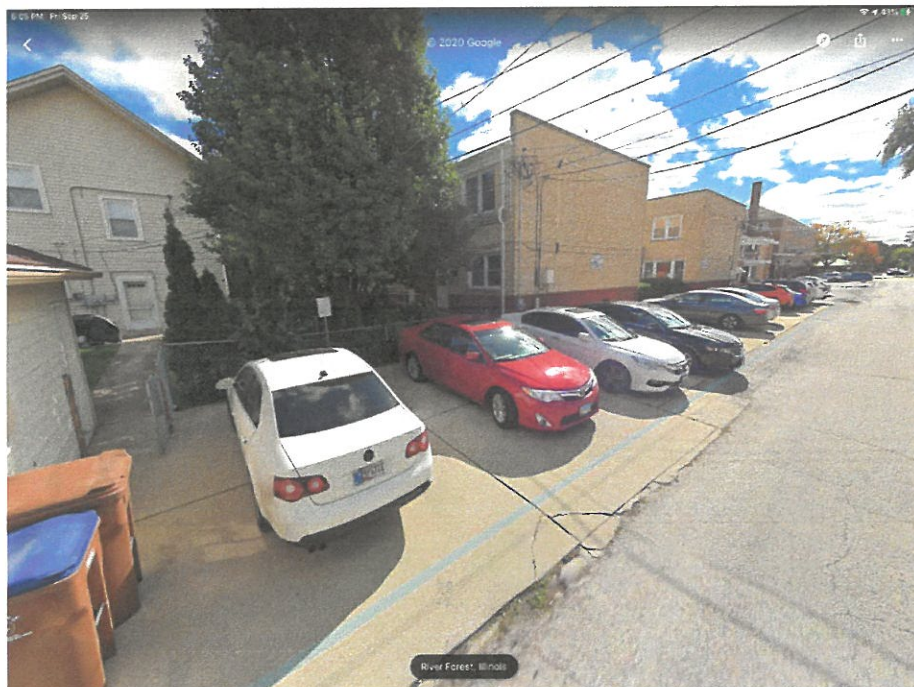


Previous garage from alley looking south

1134 – 1136 North Harlen Avenue
River Forest, IL



Previous garage from alley looking east



South side of previous garage and existing parking pad.
Line of existing parking pads continue down the entire alley south.

1134 – 1136 North Harlen Avenue
River Forest, IL



South side of previous garage looking north



Current photo with no garage. Looking southeast.



Village of River Forest

Village Administrator's Office

400 Park Avenue

River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: January 21, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Discussion: Diversity, Equity and Inclusion Internal Goals and Objectives

At the last meeting, there was a discussion regarding our internal diversity, equity and inclusion initiative. Attached please find a draft purpose, mission and initial goals for your review and our discussion on Monday night.

There are two items that I would call your attention to for discussion:

1. Engagement/Hiring of a Consultant – It is important to establish where we are today. We want to continue to build a culture in our organization that focuses on diversity, equity and inclusion. And while there are likely areas for improvement and growth, we should also look at and acknowledge areas where we are doing good things. A third party, independent consultant can come in and review our organization in a holistic fashion – including items that are meeting our mission and areas of improvement.
2. Work Group – There has been discussion about the creation of a work group of residents to advise the Village Board and Village Administration. To be clear, I see the work group as an advisory group. This group will provide feedback and advice to the Village. The Village Board and Administration will have final responsibility for goals, work plan implementation, etc.

The work group can be included in terms of providing feedback on RFP development, response review, and community engagement to ensure all voices are heard.

In terms of the composition of the work group, I believe that a seven-member group would make the most sense. If the Village Board wanted to include more people on this group, I would limit the group to no more than 14 individuals. In doing so, to be equitable to all the Village Board members, I would recommend each Village Board recommend one or two members of the Village President for appointment. The Village Administrator would serve as the chairperson for the group.

Again, attached please find a draft copy of the purpose, mission, and initial goals for your review and discussion on Monday night.

Thank you.

Village of River Forest
Diversity, Equity and Inclusion Initiative

January 2021

Purpose: To develop a diversity, equity and inclusion initiative for the Village of River Forest.

Mission: To remove barriers that prevent the participation, engagement and welcoming environment for all our residents, business members, visitors, employees in municipal services community and civic engagement; and, in doing so, build trust amongst all parties.

Initial Goals:

- Engage a third party consultant with experience in diversity, equity and inclusion, matters.
- The consultant will design a comprehensive work plan to inform how the Village can best approach diversity, equity and inclusion (including implicit bias) in the Village's internal policies and practices.
- The review will assess the Village, its departments, and their practices, policies, systems, and structures to provide an equity analysis and to identify potential unintended consequences.
- Create a plan that builds DEI knowledge, awareness and skills among the Village employees and stakeholders.
- Partner with the Village of Maywood (Twin Villages Covenant) and Dominican University TRHT Campus Center.
- Create a working group to advise the Village Administrator and the Village Board. The working group will provide feedback for the creation of a RFP as well as review of responses. The responsibility for ultimate oversight of the program would remain with the Village Administrator.
- Develop relationships with community members, working group members, and other stakeholders to foster mutual respect and trust.

The deliverable from the consultant will be a work plan for the Village with short and long term action items.



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: January 21, 2021

To: President Adduci and Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Update – River Forest and Dominican University Partnership - TRHT

At the regular Board meeting on Monday, January 25, Village Staff will provide the Village Board of Trustees with an update on the efforts to move forward with the River Forest and Dominican University TRHT partnership.