

**VILLAGE OF RIVER FOREST
VILLAGE BOARD OF TRUSTEES MINUTES
January 27th, 2025**

A regular meeting of the Village of River Forest Board of Trustees was held on January 27th, 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 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Brennan, O'Connell, Bachner, Gillis, Vazquez, Bachner, and Village Clerk Keller

Absent: None

Also Present: Village Attorney Lance Malina, Village Administrator Matt Walsh, Assistant Village Administrator Jessica Spencer(Virtual), Police Chief James O'Shea, Fire Chief Tom Gaertner, Director of Public Works and Engineering Jack Bielak, Finance Director Rosemary McAdams, Deputy Police Chief James Greenwood, Assistant Finance Director Keke Boyer, Police Commander Michael Swierczynski, Deputy Fire Chief David Bochenek, Public Works Analyst Seth Jansen, and Deputy Clerk Luke Masella.

2. PLEDGE OF ALLEGIANCE

None.

3. CITIZEN COMMENTS

The Citizen comments were all related to agenda item 7.a. President Adduci stated the citizens could make their comments when that item is discussed.

4.ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee O'Connell had no comments.

Trustee Johnson had no comments.

Trustee Brennan had no comments.

Village Clerk Keller had no comments.

Trustee Vazquez had no comments.

Trustee Gillis thanked Jasculca Terman Strategic Communications for their work on the Dialogues program with the Village and felt that the program was money well spent. She then congratulated Mr. Jasculca for his work with Former President Jimmy Carter. Trustee Gillis also thanked the Villages residents for their generosity.

Trustee Bachner began her comments with a Land Acknowledgement. She then acknowledged that today was International Holocaust Remembrance today and reminded everyone of the significance of the day in the modern world.

Trustee Bachner then suggested the Village considering altering the title of the “Casual Conversations with Village President” events to include the Whole Village Board and involve the Board in the events.

President Adduci had nothing to add to the record.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – December 16th, 2024
- b. Village Board of Trustees Meeting Minutes – January 13th, 2025
- c. Village Board of Trustees Executive Session Meeting Minutes – January 13th, 2025
- d. Administration Department Report
- e. Authorization to Sell Surplus Property – Fire Department 2016 Dodge Charger – Ordinance

MOTION by Trustee O’Connell to approve Consent Agenda Items A through E. Seconded by Trustee Johnson.

Roll call:

Ayes: Trustees Bachner, Johnson, O’Connell, Vazquez, Gillis, Brennan

Absent: None

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECCOMENDATIONS OF BOARDS, COMMISSIONS, AND COMMITTEES

- a. Economic Development Commission
 - i. Contract Approval – Broker Services – Jones Lang LaSalle Americas

President Adduci stated that she asked the Board to table this item considering an Ethics Complaint filed by Margie Cekander involving the contract and the Economic Development Commission.

The Village Board and Village Attorney discussed the tabling processes.

MOTION by Trustee Bachner to table item 7.a for discussion at the February 10th, 2025, Village Board Meeting. Seconded by Trustee O'Connell.

No public comments were made.

Village Administrator Walsh gave a presentation on the Request for Proposals process and the proposed contract with Jones Lang LaSalle Americas (JLL.)

Administrator Walsh highlighted the Request for Proposal (RFP) process.

Trustee Bachner asked how the Madison Street site had previously been advertised.

Administrator Walsh stated it was advertised online on Loopnet.com and with signs on the property.

Trustee Bachner then asked if Village Administrator Walsh saw the listing on any websites that aggregate RFP postings such as Bonfire.

Administrator Walsh stated he could not recall.

Trustee Bachner asked why the response date for the RFP was extended.

Administrator Walsh stated that one of the companies asked that the deadline be extended.

Trustee Johnson asked if the firms not selected for interviews were notified of their rejection.

Assistant Village Administrator Spencer stated yes.

Trustee Brennan asked for confirmation that only one of the review rounds included actual interviews.

Administrator Walsh stated that this is correct, as round one was simply a review of the documents submitted by the companies.

Trustee Bachner asked if JLL was involved in marketing the Lake and Lathrop site in conjunction with Wintrust Bank.

Administrator Walsh stated that this is correct, as JLL was chosen by the court-appointed receiver to market the site.

Trustee O'Connell asked if JLL is historically developers.

Administrator Walsh stated that historically they are involved in broker services.

Trustee Bachner asked for clarification on JLLs involvement in developments.

Trustee O'Connell stated they generally are just broker services.

Trustee Bachner asked which division of JLL Commissioner Wahlfeldt works in.

Assistant Village Administrator Spencer stated Commissioner Wahlfed's title is Senior Managing Director and Midwest Retail Lead at JLL.

Trustee Brennan asked if the Village has ever utilized broker services in the past.

President Adduci stated yes but could not recall exactly when and what project it was for.

Trustee Brennan asked what process the Village took then to select the vendor.

President Adduci and Trustee O'Connell discussed a circumstance in the past where the Economic Development Commission had put out a RFPs in the 2010s.

Administrator Walsh noted that in the past the Village has used processes similar to RFPs to attract the developers themselves instead of brokers.

Trustee Brennan asked how the Neighborhood Dialogue programs impacted the selection process.

Administrator Walsh noted that the Village decided to complete the Dialogues before finalizing the broker selection process. He explained that the broker proposals included a set period for advertising, and staff didn't want to use that time until the Dialogues were finished. He also mentioned that broker services might help answer many of the questions raised by residents during the Dialogues.

Trustee Brennan asked for a copy of the presentation. She also asked if any additional information was received by the three finalists after being selected such as slide decks.

Administrator Walsh stated no, they only submitted their proposals.

Trustee Brennan asked for confirmation that the only documents received from the applicants were the RFPs.

Administrator Walsh stated yes.

She then asked when Commissioner Wahlfeldt "left the table" during a particular discussion, did he also leave the room.

Administrator Walsh stated he just left the table.

President Adduci asked Trustee O'Connell if, in his role as the liaison to the EDC, he had asked for updates along the way.

Trustee O'Connell stated he did not.

President Adduci asked Administrator Walsh if he gave the Commission any updates on the RFP process.

He stated updates were given at regular EDC meetings, but they were careful about revealing too much information to avoid any potential conflict of interest.

She then asked how many of these updates were given.

Administrator Walsh guessed around 5 times.

Trustee Gillis asked to clarify that the neighborhood dialogue feedback did not have any impact on which broker firm was selected.

Administrator Walsh stated that is correct.

Trustee Brennan recalled hearing in an EDC meeting that the Dialogues program impacted the selection process.

Administrator Walsh stated it solely impacted the timing of the process, not the selection of the firm.

Trustee Bachner stated that she used to work for JLL and used to work with the group that submitted the RFP document. She noted that she was surprised JLL made a bid, and their usual competitors did not.

She also noted that she was aware of JLL providing development services outside of their usual broker services. She then agreed with Administrator Walsh that JLL

could offer answers to some of the questions raised by residents at the Dialogues, but multiple other vendors could as well.

Administrator Walsh noted that one of the employees of JLL shared at an EDC meeting that larger projects have been a challenge for JLL lately, thus they were interested in working on a small, “Boutique”, development site.

Roll call:

Ayes: Trustees Bachner, Johnson, O’Connell, Vazquez, Gillis, Brennan

Absent: None

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

- a. Presentation & Discussion – FY 2026 – 2030 Five Year Capital Improvement Plan

Administrator Walsh gave a presentation on the Proposed Fiscal Year 2026 – 2030 Capital Improvement Plan (C.I.P.) He noted that no action is being requested, just feedback.

Trustee Bachner asked if the proposed solar installation on top of the Public Works garage would satisfy any requirements for sustainability certifications.

Public Works Analyst Jansen stated that an onsite solar installation is a requirement for one designation.

Trustee O’Connell asked if the Village plans to aggressively implement electric vehicles throughout the Village fleet.

Administrator Walsh stated no, the Village is taking a cautious approach.

Trustee Vazquez asked what the cycle is for sidewalk replacements.

Public Works Director Bielak stated that it is generally a four-year cycle.

Trustee Bachner asked for a clarification on what “center line” means when discussing streets.

Director Bielak stated that it calculates the total length of the street, as if a line were drawn down the middle of all the streets in the Village.

Trustee Brennan corrected that the Des Plaines River Trail runs from North Avenue to Madison, down Thatcher.

President Adduci emphasized that addressing stormwater improvements should be the Village's top priority moving forward, given the increasing frequency of extreme weather events. She reminded both the Board and residents of the urgent need to begin planning and implementing the necessary improvements. Furthermore, she expressed her commitment to leading the effort to secure funding for these initiatives.

Trustee O’Connell asked if this project includes the lead service line replacements.

President Adduci stated no.

Trustee O’Connell reminded everyone that funds are needed for the lead program on top of the funds for the stormwater improvements.

President Adduci highlighted the resident 50-50 lead replacement program.

Trustee Bachner recommended that the Village consider implementing storm water infrastructure that could handle 100-year storms.

President Adduci stated that the Village will constantly communicate to residents about the 50-50 replacement program.

Director Bielak gave a general breakdown of future water main replacement projects.

Administrator Walsh noted how some supply chain issues are impacting projects.

Trustee Brennan asked if the Village has investigated partnering with other entities on the firing range or looked into leasing out space at other ranges.

President Adduci noted that the Village has tried in the past to work with Triton and other municipalities, but issues arose with financing.

Police Chief James O'Shea gave background on prior attempts to work with other entities and noted the difficulties that arose out of leasing time at other ranges. He then highlighted the positives of having a range in house.

Trustee Bachner asked how often the range is being used.

Chief O'Shea stated every day and noted that it is used for training with less than lethal weapons as well.

Trustee Brennan asked if the solar project would impact the franchise fee the Village pays.

Director Bielak stated that the proposal would enable the Public Works garage to generate enough electricity to cover its operating costs.

Analyst Jansen stated the franchise fee could be lowered, but that there is a delay before the cost savings would be seen.

Trustee Gillis asked if there is a member of staff who solely works on grant and if not, it may be time to investigate creating a position.

Administrator Walsh stated there is not at this time, but Analyst Jansen and others complete grant applications.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

MOTION to adjourn by Trustee O'Connell. Seconded by Trustee Bachner.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

The Village Board of Trustees Meeting adjourned at 8:35 p.m.



Jonathan Keller, Village Clerk

Date: _____

02/10/25