

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
April 9, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, April 9, 2018 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Conti, Vazquez, Henek, Gibbs, and Corsini

Absent: None

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Management Analyst Jon Pape, Police Chief James O'Shea, Deputy Police Chief Dan Dhooghe, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Public Works Director John Anderson, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Gibbs congratulated Chief O'Shea on his appointment to the position of Chair of the WEDGE task force. Trustee Gibbs asked that Village Staff ensure that contractors working in the Village are properly licensed and insured and that work requiring a building permit is permitted. Chief O'Shea noted that police officers assist the code enforcement officer in ensuring that contractors are licensed. Assistant Village Administrator Scheiner noted that a list of currently licensed contractors is available online so residents can also verify that the contractors they hire have a current license with the Village.

Trustee Henek also congratulated Chief O'Shea in regard to WEDGE. She reported that she and Trustee Cargie attended the Sustainability Commission event held at the Library on Sunday. She said it was very well done. She stated she is hopeful that there will be a good turnout at the visioning workshop.

Trustee Conti reported that she and Trustee Corsini attended the Lake and Park workgroup with Bob O'Connell, Village Administrator Palm, and Jennifer Tammen. She stated she hopes they will have something to present to the Board sometime in May. She echoed congratulations to Chief O'Shea and congratulated Deputy Chief Dhooghe for his appointment. Trustee Conti reminded everyone of the April 21st Recycling Extravaganza.

Trustee Vazquez echoed congratulations to Chief O'Shea. He reported that the second community meeting held by the Imagine Work Group will be April 16th and there will be alternate options of design proposals. He encouraged all to attend and provide input. He stated that there will be tours showing the highlights and improvement needs of the school on April 14th and April 16th.

Trustee Cargie echoed congratulations to Chief O'Shea. He reiterated that he and Trustee Henek attended the Sustainability Commission Meeting and noted that the Commission members are very complimentary of Public Works Director Anderson for all the work he has done with the Commission. He stated that the members of the Sustainability Commission are incredible resources and complimented them on their presentation. He reported that the Collaboration Committee met last month and Management Analyst Pape sent a wire frame/rough draft of the Community Calendar to committee members. Trustee Cargie asked for input on the calendar and noted they are still working with the web designers.

Trustee Corsini also congratulated Chief O'Shea. She reminded the elected officials that their Cook County Statements of Economic Interest are due by May 1st and noted there can be fines if they are not on time. She indicated that proof of residency will be required for recycling electronics at the Recycling Extravaganza since it is paid for through the Village's refuse hauler. She discussed a recent news article regarding realtors marketing River Forest properties as potential teardowns. Trustee Corsini wondered if there was something that could be done to mitigate that type of advertising.

Al Popowits, Historic Preservation Commissioner (HPC), discussed a Coldwell Banker brochure that did not feature any homes from River Forest and only one from Oak Park and noted River Forest homes are on par with homes in communities such as Hinsdale. He suggested more could be done. He discussed a YouTube video put together by Management Analyst Pape for the HPC and complimented him on his work. Trustee Corsini said the Village should sustain the beautiful housing stock.

President Adduci stated that on September 19th she hosted an informal conversation regarding crime and the community which was attended by approximately 20 people including Chief O'Shea, Deputy Chief Dhooghe, Officer Czernik, and Fred Arkin and two of his administrators. She said she believes that attendees walked away understanding more about security issues at Oak Park River Forest High School (OPRFHS). She reminded everyone that the next community crime prevention meeting will be held on April 25th at 6:00 p.m. at Village Hall. President Adduci said she spoke to 3rd and 4th graders regarding local government on April 4th. She also congratulated Chief O'Shea on becoming the Chair of WEDGE.

In response to a question from Trustee Henek, Chief O'Shea stated that the Crime Prevention Officer, Glen Czernik, has been weighing the feedback and recommendations and believes that Village Hall will provide sufficient space for the meeting April 25th meeting. He noted that there were a number of carjackings prior to the previous meeting that drove attendance up. He said that current conditions will be monitored and a larger location could be recommended if needed.

Village Administrator Palm asked Trustees to provide him with their summer schedule so that he can create the condensed Village Board of Trustees summer meeting schedule. He said that July 9th is a regularly scheduled Board Meeting and the public hearing for the North Avenue TIF District is tentatively scheduled on that date.

5. PUBLIC HEARING – FY 2019 VILLAGE OPERATING BUDGET

President Adduci called to order the public hearing for the fiscal year 2019 operating and capital budget at 7:27 p.m.

Village Administrator Palm stated that pursuant to 65ILCS5/8-2-9.9 the Village is required to hold a public hearing on its annual budget prior to adoption. He noted that the budget has been available to the public for inspection at the Village Hall and on the Village website. He invited the public to make comment. He stated that the Board will consider final approval of the budget at its April 23, 2018 Village Board of Trustees meeting.

Hearing no public comments, President Adduci closed the public hearing at 7:29 p.m.

6. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – March 12, 2018
- b. Executive Session Meeting Minutes – March 12, 2018
- c. Amend Title 9 of the Village Code – Removal of ADA Parking Space on Lathrop Avenue – Ordinance
- d. Chicago Avenue Resurfacing Project – Local Public Agency Agreement for Federal Participation and Resolution for Improvement for Use of Motor Fuel Tax Funds – Resolution
- e. Amend Title 5 of the Village to Create a New Section Relative to Personal Wireless Telecommunication Facilities in Public Rights-of-Way (Small Cell) – Ordinance
- f. License Agreement for a Lawn Sprinkler in the Public Right-of-Way at 1442 Lathrop
- g. Proclamation – Arbor Day 2018
- h. Change Order #1 (Final) for 2017 Water-Main Improvement Project for \$68,141.70 – Resolution
- i. Monthly Department Reports
- j. Monthly Performance Measurement Report
- k. Financial Report – February 2018
- l. Accounts Payable – February 2018 - \$1,364,878.17
- m. Village Administrator's Report

Trustee Gibbs made a motion, seconded by Trustee Henek, to approve the Consent Agenda in its entirety.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

7. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION (TRUSTEE VAZQUEZ COMMON LAW CONFLICT OF INTEREST)

- a. Invoices from the Economic Development Fund (\$500.00), Madison Street TIF Fund (\$21,450.80) and North Avenue TIF Fund (\$1,525.00)

Trustee Corsini made a motion, seconded by Trustee Cargie, to approve invoices for the Economic Development Fund in the amount of \$500.00, for the Madison Street TIF Fund in the amount of \$21,450.80, and for the North Avenue TIF Fund in the amount of \$1,525.00.

Trustee Vazquez noted that he is recusing himself from the vote because he has a common law conflict of interest and asked that the Village Clerk not include him in the roll call.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

8. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS

- a. Zoning Board of Appeals – Variation for Setbacks for Detached Garage - 631 Edgewood Avenue – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to pass an Ordinance approving the variation for setbacks for a detached garage at 631 Edgewood Avenue.

Maureen Huston, 631 Edgewood Place, stated that she has several hardships on her property including a ComEd line that eliminates the possibility of locating a garage within the rear third of the lot. She said she worked with ComEd for months and noted that it would be exorbitantly expensive to move the line privately. She stated that she looked at the possibility of a subterranean garage but that is not possible due to a tributary that flows beneath the house. She said they looked at several alternatives and determined that the south side yard is where the garage would have to be located. Ms. Huston stated that they also looked at a tandem garage on the north side of the property but that is impractical because of the proximity of the property line, the narrowness of the garage, and the aesthetics. She stated they looked at a more angled garage but that would not work for a full-sized car. She discussed a drawing which is closer to what she wants and the configuration on that drawing puts the corner of the garage five feet from the property line and the eave three feet from the property line. She noted that she is not on a standard-sized lot and the lot is seven-sided. Ms. Huston indicated that her lot has a wider setback because it is relatively shallow and wide. She said the drawing voted on was the A1 drawing rather than the D1 drawing which was her error. She noted that the D1 drawing satisfies the typical setback. She said she wants to preserve the trees.

President Adduci noted that the variation before the Board is the one that the Zoning Board of Appeals (ZBA) denied. She discussed process and recommended bringing the D1 plan back to the ZBA.

Trustee Cargie stated he drove by Ms. Huston's lot and noted that the lot configuration is challenging in regard to the placement of a garage. In response to a question from Trustee Cargie, Ms. Huston stated it is impossible to build a detached garage anywhere on the lot without a variation. She noted that taking a tree out would make the driveway straighter but does not change the possible locations for a garage. In response to a question from Trustee Cargie, Ms. Huston stated that the D1 proposed location is on the south part of the lot.

In response to a question from Trustee Corsini, Ms. Huston stated that she is willing to eliminate

one tree if she needs to and noted that it would change the shape of the driveway but would not change the location of the garage. Trustee Corsini stated one of the concerns of the neighbor is the sight line of the garage. In response to a question from Trustee Corsini, Ms. Huston stated the existing driveway would be converted to permeable green space.

In response to a question from Trustee Gibbs, Assistant Village Administrator Scheiner stated that the public notice and ZBA hearing was in regard to drawing A1. She stated that additional drawings were submitted in the course of the process in response to comments and questions.

In response to a question from Trustee Gibbs, Ms. Huston stated D1 was submitted to the ZBA but they only voted on A1. She explained that she did not understand how she could have had them vote on D1. Assistant Village Administrator Scheiner explained that the petition the ZBA was asked to vote on was the petition with the original plan. She said if there was a miscommunication the best way to deal with it is to have them consider the issue in a public forum where everyone has the same opportunity to comment as they would on the original plan.

In response to a question from Trustee Corsini, Ms. Huston stated she never applied for a two-story garage. She added that the garage height is under the maximum 18 feet from street elevation. In response to a question from Trustee Corsini, Management Analyst Pape stated that the garage is detached and would not have to be reviewed by the Historic Preservation Commission.

In response to a question from President Adduci, Assistant Village Administrator Scheiner stated this matter can be heard at the next regularly scheduled ZBA meeting. Ms. Huston indicated plan D1 requires the least zoning variations of the options they have looked at.

Trustee Gibbs amended his motion, seconded by Trustee Conti, to refer the D1 plan to the Zoning Board of Appeals for consideration.

Kevin Horan, 623 Edgewood Place, stated that he applauds Ms. Huston's desire and willingness to seek alternative plans. He said his concerns with the original plan were the proximity to property line, the sight line, and safety issues. He suggested that cutting down a tree might eliminate the need for this discussion. Mr. Horan discussed the location of the power line on his own property. He said he had not seen the D1 plan until today and he believes the D1 plan addresses some of his concerns but doesn't go far enough as it still contemplates the preservation of all of the trees.

There was a brief discussion about the number of trees proposed to be removed. Trustee Gibbs stated that the back half of Ms. Huston's property is three feet lower than Mr. Horan's property. He noted that the property would have to be built up in order to build the garage further back and that would bring up stormwater management issues.

President Adduci stated that D1 is a compromise between how far back the lot configuration and topography allows the garage to be placed and suggested that, as neighbors, this can be worked out.

Mr. Horan stated that D1 would essentially still be on that property line and urged the Board to accept the ZBA's recommendation from March and deny the variance.

President Adduci explained that Ms. Huston will need a variance of some sort and stated that there can be some compromise on Mr. Horan's part as well.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

9. UNFINISHED BUSINESS

None.

10. NEW BUSINESS

a. Purchase of Real Property at 10 Lathrop, River Forest

- i. Authorize a Real Estate Purchase and Sales Contract (10 Lathrop Avenue, River Forest, Illinois) for \$330,000 – Resolution

Trustee Cargie made a motion, seconded by Trustee Conti, to authorize a real estate purchase and sales contract for 10 Lathrop Avenue, River Forest, Illinois for \$330,000.

Village Administrator Palm stated the purchase consists of a single family home which is located within the Madison Street TIF district. He said as discussed previously, the Village has looked at properties in the TIF district that come up for sale as options for future and strategic development. He indicated the Village will hold the parcel in the short term and possibly rent it out as a house. He noted the Village is in the process of inspecting the house for that purpose. Village Administrator Palm stated the second item is to secure a loan from the General Fund to the TIF fund in the amount of \$340,000 to allow for closing and other costs. He said as money is generated into the TIF district, hopefully out of the 2017 reassessment, those funds will be repaid to the Village. He noted the budget will have an amendment to allow for this expense in fiscal year 2019.

Trustee Vazquez recused himself due to common law conflict of interest and asked to not be included in the roll call.

In response to a question from Trustee Cargie, Village Administrator Palm stated a low rate of interest will be paid on the loan.

Susan Altier, 12 Ashland Avenue, stated that she is in attendance to read a statement from Maureen Gorman, 11 Ashland Avenue, who was not able to come. In Ms. Gorman's statement she objected to the Village's purchase of 10 Lathrop because she believes it violates the Madison Street TIF Ordinance and local laws. The statement quoted Illinois law regarding the requirements for adoption of redevelopment plans by municipalities. In the statement Ms. Gorman asked the Board and Village Administrator to review page 28 of the Corridor Plan approved in 2010. She also requested that the Board withdraw any effort to purchase 10 Lathrop and that her statement and the 2010 Corridor Plan be entered into the records and notes for this Village Board meeting.

In response to a question from Trustee Cargie, Village Attorney Smith stated that the Corridor Study is considered an overlay on the Comprehensive Plan. He noted that the Comprehensive Plan is under review and revision at this time and the Village is not proposing commercial redevelopment on this property. He stated it is a strategic acquisition that potentially in the short term will continue in its residential use. He indicated that the Board has the ability to amend the Comprehensive Plan if it is determined it should be changed in this regard. He stated that there is no legal impediment to the Village acquiring the property.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- ii. Authorize a Loan from the Village General Fund to the Madison Street Tax Increment Financing Fund for \$340,000 – Ordinance

Trustee Corsini made a motion, seconded by Trustee Gibbs, to authorize a loan from the Village General Fund to the Madison Street Tax Increment Financing Fund for \$340,000.

Village Administrator Palm reiterated that this is a loan from the General Fund reserve to the TIF fund and will be reimbursed once dollars start to flow into the fund.

Trustee Vazquez recused himself due to common law conflict of interest.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- b. Authorization to Execute a Retention Agreement with Edelson PC and Litigation Regarding the Opioid Epidemic – Resolution

Trustee Vazquez made a motion, seconded by Trustee Henek, to authorize the execution of a Retention Agreement with Edelson PC and Litigation regarding the Opioid Epidemic.

Village Attorney Smith said as background there are hundreds of units of government across the nation that have sued the manufacturers and distributors of opioids because of the public tax payer funds that have been spent treating overdoses, thefts, and employee addiction to opioids. He noted that there is currently pending in the Federal court in Ohio a single consolidated case of hundreds of these cases brought by different units of government. He stated that the Village of River Forest will be joining that litigation to recoup taxpayer funds expended in response to opioid addiction.

In response to a question from Trustee Conti, Village Attorney Smith stated this is a pure contingency arrangement with the Edelson law firm and they will forward expenses that will be deducted if a recovery is made.

In response to a question from Trustee Cargie, Village Attorney Smith stated that reportedly 80-90% of the West Central Municipal Conference communities have signed up with Edelson.

Trustee Corsini suggested that this could go on for a long period of time. Village Attorney Smith confirmed that and said the judge presiding over the consolidated Federal case is pushing for settlement this year.

In response to a question from Trustee Gibbs, Village Attorney Smith stated that he does not see any downside to this resolution.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- c. Announcement of the Availability of the North Avenue TIF Redevelopment Project and Plan, Eligibility Study and Housing Impact Study, with a Public/Housing Impact Meeting set for Tuesday, April 24, 2018 at 7:00 PM at the Willard School Auditorium, 1250 Ashland Avenue, River Forest, Illinois 60305

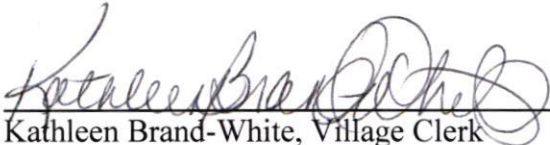
Village Administrator Palm announced that the North Avenue TIF documents are available for public inspection on the Village's website at www.vrf.us/northtif as well as at Village Hall. He stated that the Public Housing Impact meeting has been scheduled on April 24, 2018 at 7 p.m. at the Willard School auditorium. He reported that notice went out to all the affected residents and taxpayers of record within the district on Friday, April 6th.

11. EXECUTIVE SESSION

None.

12. ADJOURNMENT

Trustee Cargie made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 8:20 p.m. The motion passed by voice vote.


Kathleen Brand-White, Village Clerk