

**VILLAGE OF RIVER FOREST**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES**  
**April 23, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, April 23, 2018 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

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

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

Present: President Adduci, Trustees Cargie, Conti, Vazquez, Henek, and Gibbs  
Absent: Trustee Corsini  
Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Public Works Director John Anderson, Management Analyst Jon Pape, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZENS COMMENTS**

None.

**4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS**

Trustee Gibbs commented on the passing of former First Lady Barbara Bush. He also commented on the passing of River Forest resident Bill Darley and thanked the Fire Department for bringing a Darley fire truck to the services.

Trustee Henek stated that she attended the Visioning Workshop and commended the Sustainability Commission and volunteers for the Earth Day events.

Trustee Conti echoed Trustee Gibbs in thanking the Fire Department for bringing the Darley fire truck to the services.

Village Clerk Brand-White shared a story about her daughter getting a flat tire on Thatcher and praised Officer Liliana Balaguer for her professionalism and assistance.

Trustee Vazquez stated that he attended the Imagine Work Group community engagement session. He discussed upcoming events and encouraged attendance. He reminded all in attendance of the North Avenue TIF meeting that is scheduled on April 24<sup>th</sup> at Willard Elementary School at 7 p.m. He also reminded attendees about the Community Crime Prevention Meeting on April 25 at 6 p.m.

President Adduci reported that she attended the Comprehensive Plan Visioning Workshop. She said she also attended the Recycling Extravaganza and commended the Sustainability Commission for a successful event. She also thanked the Fire Department for what they did for the Darley family and thanked Trustee Gibbs for suggesting the gesture. President Adduci read a letter from Cook County Commissioner Pete Silvestri regarding the Silver Star program honoring military veterans. The letter asked for the Village's assistance in identifying nominees. President Adduci announced the retirement events in honor of Concordia University's Vice President for Administration, Dennis Witte.

## 5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – April 9, 2018
- b. Committee of the Whole Minutes – April 9, 2018
- c. Authorization to Dispose of Surplus Property – 2009 Ford Crown Victoria Police Vehicle - Ordinance
- d. Waiver of Formal Bid Procedures and Authorize Purchase of Two Dell Poweredge Servers from SHI, Inc. for \$27,917.42
- e. Award of Bid & Contract for the 2018 Curb & Sidewalk Replacement Program to Strada Construction for \$57,000.00
- f. Award of Bid & Contract for the 2018 Street Patching Program to Chicagoland Paving Contractors for \$49,960.00
- g. Award of Bid & Contract for the 2018 Street Improvement Project to Chicagoland Paving Contractors for \$364,900.00
- h. Waiver of Formal Bid and Award of Contract for Construction Engineering Services for Chicago Avenue Resurfacing Project & Approve Construction Engineering Services Agreement for Federal Participation with IDOT
- i. Intergovernmental Agreement with the Village of Oak Park for Mutual Aid Fire Protection
- j. Approval of FY 2019 Compensation Plan – Ordinance
- k. Amend Title 7, Chapter 1, Section 8 of the Village Code – Ambulance Fees – Ordinance
- l. Amend Title 5, Chapter 10 – Water and Sewer Rate – Ordinance
- m. Authorization to Pay Accela, Inc. for Springbrook Annual Maintenance Fee in the Amount of \$23,734.65
- n. Monthly Financial Report – March 2018
- o. Accounts Payable – March 2018 - \$1,303,378.24
- p. Village Administrator's Report

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

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

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

- a. Invoices from the Economic Development Fund (\$14,486.74), Madison Street TIF Fund (\$387.50) and North Avenue TIF Fund (\$7,662.50)

Trustee Gibbs made a motion, seconded by Trustee Henek, to approve invoices from the Economic Development Fund for (\$14,486.74), Madison Street TIF Fund (\$387.50) and North Avenue TIF Fund (\$7,662.50)

Trustee Vazquez noted that he would be recusing himself from the vote due to common law conflict of interest and asked that the Clerk not call him for a vote.

Roll call:

Ayes: Trustees Conti, Henek, Cargie, Gibbs

Absent: Trustee Corsini

Nays: None

Motion Passes.

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

None.

**8. UNFINISHED BUSINESS**

- a. Approval of the Annual Operating & Capital Budget for Fiscal Year 2019 – Ordinance

Trustee Henek made a motion, seconded by Trustee Gibbs, to pass an Ordinance adopting the Annual Budget for the fiscal year commencing on the 1st day of May, 2018 and ending on the 30th day of April, 2019 for the Village of River Forest, Illinois.

President Adduci thanked the Village Administrator and Finance Director Joan Rock for their excellent work and noted that the budget is balanced.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

- b. Approval of Budget Amendment #1 for Fiscal Year 2019 – Ordinance

Trustee Conti made a motion, seconded by Trustee Vazquez, to pass an Ordinance amending the Annual Budget for corporate purposes for the fiscal year commencing on the 1st day of May 2018 and ending on the 30th day of April 2019 for the Village of River Forest, Illinois.

Village Administrator Palm stated this is a request from the Historic Preservation Commission for some additional funds.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

## 9. NEW BUSINESS

- a. Amending Resolution 18-07 Authorizing a Real Estate Purchase and Sales Contract at 10 Lathrop Avenue, River Forest, Illinois – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to pass an Ordinance to approve amending Resolution 18-07 authorizing a Real Estate Purchase and Sales Contract at 10 Lathrop Avenue, River Forest, Illinois.

President Adduci noted this purchase was discussed at the last regular Board meeting.

Trustee Vazquez noted that he would be recusing himself from the vote due to common law conflict of interest and asked that the Clerk not call him for a vote.

Roll call:

Ayes: Trustees Cargie, Conti, Henek, and Gibbs

Absent: Trustee Corsini

Nays: None

Motion Passes.

- b. Intergovernmental Agreement Regarding a Feasibility Study of the Potential Rehabilitation, Renovation and/or Redevelopment of the River Forest Civic Center Authority Building

Trustee Conti made a motion, seconded by Trustee Henek, to approve an Intergovernmental Agreement regarding a feasibility study of the potential rehabilitation, renovation and/or redevelopment of the River Forest Civic Center Authority Building subject to final approval by the village attorney.

President Adduci stated she is pleased that the other taxing bodies are interested in talking about a feasibility study and looks forward to a great collaboration effort. She commended Village Administrator Palm for his efforts.

Trustee Cargie stated that he is troubled by the fact that the Village is paying for something that will benefit a non-taxing body. Trustee Gibbs concurred with Trustee Cargie and added that other taxing bodies ---should pay proportionately. President Adduci agreed with the logic but noted that because this is located in a TIF District it can be funded in a different way. Trustee Cargie stated that he is not suggesting that is not legal but it is not an appropriate use of TIF funds in his view. President Adduci stated she believes it is appropriate to conduct a feasibility study as well as other things that will benefit the entire community.

Trustee Gibbs stated he looks at the property as a keystone of the TIF district and looks at this as an opportunity to collaborate with other groups to achieve the best use of the property. He said he is not looking at this as a sports complex. He indicated the community center could be a place to hold meetings too large for Village Hall as well as function in a great many ways to service the Village. President Adduci concurred that it will be more than a recreational facility and will be a true community center.

In response to Trustee Cargie's comment, Village Administrator Palm noted that this is unique in that a non-for-profit is in the mix and that had not prohibited the Village in the past from engaging in intergovernmental agreements. He emphasized that this is good first step but there will be many other steps to take. He stated that a contract with a consultant to conduct a feasibility study will come back to the Village Board for approval.

Trustee Henek stated she sees the value in the study but is concerned about the costs.

President Adduci reminded the trustees that the TIF Funds are all the taxing bodies' funds and that is why it is an appropriate use of them. She said she believes the timing is right for this discussion.

Trustee Conti stated the Village should be excited about the proposition that this is a possibility and it is something residents have never had. She said it could provide long term benefits.

President Adduci noted that the non-profit group has partnered with the Township, it has been housed in the community center for several years, and it would not be appropriate to exclude them.

Trustee Vazquez noted that he would be recusing himself from the vote due to common law conflict of interest and asked that the Clerk not call him for a vote.

Roll call:

Ayes: Trustees Conti, Henek, Gibbs and President Adduci

Absent: Trustee Corsini

Nays: Trustee Cargie

Motion Passes.

## **10. EXECUTIVE SESSION**

At 7:30 p.m., Trustee Gibbs made a motion, seconded by Trustee Henek, to adjourn to Executive Session for the purpose of litigation involving the Village that is pending, probable, and/or imminent and property acquisition.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

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Trustee Gibbs made a motion, seconded by Trustee Cargie, to return to the regular session of the Village Board of Trustees meeting at 7:37 p.m.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

In response to a question from Trustee Gibbs, Village Administrator Palm provided a status update on the planned development application at Lake and Lathrop. Assistant Village Administrator Scheiner added that once the application gets through technical review the next step is to schedule a public hearing. In response to a question from President Adduci, Village Administrator Palm stated there are June 1<sup>st</sup> and August 1<sup>st</sup> trigger dates and he has scheduled a meeting with the developers to determine if they intend to move forward. President Adduci noted they are remodeling the sales office.

In response to a question from Trustee Conti, Village President Adduci stated she has not seen anything concerning a petition regarding the proposed height of the building. She noted that there have been posts on Facebook and emails are going around but the information is not correct. Village Administrator Palm stated Staff would encourage residents to review the application in its entirety once it gets posted. He noted that feedback is welcome but asked that people reserve comments until after they have reviewed the document.


In response to a question from Trustee Cargie, Assistant Village Administrator Scheiner stated that she believes five of the 29 townhomes at Hines (The Promenade) have sold.

In response to a question from President Adduci, Village Administrator Palm there are two resident meetings scheduled for Chicago & Harlem and 400 Ashland Avenue and both applications are moving forward. In response to a question from Trustee Cargie, Village Administrator Palm stated the developers of the Chicago & Harlem project are under contract with the bank. He said that they have had positive interactions with the homeowners and are going forward assuming both of those homes are in the project. In response to a question from Trustee Cargie, Village Administrator Palm stated if both of the homes were not acquired there would probably have to be an amendment.

Trustee Gibbs discussed the construction on the railroad crossing on First Avenue south of Lake Street and the lack of detour signage. President Adduci stated Chief O'Shea has some suggestions in regard to additional signage. In response to a comment made by Trustee Gibbs, Village Administrator Palm stated both message trailers are being utilized for the construction traffic. He added that there is additional police presence in regard to traffic control and officers have been issuing citations to drivers ignoring the signs that have been put up. He noted that the construction is in response to resident complaints regarding freight trains idling. He said Staff is attempting to stay ahead of the issues as much as possible. Trustee Gibbs discussed the lack of signage warning trucks that cannot fit under the viaduct and said signs should be posted directing trucks to an alternate route.

**11. ADJOURNMENT**

Trustee Cargie made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 8:03 p.m. The motion passed by voice vote.



Kathleen Brand-White, Village Clerk