

**VILLAGE OF RIVER FOREST  
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES  
Monday, April 26, 2021**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, April 26, 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 7:05p.m. Upon roll call, the following persons were:

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

Absent: Trustee Henek

Also Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O’Shea, Police Commander James Greenwood, 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**

President Adduci stated she is happy to see things getting slowly back to normal and having people in the Board room.

Margie Cekander, 531 River Oaks. Ms. Cekander thanked all the candidates who ran in contested elections and for the DEI appointments. She also commented about the proposed budget, specifically with regard to pension amounts, alleys and the NSMP. She suggested the Board create a search committee for the new Village Administrator.

President Adduci encouraged Ms. Cekander to listen to the audio of the previous meetings where these budget items were discussed, including the actuary report regarding pensions. She stated she is comfortable with where the Village is at regarding pensions and that there should be savings with consolidation through the State. She also stated that the alleys were discussed at length and the Board is moving ahead because of low interest rates.

Phylis Rubin, 411 Ashland. Ms. Rubin inquired about the Lake and Lathrop project and asked about deadlines. She also asked how many units were sold to people associated with the project. Ms. Rubin also asked about block parties this summer.

Ms. Scheiner stated that the last time block parties were discussed, the direction was to wait

until the region reached Phase 5, however she stated it may be appropriate to reassess with the Bridge Phase. She also noted the Park District's will be holding a small outdoor ceremony on Memorial Day in lieu of the parade this year.

#### **4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS**

Trustee O'Connell stated it was nice to be in Village Hall again. He reported he attended the Bicycle Exchange event last weekend and recognized the individuals who organized the event.

Trustee Brennan reviewed the benefits of composting and stated the Village's program costs \$20/month and residents are given a cart. She stated the Village will be renegotiating its waste hauler contract soon.

It was noted that compost participants are able to request that finished compost be delivered.

Trustee Brennan also reported she attended a briefing on the SAFE-T Act and read aloud ten changes the Act brings. She noted the Quarterly Community Safety meeting is on Wednesday, April 28 at 6PM.

President Adduci noted the information about the Bill will continue to be communicated by the Village.

Trustee Vazquez reminded everyone that walk-in appointments are now available for individuals who have yet to be vaccinated. He reported that Officer Ransom presented about scams at the Library and stated it is great when agencies work together. He stated that he attended an OPRF Chamber event at Good Earth Greenhouse and Café and encouraged people to attend these events. He wished everyone a happy Mother's Day.

Trustee Cargie wished everyone a happy Mother's Day.

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 stated she was grateful for the Bicycle Exchange event and reported that she and Acting Administrator Scheiner attended Maywood's Village Pride event to help pick up trash at various sites. She stated it was great to meet representatives and share experiences. She shared that some residents who go on long walks are able to fill up trash bags while out.

President Adduci reported that she injured her leg this week and was unable to attend the Maywood event and an Illinois Municipal League event. She stated everyone works to find funding, grants and key money that helps the Village balance the budget, and noted the budget is balanced due to Staff's hard work. She stated there is a lot of work to get legislators and the governor's office to grant funds, noting that helps balance the budget as well. She also wished everyone a happy Mother's Day.

**5. CONSENT AGENDA**

- a. Committee of the Whole Meeting Minutes – April 12, 2021
- b. Village Board of Trustees Meeting Minutes – April 12, 2021
- c. Award of Bid and Contract for Partial Village Hall Roof Replacement to Garland/DBS Inc. in the amount of \$45,403
- d. Award of Bid and Contract for the 2021 Sewer Lining Project to Benchmark Construction in the amount of \$163,054
- e. Award of Bid and Contract for the 2021 Street Improvement Program to Brothers Asphalt Paving in the amount of \$585,179.54
- f. Waiver of Formal Bid (Due to Competitive RFP) and Award of Contractor for Construction Engineering Services for the 2021 Street Improvement Project and Alley Improvement Project with Thomas Engineering Group in a not-to-exceed cost of \$90,729.60
- g. Appropriation of \$550,000 in Motor Fuel Tax Funds for the 2021 IDOT Maintenance Agreement – Resolution
- h. 2021 Compensation Plan Approval – Ordinance
- i. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 847 Thatcher Avenue
- j. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 755 William Street
- k. Sexual Assault Awareness Month – Proclamation
- l. Mental Health Awareness Month – Proclamation
- m. Arbor Day – Proclamation
- n. March Financial Report
- o. Village Administrator’s Report

Trustee Brennan made a motion, seconded by Trustee O’Connell, to approve the Consent Agenda items A, C-I, K-O.

Roll call:

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

Absent: Trustee Henek

Nays: None

Motion Passes.

Trustee Vazquez made a motion, seconded by Trustee Brennan, to approve the Consent Agenda item B, as amended by Trustee Brennan.

Trustee Brennan requested her Trustee Comments from the last meeting be clarified in the minutes to state that she also asked for a report on Lake and Lathrop one week prior to the next meeting.

Roll call:

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

Absent: Trustee Henek

Nays: None  
Motion Passes.

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

In response to a question from Trustee O'Connell about signatures on Right-of-Way agreements, it was determined that agents are authorized to submit the agreements on the owners' behalf, but that the form can be modified for future agreements to require written acknowledgement from the owners.

Roll call:  
Ayes: Trustees Bachner, Brennan, Cargie, O'Connell, Vazquez  
Absent: Trustee Henek  
Nays: None  
Motion Passes.

## **6. CONSENT ITEMS FOR SEPARATE CONSIDERATION**

None.

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

- a. Zoning Board of Appeals – Side Yard Setback Variations for a Second Story Addition at 7612 Vine – Ordinance

Trustee Vazquez made a motion, seconded by Trustee O'Connell to approve an Ordinance granting the requested variation to Section 10-9-7 of the Zoning Ordinance at 7612 Vine Street.

Ms. Scheiner summarized this item and stated the Zoning Board of Appeals made a unanimous recommendation approving the variation. She noted an adjacent neighbor submitted letter of support.

Roll call:  
Ayes: Trustees Bachner, Brennan, Cargie, O'Connell, Vazquez  
Absent: Trustee Henek  
Nays: None  
Motion Passes.

- b. Amendment of Resolution Establishing a Diversity, Equity and Inclusion Ad Hoc Advisory Group – Resolution

Trustee O'Connell made a motion, seconded by Trustee Bachner, to approve an amended Resolution establishing a Diversity, Equity and Inclusion Ad Hoc Advisory Group.

President Adduci reviewed the amendments, noting she is recommending all the applicants and to add a second trustee co-chair. She stated she recommended that when the new Board is seated, to ask Ken Johnson to take on the second trustee chairmanship. She noted that it would be best to have two trustees managing it whose terms not end at the same time, stating this is a good way to ensure that the Advisory Group maintains institutional knowledge.

Trustee Bachner commented that she is humbled and that the Group will be involved in making sure the Village gets closer to ensuring people are gaining access to resources, looking at where power lies, and that all are seen. She stated the applicants are rising to the challenge about what it can mean to be equitable in River Forest and stated it fills her with pride. She acknowledged Trustee Brennan's initial idea and her endless effort working towards this. She also proposed that a co-chair of the group be a resident applicant.

President Adduci stated Trustee Brennan has been instrumental to the Advisory Group development and emphasized that everyone is welcome to attend the meetings. She noted that Trustee Brennan has accepted to be a liaison between the Board and Dominican. President Adduci stated that her opinion is that it would be best for the co-chair to be a trustee for institutional knowledge.

Trustee Cargie stated it is important the chairs be accountable to the electorate, noting that Mr. Johnson should share in leading the Group because he has that status.

Trustee Bachner stated her suggestion is not that another chair not be a trustee, but that it could be effective to have one of the applicants with expertise be a co-chair.

Trustee Vazquez stated he is excited about the 43 applicants and that he likes the idea of the co-chairs being Board members, noting the importance of the staggering terms for institutional knowledge. He also highlighted that subcommittees could work on different issues.

Trustee Cargie stated this was how the Deer Committee organized their workload.

Trustee Brennan thanked Trustee Bachner and President Adduci for their kind words and stated it has been her goal since June to have the Advisory Group going and to have a mantle for change. She expressed confidence in Trustee Bachner's ability to lead this. She noted it could be difficult to get work done with 43 members but it proves to be seen, noting she is confident everyone is aiming towards the same goal. She agreed with Trustee Bachner's suggestion that it would be helpful to have a resident in a leadership position as well.

In response to a question from Trustee Vazquez, Attorney Smith stated all members of the Group are subject to the Open Meetings Act and that would apply to any subsidiary groups as well.

Trustee O'Connell stated that a group this size executed properly will cover a lot of territory in a shorter period of time than with a smaller group, and he stated he is on board with the three chairs.

Trustee Bachner noted the work will still take years but it does mean that they have the ability to tackle a few things at once.

Trustee Vazquez stated he agreed and that he anticipated some of the Group's goals might be broken up into smaller ones and prioritized over others. He stated he is looking forward to this.

President Adduci also stated she is excited and very happy about the 43 residents.

Roll call:

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

Absent: Trustee Henek

Nays: None

Motion Passes.

c. Board and Commission Appointments – Diversity, Equity and Inclusion Advisory Group: Erika Bachner, Co-Chairperson, Lisa Scheiner, Co-Chairperson, Members: Dwetri Addy, Guillermo Arauz, Stacey Austin, Tina Baird, David Bonner, Tim Brandhorst, Laurel Burkett, Mindy Credi, Alexandra DeSorbo-Quinn, Renee Duba-Clancy, James Norman, Holly Economos, Chuck Foster, Doug Garcia-Luce, Cecilia Graham, John Grant, Jessica Hartshorn, Anja Herrman, Jessica Iverson, Kirk Johnson, Stephanie Kang, Megan Keskitalo, Farzad Khaledan, Kent Kirk, Brett Kreisman, Susan Lucci, Susan Macaulay, Rosey McAdams, Claudia Moreno, Robert Navarro, Nancy Nicolas, Sharon Oates, Christina Papirnik, Teresa Peavy, Roshni Ray, Anthony Riley, Abigail Rogers, Cindy Shea, Liz Simon, Dorota Szerszenowicz-Olweny, Richard Schumacher, Glen Weissenberger, Sun-Hee Yoon

Trustee Vazquez made a motion, seconded by Trustee O'Connell to concur with the recommendation of the Village President to appoint those listed on the agenda to the Diversity, Equity, and Inclusion Ad Hoc Advisory Group.

In response to a question from Trustee Brennan, Village Attorney Smith stated there is no conflict having the spouse of an elected official serve on an advisory committee in an uncompensated role, and that it is up to the individual trustees if they can be fair and impartial. He noted that it is up to the trustees if they want to vote.

Roll call:

Ayes: President Adduci, Brennan, Cargie, Vazquez

Absent: Trustee Henek

Nays: None

Abstain: Trustee Bachner, Trustee O'Connell

Motion Passes.

## **8. UNFINISHED BUSINESS**

a. Update: Lake & Lathrop

Sedgwick Development [provided an update](#) to the status of their planned development. Jay Feeley presented on the vision of the project and highlighted the amenities of the development and the River Forest market. He discussed the phased approach with assembling land and remediating the property, noting that is complete and that the next phase is vertical construction.

Mark McKinney reviewed the project milestones, including the demolition, ComEd relocations, and remediation. He emphasized that the site is now clean and stated the No Further Remediation letter does not come until the building is in place. He noted that in order to obtain the building permit, they are currently working through mechanical items, the fire protection submittal, and approval from MWRD. He reviewed the next phases of construction, including site utilities removal and excavation. He stated the goal is to start the foundation and vertical construction in August.

Dan Tausk from Mid-America reviewed the retail market and what types of commercial spaces are being targeted. He noted there is one active letter of intent with a national veterinary practice and there is interest in the adjacent space from an upscale pet supplies tenant.

In response to a question from Trustee Brennan, Mr. Tausk stated they have one actively negotiating letter of intent and that is it rare that that would not lead to a lease. He noted there is interest from other retailers but no letters of intent yet.

In response to a follow up question from Trustee Brennan, Mr. Tausk stated he is confident he can get a third of the retail committed shortly. Mr. Feeley stated they are on a good pace with residential sales and that with that alone, they believe they will be able to secure the financing on the construction loan but that retail letters of intent would be additive, noting since it is not a commercial development but storefront retail as part of a condo development, the latter drives the financing.

Cory Robertson from Corwin Partners reviewed the overall state of the condo market and buyer profiles and noted 32% of the units are pre-sold with a total of 22 units.

In response to a question from Trustee Brenna, Mr. Robertson noted there are six contracts through attorney review and one currently in attorney review.

Mr. Feeley stated that about 9 contracts or 40% of units sold would satisfy construction financing.

In response to a question about elevators, it was clarified there would be four elevators to service two sides.

In response to a question about the IEPA approval, Mr. McKinney clarified that the developers have IEPA approval to proceed with construction and that the No Further Remediation letter comes with the integration of the building to the site, which creates a barrier separating the

building from the soil.

President Adduci emphasized that it is the common process for the letter to come at the end of construction.

In response to a question from Trustee Bachner, Mr. McKinney stated the treatment has been done on the entire site and that any future construction project would have to maintain the barrier but no further remediation would need to be done.

Trustee Cargie commented that the developers need to be better neighbors with regard to debris and snow removal and asked that they consider their neighbors throughout the construction process.

President Adduci stated there were a few questions about the contractual obligation of the dates, and Attorney Smith cautioned the Board to not discuss their ideas about the project's future timeline or to negotiate in open session.

In response to a question about the construction timeframe, Mr. McKinney stated they have earmarked 16 months for the construction of the building.

In response to a question from Trustee Brennan about the building permit status, Mr. McKinney stated there is one open mechanical comment, the fire submittal is pending, and the MWRD review is still pending.

In response to a follow up question, Mr. McKinney stated these items and the site utilities removals are targeted to be complete in May. He stated the next step is excavation and then vertical construction, however they need to finalize the loan prior to vertical construction.

President Adduci reminded everyone that the permitting costs are not insignificant.

In response to a question from Trustee Bachner, Mr. McKinney confirmed that after the excavation, the 16 months begins for construction. He stated they have earmarked August 1 as the construction start.

In response to a follow up question from Trustee Brennan. Mr. McKinney confirmed they have the financing for the excavation and the financing for the construction loan is already in process. He also stated that the financing is anticipated to be closed August 1 in line with the vertical construction, which includes the foundations.

In response to a question from Trustee Brennan, the developer stated buyers commit 10% in earnest money.

The Village Board asked that the developer provide monthly updates and make the slide deck available.

## **9. NEW BUSINESS**

a. Fiscal Year 2022 Annual Operating and Capital Budget – Ordinance

Trustee Vazquez made a motion, seconded by Trustee Bachner, to approve an Ordinance Adopting the Annual Budget for the Fiscal Year Commencing on the 1st Day of May, 2021 and Ending on the 30th Day of April, 2022 for the Village of River Forest, Illinois.

Ms. Scheiner stated they appreciate the questions presented by members of the public and noted the budget is one of the most important things the Village does. She noted that she provided a response in the packet to the questions raised. She stated she is pleased to present a balanced budget to the Board.

President Adduci stated the Board appreciates all the meetings that go behind the preparation and that she knows how much work it is.

Roll call:

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

Absent: Trustee Henek

Nays: None

Motion Passes.

b. Approval of Policy Regarding Use of Village Flag Pole

Management Analyst Phyfer reviewed this item. She noted language can be included in commemorative resolutions directing Staff to fly certain flags, and that this action would not affect the pole as a nonpublic forum or violate free speech requirements.

President Adduci stated this accomplishes what the Village Board wants to do.

In response to a question from Trustee Vazquez about passing resolutions annually, Attorney Smith stated it is a matter of policy but that it would be best to adopt the resolutions each year and confirmed that following this routine would not risk changing the pole to a public forum.

President Adduci stated there is consensus from the Board to create a policy and bring it back to the Board for a vote.

**10. EXECUTIVE SESSION**

None.

**11. ADJOURNMENT**

Trustee Cargie made a motion, seconded by Trustee O'Connell, to adjourn the regular Village Board of Trustees Meeting at 9:15p.m.

Roll call:

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

Absent: Trustee Henek

Nays: None

Motion Passes.

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Kathleen Brand-White, Village Clerk