

**VILLAGE OF RIVER FOREST  
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES  
Monday, July 22, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, July 22, 2019 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 7:00 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Also Present: Village Clerk Kathleen Brand-White, 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, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Engineer Jeff Loster, Finance Director Rosemary McAdams, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZEN COMMENTS**

Johann Buis, 8141 Lake. Mr. Buis remarked that the public was not adequately informed about the Union Pacific third rail project and expressed concern about the public safety and health impacts of the project. Mr. Buis appealed to the Board to take this issue seriously and requested they petition local, state, and federal authorities.

Megan Keskitalo, 8125 Lake. Ms. Keskitalo also expressed concerns about the Union Pacific project, including the potential for trespassing and rail fatalities due to their unsecured worksite and access road. She also described noise pollution that was not within federal guidelines. She urged the Village to: draft a letter asking Union Pacific to secure the site and be in compliance with federal transportation guidelines; file complaints with various state and federal agencies; and reach out to legislators and representatives to advocate on residents' behalf and put pressure on Union Pacific.

President Adduci thanked Mr. Buis and Ms. Keskitalo, stating that the Board supports these efforts towards securing the site. She noted that Congressman Danny Davis will be holding a Town Hall Meeting on August 27, and that she has been in contact already with Representative Welch about this issue and that she will be meeting with Senator Lightford. She directed Administrator Palm and Village Attorney Smith to draft letters to Union Pacific.

President Adduci emphasized that the Board understands and supports the residents on this issue. She also assured that the Village will communicate as much information as possible on major capital projects.

In response to a question from Trustee Brennan, Administrator Palm indicated that the letters could be sent within a day or two.

Anna Schnedorf, 610 Monroe. Ms. Schnedorf called attention to parking issues on Monroe that have presented challenges for herself and the other residents, as well as vehicles traveling down the street. She requested any kind of assistance to mitigate these problems.

Administrator Palm noted that later on the agenda, the Board would be considering a resident parking zone in underutilized space for Green Line users. He acknowledged that implementing new parking restrictions in one area may cause the problem to move elsewhere rather than solve it, and noted one possibility is to hire a consultant to conduct a large-scale study of all the parking zones and address these issues in a more comprehensive manner. He advised Ms. Schnedorf that the Village offers ADA spaces to residents in need of them and that Staff would look into the concerns on her block.

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

##### **a. Swearing-In of New Police Officers**

Chief O'Shea introduced the three new police officers: Denisse Zermeno, Donald Spears, and Colin Pickens. Village Clerk Brand-White swore-in the new officers.

##### **b. Presentation: 2018 PlanItGreen Report**

Gary Cuneen, Director of Seven Generations Ahead. Mr. Cuneen explained that PlanItGreen is a two community sustainability plan implementation project between Oak Park and River Forest. He reviewed the "report card" produced to gauge the communities' progress towards their established goals. He also encouraged the Village to continue doing work with the Sustainability Commission to implement the plan's strategies, as well as to explore an opt-out program for curbside composting, and to continue participating in the energy road-mapping process.

Trustee Brennan thanked PlanItGreen for the grant that covers the Parkway for Pollinators program and asked what the next step is in the plan as it reaches the end of its 10 years. Mr. Cuneen stated they will conduct a listening campaign to see what the community's sense of the project is and whether it should continue and in what form.

President Adduci stated that Village Administrator Palm and Sustainability Commission Chair Julie Moeller will be the point people to ensure a robust plan going forward.

Trustee Vazquez announced that he and President Adduci attended the Age Friendly Communities Subcommittee meeting on June 27 at Concordia. He stated the AARP presented

on how to create an age-friendly community, which is one that is free from physical and social barriers to seniors and promotes policies, products and technology for seniors. He noted the eight factors to focus on that make a community a great place to live for seniors: community support and health services, communication and information shared with seniors, civic participation and employment, housing, outdoor space and buildings, respect and social inclusion, social participation, and transportation. He stated the Village will pursue the designation as an Age-Friendly Community, as well as look for funding opportunities for this application and work with other governmental agencies to complement what others are already doing. Trustee Vazquez also reminded everyone that the next Quarterly Community Crime Prevention Meeting is July 24 at 6PM at the library.

Village Clerk Brand-White congratulated and welcomed the new officers. She also shared that she ran into five people from the area while vacationing in Ireland, and stated that River Forest is a well-traveled small town.

Trustee Brennan announced that she and President Adduci attended a workshop by the University of Chicago Institute for Justice that focused on how municipalities can attract and keep businesses and building a business-friendly village. Next, she reported that she and Sustainability Commission Chair Moeller attended a meeting of the Metropolitan Mayor Caucus Environment Committee, at which they learned good information on how to collect metrics. She noted that she also attended the Reusable Bag Day meeting on July 9, at which local businesses were invited to discuss reducing and eliminating single-use plastics in the Village. Lastly, she mentioned that she went on the OPRF Historical Society Tour and learned the fascinating history of homes in that section of River Forest.

Trustee Henek congratulated and welcomed the new officers. She stated she also attended the July 9 meeting and was impressed with the businesses. She commended the Sustainability Commission and student who presented. She shared that Jewel collects plastic bags and has a facility that turns them into park benches.

Trustee O'Connell stated that everyone he has spoken with had positive responses to the IDNR deer presentation at the last meeting, and that he believes they have the full support of the community. He also thanked Administrator Palm and Assistant to the Administrator Pape for their work on the project.

President Adduci reported that she and Administrator Palm had a productive meeting with Union Pacific and the affected residents and that she understands their frustration. She assured that the Village will stay on Union Pacific about these issues. She shared her excitement about moving forward with the Age-Friendly Community designation. She also welcomed the new police officers and highlighted how much the residents appreciate public safety officials. She reminded everyone that the Cook County Board of Review is holding a Tax Assessment Appeal seminar on July 25 and encouraged residents to attend if they have issues with their property tax assessments. President Adduci announced that Congressman Danny Davis will be holding a Town Hall Meeting in River Forest on August 27 and encourage residents to attend to discuss any concerns with him. Lastly, she reported that she attended the Illinois Municipal League conference, which is a body that represents about 1,500

municipalities on legislative issues. Topics of note, she stated, included public safety pension consolidation and adult-use cannabis. She also affirmed that if elected, she will serve as second vice president of IML.

## **5. CONSENT AGENDA**

- a. Committee of the Whole Meeting Minutes – June 24, 2019
- b. Regular Village Board Meeting Minutes – June 24, 2019
- c. Executive Session Village Board Meeting Minutes – June 24, 2019
- d. Special Village Board Meeting Minutes – July 9, 2019
- e. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 1020 Lathrop
- f. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 1452 Keystone
- g. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 1518 Forest
- h. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 739 Bonnie Brae
- i. Amend Section 9-3-20 of the Village Code for an ADA Parking Space on Edgewood Between Central and Lake – Ordinance
- j. Authorization to Sell Surplus Property – 2011 Ford Crown Victoria – Ordinance
- k. Authorization to Donate Surplus Property – Bicycles – Ordinance
- l. Waive Formal Bid (Due to Competitive Quotes) and Award of Purchase to Zoll Medical Corporation for \$23,097 for a Cardiac Defibrillator
- m. Monthly Department Reports
- n. Monthly Performance Measurement Report
- o. Financial Report – June 2019
- p. Accounts Payable – June 2019 – \$1,235,690.99
- q. Village Administrator’s Report

Trustee Vazquez made a motion, seconded by Trustee O’Connell, to approve the Consent Agenda items A-Q.

In response to a question from Trustee Cargie about item 5K, Administrator Palm explained that the surplus bicycles became Village property because no one claimed them and that the goodwill of donating them outweighed the time to tag, inventory, and auction off the bicycles.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

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

- a. Accounts Payable from the Economic Development Fund (\$324.30) and the Madison Street TIF Fund (\$11,137.16) (*Trustee Vazquez Common Law Conflict of Interest*)

Trustee Cargie made a motion, seconded by Trustee Henek, to approve payment for the Economic Development Fund for \$324.30 and payment for the Madison Street TIF Fund for \$11,137.16.

Roll call:

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

Absent: None

Abstain: Trustee Vazquez

Motion Passes.

- b. Accounts Payable from the General Fund to McDonald's-Karavites for \$67.36 (*Trustee O'Connell Common Law Conflict of Interest*)

Trustee Vazquez made a motion, seconded by Henek, to approve payment from the General Fund to McDonald's-Karavites for \$67.36.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, Vazquez

Absent: None

Abstain: Trustee O'Connell

Motion Passes.

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

- a. Zoning Board of Appeals – Variation Request for Front, Rear, Side Yard Setbacks at 7628 Washington Blvd – Ordinance

Trustee O'Connell made a motion, seconded by Trustee Brennan, to approve an Ordinance granting the requested variations to Sections 10-9-7 of the Zoning Ordinance at 7628 Washington.

Petitioner John Hosty, 7628 Washington. Mr. Hosty summarized the request, stating that their current garage is unsightly and unusable, and that for a standard garage, there was no configuration that met the setbacks.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- b. Sustainability Commission – Adoption of River Forest Bicycle Plan

Trustee Brennan made a motion, seconded by Trustee Henek, to adopt the River Forest Bicycle Plan.

Sustainability Commission Andrew Basney read aloud a memo highlighting the work that went into the Bicycle Plan, its major components, and emphasized the Commission's support for the Plan.

Eric Russell, traffic consultant from KLOA presented an overview of the Bicycle Plan's development and components. He noted that the Plan addresses barriers to bicycling in the Village, including biking on busy roads without bike lanes and lack of bicycle parking. Developed with community survey responses, bicycle crash data, and current level of service for bicycle facilities, he noted that the Plan emphasizes regional connectivity and bicycle safety. Mr. Russell then described the recommendations in the Plan, including installation of bicycle facilities, and policies and funding sources to consider.

Mr. Russell addressed concerns about producing more congestion on narrow and busy streets by explaining the reasoning behind the recommendations for each type of bicycle facility. For example, he noted, a side path on Harlem and North Avenues would allow bicyclists to use these direct routes in the safest manner possible, whereas Thatcher and Madison have unused space and are wide enough in some stretches to accommodate bike lanes but can transition into shared lanes when necessary.

Trustee O'Connell cautioned against an overabundance of bike route signage, and Mr. Russell concurred and stated a good place to put them is when there is a change in direction.

Trustee Henek commended everyone involved in the development of the Plan, noting its thoroughness and that it is a great framework for moving towards being more bike friendly. Trustee Vazquez echoed these comments and remarked that this carries the parallel benefit of being a plus for the Age-Friendly Community designation.

In response to a question from Trustee Vazquez about bicycle or vehicle crashes, Police Chief O'Shea stated his department did not find data indicating recommendations in the Plan would cause a negative impact.

Trustee Brennan thanked Commissioner Basney the Bicycle Task Force for volunteering their time and energy, as well as their commitment to staying involved to execute the Plan.

In response to a question from Trustee Bachner, Mr. Russell stated that the priority was connecting bicyclists to major destinations within the Village, and that guide signs would point bicyclists to the nearest safest crossing to connect to routes in neighboring areas (such as crossing Harlem to connect to Oak Park paths).

Trustee Bachner also asked about whether lower-income and people from multi-family housing were considered in the development of the Plan. Mr. Russell stated they utilized the survey data to ensure that the Plan addressed respondents' concerns about safety. He assured that the Plan connects riders to the parks, libraries, and schools and serves the entire

community. He acknowledged that it was not a focus and noted that they did not ask for income level on the surveys, but he stated that the routes were close to most of the multi-family housing units.

In response to a question from Trustee Henek about implementation of the Plan, Sustainability Commission Chair Julie Moeller and Administrator Palm affirmed it would be a collaborative effort between Staff and the Commission.

President Adduci shared her excitement about and pride for the Plan. She thanked Staff, the Sustainability Commission, and the Task Force for their efforts as well as Cook County Commissioner Peter Silvestri for securing the grant to fund the Plan.

Roll call:

Ayes: President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

- c. Traffic and Safety – Amend Title 9 of the Village Code – Installation of a 3-Hour Time Limit Parking on Lake Street between Franklin and Park – Ordinance

Trustee Bachner made a motion, seconded by Trustee Cargie, to approve an ordinance to amend Title 9 of the Village Code authorizing the installation of a 3-hour time limit parking zone on Lake Street between Franklin and Park.

In response to a question from Trustee O'Connell about making the 418 Franklin parking lot available, Administrator Palm stated he is hesitant to provide parking there that could be taken away if the Village invests in a development at Lake and Park.

Roll call:

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

Absent: None

Nays: None

Motion passed.

## **8. UNFINISHED BUSINESS**

None.

## **9. NEW BUSINESS**

- a. River Forest Park District Request for Minor Amendment to the Keystone Park Planned Development for Platform Tennis Lights

Trustee Cargie made a motion, seconded by Trustee O'Connell, to direct the Village Administrator to process the Minor Amendment Request Extending the Use of the Keystone Park Platform Tennis Lights to 11:00pm daily.

Mark Brown, 926 Jackson. Mr. Brown, representing the River Forest Park District Board, stated the Platform Tennis Committee requested the extension due to longer matches and tight scheduling. He reported that during public comment, one resident opposed to the extension because of light creep and a concern about this extension being granted to other parks. He noted that the Park Board voted 5-0 in favor of granting the extension.

In response to a question from Trustees, Mr. Brown stated he did not receive emails opposing the extension and that while there is no restriction, he anticipated the extension would only be for a few nights a week. He also explained that the lights currently automatically shut off at 10:30pm.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

b. Introduction of Planned Development – 344 Lathrop Avenue

John Schiess introduced the preliminary planned development application at 344 Lathrop for his client Dr. Gina Piccioni. He summarized her dental practice and reviewed the history of the property. Next he explained the request, stated Dr. Piccioni is looking to convert the five rear office spaces in the building into a two-bedroom apartment for her use. He further stated this use would be a reinvestment in a property that sat vacant for some time.

In response to questions from trustees, Mr. Schiess clarified a two-bedroom apartments made the best use of the space to fit the needs of the client and confirmed the dental office buildout was complete. He further stated the Development Review Board granted certain waivers to the PUD requirements due to the simplicity of the proposal.

In response to a question from Trustee Vazquez about property taxes, Administrator Palm explained that commercial uses are assessed at 25% and as residential, which is how the County would classify this mixed-use proposal, the rate drops down to 10%. In dollars, he clarified this is the difference between a tax bill of approximately \$42,000 versus \$16,000, noting that the tax dollars would get redistributed because the tax levies do not change.

President Adduci commented that the Village has limited commercial opportunities, and while the Board has approved multi-use proposals in the past, the intent was to move vacant properties in a recession. She continued, saying the Board has a fiduciary responsibility to its residents, and she struggled with allowing the opportunity to reduce the tax bill on this property when there are other apartments in town where Dr. Piccioni could stay.

Dr. Piccioni and the Board continued discussing the issue of the tax bill. The Board's consensus was that they felt uncomfortable with shifting the tax burden and would be disinclined to vote for this proposal.

c. Introduction of Planned Development – 1101-1111 Bonnie Brae

John Schiess introduced the preliminary planned development application at 1101-1111 Bonnie Brae for his client Bonnie Brae Construction LLC. He explained that this site had been granted a PUD for condominiums but did not reach the pre-sales amount needed to satisfy the issuance of a construction loan, so the developer is pivoting to townhomes. Mariano Mollo from Avenue One reviewed the market research his company completed and summarized the project.

Administrator Palm reviewed the history of the PUD at this site, noting that it was approved for 15 condominium units and had two extensions. He reported that Staff and Village Planning consultant John Houseal are concerned that the land use may not be compatible with a project of this type.

Mr. Schiess stressed that the market research on buyers has driven the project's design.

In response to a concern from Trustee Vazquez about wear and tear of the alleys, Administrator Palm noted this is something that would be addressed in the traffic study as part of the planned development application.

In response to a question from Trustee O'Connell, Mr. Mollo stated the price point is \$589,000-615,000.

In response to Trustee O'Connell's concern about the number of vacancies at the Promenade Townhomes, Mr. Schiess asserted the buyers on Madison are not the same as those this project would attract.

Administrator Palm expressed concern about the potential for street congestion from guest parking, particularly in light of recommendations in the Bicycle Plan for bike lanes.

Overall, the Board's feedback included addressing guest parking needs, adding elevators, and emphasizing greenspace.

d. Amend Title 9 of the Village Code – Installation of Resident Only Daily Commuter Parking on Central at William – Ordinance

Trustee Bachner made a motion, seconded by Trustee O'Connell, to approve an Ordinance to amend Title 9 of the Village Code authorizing the installation of a Resident Only Daily Commuter Parking Zone on Central Avenue at William.

In response to questions from the Board, Administrator Palm clarified that this ordinance would allow daily parking from 6AM to 2PM for residents and is intended for Green Line

users, and that after 2PM anyone can park for free if the space is available. He explained that the Passport Parking app and license plate readers confirm the vehicles are registered to River Forest.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- e. Amend Section 3-8-14 of the Village Code with Regard to the Imposition of a Local Motor Fuel Tax of \$.03 – Ordinance

Trustee Cargie made a motion, seconded by Trustee O'Connell, to approve an Ordinance to amend Section 3-8-14 of the Village Code with Regard to the Imposition of a Local Motor Fuel Tax of \$.03.

Administrator Palm explained that the recently passed State law included a measure to allow non-home rule communities the opportunity to implement a three cent per gallon motor fuel tax. He noted that with more pressure on the General Fund to fund operations, there have been cuts to the street patching budget, and this tax would provide a level of funding that the Village is not currently getting. He explained that this levels the playing field and that other municipalities have a gas tax higher than three cents.

In response to a question from Trustee Cargie, Administrator Palm estimated the revenue to be in the mid five figures.

The Board considered whether this might deter people from purchasing gas in River Forest and concluded this would be revenue that is otherwise not generated at all.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

## **10. EXECUTIVE SESSION**

Trustee Vazquez made a motion, seconded by Trustee Brennan, to go into executive session to discuss the purchase or lease of real property for the use of the Village, including whether a particular parcel should be acquired; the setting of a price for sale or lease of property owned by the Village; and collective negotiating matters between the Village and its employees or its representatives, or deliberations concerning salary schedules for one or more classes of employees.

Roll call:

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

The Village Board returned to regular session at 11:08p.m. with the following members present:

President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez, Village Clerk Brand-White.

**11. ADJOURNMENT**

Trustee Cargie made a motion, seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 11:08p.m.

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

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Kathleen Brand-White, Village Clerk