

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
August 20, 2018**

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

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, 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 Dhooche, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Public Works Superintendent Mark Janopoulos, Assistant Finance Director Cheryl Scott, Village Attorney Michael Marrs

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIAL COMMENTS AND ANNOUNCEMENTS

Trustee Corsini welcomed the members of the public and thanked them for coming. She congratulated the boys 11U baseball team state championship and all the teams that participated in the play-offs. She noted that school will be in session this week and reminded pedestrians and motorists to be cautious. Trustee Corsini said she spoke with River Forest resident, Mr. Grant, regarding the Village's sprinkler ordinance and policies, which the Board plans to review in September. She also extended her condolences to the Dooley family for the loss of a family member.

Trustee Cargie also extended his condolences to the Dooley family.

Trustee Vazquez also extended his condolences to the Dooley family. He stated that he, Trustee Henek and Village Clerk Brand-White recently took a tour of the Village's facilities and thanked the staff that provided the tour.

Village Clerk Brand-White echoed Trustee Vazquez's sentiment regarding the tour of the Village's facilities. She also extended her condolences to the Dooley family.

Trustee Conti stated she shares the shock and sadness regarding the Dooley family's loss.

Trustee Henek stated she also extends her condolences to the Dooley family. She also thanked staff for the tour of the Village's facilities. She announced the September 11 Lemon Aid event from 3-7 p.m. in the 700 block of Bonnie Brae Place. She stated that New Moms and A House in Austin will benefit from the event.

Trustee Gibbs extended his condolences to the Dooley family. He thanked the Public Works Department for posting signs regarding school starting this week.

In response to a question from Trustee Gibbs, Public Works Director Anderson stated that Nicor and AT&T are relocating their utility lines and that, once they are done, the Village will proceed with the Chicago Avenue resurfacing project.

President Adduci extended her condolences to the Dooley family. She noted that the 11U baseball team will attend the September Village Board Meeting. She stated that in addition to the upcoming Lemon Aid event, the Food Truck Rally will be held this Saturday. She said she and Village Administrator Palm met with Antonio Martinez, the new President and CEO of the Oak Park-River Forest Community Foundation. President Adduci said she also recently participated in the trailside museum deep roots project.

Trustee Corsini and the other Village Trustees extended their condolences to Village Administrator Palm on the passing of his mother-in-law.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – July 9, 2018
- b. Special Village Board Meeting Minutes – July 9, 2018
- c. FY2018 Budget Amendment – Ordinance
- d. Plat of Consolidation – 830 Park Avenue
- e. Change Order #1 (Final) – 2018 Sewer Lining Project - \$2,550.80 – Resolution
- f. Monthly Department Reports
- g. Monthly Performance Measurement Report
- h. Financial Report – June & July, 2018
- i. Accounts Payable – June 2018 - \$1,733,384.10
- j. Accounts Payable – July 2018 - \$1,772,078.20
- k. Village Administrator's Report
- l. Waiver of Formal Bid and Award of Contract (through competitive cooperative purchasing program) for Public Works Garage Improvements to Garland/DBS for \$111,529
- m. Waiver of Formal Bid and Authorization to Purchase a 2019 Aquatech B-10 Sewer Truck from R.N.O.W., Inc., West Allis, Wisconsin for \$355,641.12

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

In response to a question from Trustee Corsini, Assistant Village Administration Scheiner explained that the lot at 830 Park was being consolidated because the property owner plans to construct a new home on the property, which currently consists of a lot and a half, and the new home would

extend over the property line unless consolidated. She stated that the new home will be required to comply with zoning requirements.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION

- a. Accounts Payable from the Economic Development Fund (\$4,437.36), Madison Street TIF Fund (\$7,402.32 & \$6,296.69) and North Avenue TIF Fund (\$12,301.62 & \$525.00) (Trustee Vazquez Common Law Conflict of Interest)

Trustee Corsini made a motion, seconded by Trustee Gibbs, to approve payments from the Economic Development Fund in the amount of \$4,437.36, the Madison Street TIF Fund in the amounts of \$7,402.32 and \$6,296.69, and the North Avenue TIF Fund in the amounts of \$12,301.62 and \$525.00.

Trustee Vazquez stated that he is abstaining from the vote due to a common law conflict of interest.

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

- b. Accounts Payable from the General Fund to Anderson Elevator for \$620.00 (Trustee Gibbs Common Law Conflict of Interest)

Trustee Corsini made a motion, seconded by Trustee Henek, to approve payment to Anderson Elevator in the amount of \$620.00.

Trustee Gibbs stated that he is abstaining from the vote due to a common law conflict of interest.

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Gibbs

Motion Passes.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

- a. Joint Review Board – North Avenue Tax Increment Financing District
 - i. An Ordinance Designating the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area
 - ii. An Ordinance Approving the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project
 - iii. An Ordinance Adopting Tax Increment Financing for the Village of River Forest North Avenue Tax Increment Financing District

Erica Bachner, 7208 LeMoyne Street, stated that there is still confusion about the TIF proposal. She asked that the Village conduct more community forums to facilitate more discussion. She said she believes that the Village only had the number of community forums required by law and she asked that they do more so that residents can ask questions and state their concerns. Ms. Bachner said that people are wondering if it is worth bringing in developers and if they would come even if the Village didn't have a TIF. She said there are concerns about removing tax revenue from other taxing bodies. Ms. Bachner continued that there is still confusion on intent for commercial development versus residential repair and development. She said maintaining affordable housing is an issue. She said she would like assurance from the Trustees that eminent domain will not be used on residential properties.

Trustee Vazquez stated that he is abstaining from the vote due to a common law conflict of interest.

Trustee Gibbs made motions, seconded by Trustee Cargie, to approve an Ordinance designating the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area, an Ordinance Approving the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project, and an Ordinance adopting tax increment financing for the Village of River Forest North Avenue Tax Increment Financing District.

In response to a question from Trustee Cargie, President Adduci confirmed that the same provision that was in the Madison Street TIF is in the North Avenue TIF regarding eminent domain. Trustee Cargie said the assurance sought is included in the Ordinance.

Village Administrator Palm stated that the Village held three meetings for residents and businesses owners beyond what the law requires.

Trustee Henek said she understands residents' concerns but reiterated that the development process includes resident input.

Trustee Cargie stated that the other taxing bodies are not affected because they can still levy taxes up to their cap and it will not deprive them of that revenue. He stated that they will not receive the revenue from new construction (during the life of the TIF), however, but for the TIF there is no new construction.

President Adduci stated that the Village tried to get information out. She said she reached out to people along North Avenue, a resident was appointed to the Joint Review Board, the Village held

more meetings than what is required, she wrote about it every month in the Village's e-newsletter, it was posted on the Village's website and the Villages' Facebook page. President Adduci said she welcomes continuous conversations with residents about this issue.

Michael Marrs, Village Attorney, asked that a separate roll call vote be conducted for each Ordinance.

Approval of an Ordinance Designating the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area:

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

Approval of an Ordinance Approving the Village of River Forest North Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

Approval of an Ordinance Adopting Tax Increment Financing for the Village of River Forest North Avenue Tax Increment Financing District

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

b. Zoning Board of Appeals – Text Amendment – Small Cell Regulations – Ordinance

Trustee Henek made a motion, seconded by Trustee Vazquez, to approve an Ordinance amending the Zoning Code relative to small wireless facility regulations.

Village Administrator Palm suggested that questions on this matter be directed to Village Attorney Marrs who is an expert on this subject matter. He explained that the Board is considering a text amendment to the Zoning Ordinance relating to small wireless facilities being added in the Village that establishes the use on private property as permitted in the C-1 Zoning District and a special use

in all other zoning districts. He stated that staff has met with AT&T who intends to install these facilities in the Village.

In response to a question from Trustee Corsini, Village Administrator Palm explained that an application for a small wireless facility outside the C-1 zoning district would require a public hearing for consideration as a special use and that the Village can place conditions on approval.

In response to a question from Trustee Corsini, Mr. Marrs explained that the new State law only covers what is defined as a small cell. The Act is defined to allow the industry (i.e. AT&T, Sprint and T-Mobile) to rollout 5G in a way that is effective for them. He said the industry's primary goal is to place the antennas on ComEd poles and existing streetlights and he explained the fees that the carriers would be required to pay based on the location of the antennas. He stated that the carriers must still obtain a permit from the Village and comply with the Village's standards.

In response to a question, Mr. Marrs explained that public right-of-ways are defined very broadly in the State law to include utility easements that are for compatible uses, and that the definition does not apply to a sewer or water easements where the pipes are underground.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

a. Approval of Livable Housing Policy for the North Avenue TIF District

Daniel Lauber, 7215 Oak Street, expressed concern that future Village Boards may attempt to eliminate affordable multiple family housing. He acknowledged that the Village Board has made an effort with the proposed livable housing policy. He stated that developers have made it clear they cannot build housing that households of modest income can afford because the cost of new construction is too high. Mr. Lauber suggested that the Village Board require developers of residential projects in TIF Districts make 15% to 20% of the units affordable to households of modest incomes, if the developers request allowances above the authorized densities in the Zoning Ordinance.

Trustee Conti made a motion, seconded by Trustee Henek, to approve the Livable Housing Policy for the North Avenue TIF District.

President Adduci explained that the policy is meant to invest and preserve housing along North Avenue. She explained that investment and preservation of housing will result in dividends in the future. This policy is to assist residents who live in the Village and want to stay in the Village. She explained that Village staff reviewed data in drafting the policy to determine which units would qualify for potential assistance under the policy. President Adduci stated that the Village's new comprehensive plan would also address this issue.

Trustee Gibbs stated that the Village Board received the policy on Thursday and have not had much time to look at it. He stated that it is not in the Village's best interest to start putting restrictions on potential developers. He asked that discussion on the policy continue on September 17, so it can be reviewed further.

Trustee Cargie stated that the policy does not contain criteria by which an applicant would qualify, and that it is up to the Village staff and the Board. He said that he would like the policy to have more details about limits on what would and would not be eligible for grant funding.

President Adduci stated that she does not think the policy provides that the Village and property owners will work together so that residents can stay in their homes. She said the process that would be followed and what would qualify for assistance will be worked out by the Village once the policy is adopted.

Village Administrator Palm explained the impact this policy could have on homeowners coming together to work with the Village.

The Village Board discussed the matter further and expressed a desire for additional details in the policy, regarding whether the incentives would be provided to individual units, common areas, and so on. The consensus of the Village Board was to table the livable housing policy to allow for further review and refinement.

Trustee Conti made a motion, which was seconded by Trustee Cargie, to table this matter.

Roll call:

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

Absent: None

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

b. Incentives for Relocation of Businesses to Madison Street Tax Increment Financing District
– Discussion

Village Administrator Palm stated that he is looking for direction regarding potential relocation assistance for two businesses in the Lake and Lathrop at the conclusion of their lease terms. He stated that he had a meeting with the two businesses and they are looking for assistance from the Village to contribute to the build out cost of their new facilities.

He explained that assisting in this way would help to voluntarily relocate business from the Lake and Lathrop site to another location in the Village which will result in improved property values and the rehabilitation and reinvestment in an existing site on Madison Street. He explained that if the Village Board has a consensus to move forward with this item, staff will meet with the tenants and get an idea of their costs and negotiate relocation packages.

In response to a question from Trustee Corsini, which Village Administrator Palm explained that the request came from the tenants.

Trustee Cargie and Village Administrator Palm discussed the relocation of the tenants and the timelines in the redevelopment agreement between the Village and the Lake and Lathrop developer.

Trustee Corsini stated that there is no precedent yet for this type of situation, and expressed concern about setting a precedent because the Village is negotiating directly with leaseholders as opposed to the landlord.

Village Administrator Palm said that the overarching goal is to increase assessed value in the Village. He explained that the Town Center development in the Village was different because it had national chain tenants, not locally owned businesses.

Trustee Henek expressed concern that if the Village gives a tenant an incentive and the owner sells the building, the Village could potentially have lost the benefit of giving the incentive. President Adduci noted that claw back language would be utilized to address that concern and would have to be in line with the lease agreement.

Trustee Conti expressed her support for providing tenants with relocation assistance in order to help development within the Village.

President Adduci stated that she agreed with Trustee Conti, and that the Madison Street TIF District would be benefited by the relocation.

Trustee Gibbs stated that the relocations would be a benefit to the Madison Street TIF District, and would show residents near Madison Street that redevelopment in that TIF District will not only involve demolition and ground-up redevelopment.

After further discussion, the consensus of the Village Board was that Village Administrator Palm have continued negotiations with the tenants and bring back proposals to the Village Board for consideration.

c. Leak Detection Sensors for Water System - Discussion

Public Works Director Anderson and Superintendent Janopoulos stated that Village staff has researched different technologies to assist with water loss from the Village's water system. Director Anderson explained that there is always going to be some water loss due to small leaks in the system but that staff is trying to detect these leaks as soon as possible. He said Village staff has evaluated leak sensors that would attach to the water system valves and transmit information to a secure

website that sends an alarm when a leak is detected. He said that staff currently completes an annual leak survey.

There was discussion amongst the Village Board and staff regarding costs of the system, warranty period and the system's technical details.

Trustee Gibbs noted that Village residents interested in sustainability would be interested in water conservation, and that sinkholes caused by water leakage are expensive to repair. He stated that it is in the Village's best interest to address these system leaks because they end up breaking something else as a result of the leak.

There was discussion amongst the Village Board and staff regarding the number of sensors staff recommended be purchased and the costs involved. The consensus of the Village Board was that staff move ahead with a quote for the purchase of leak detection sensors for the Village Board's consideration and action at a future meeting.

10. EXECUTIVE SESSION

Trustee Conti made a motion, seconded by Trustee Gibbs, to adjourn into Executive Session at 8:50 p.m. for the purpose of discussing: the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body; collective negotiating matters between the public body and its employees or representatives, and deliberations concerning salary schedules for one or more classes of employees; the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired; and, setting a price for sale or lease of property owned by the public body.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

RECONVENED SPECIAL MEETING

The Special Meeting of the President and Board of Trustees of August 20, 2018 was reconvened at 9:15 p.m. Upon roll call, the following persons were:

Roll call:

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

Absent: None

Also Present: Village Administrator Palm, Assistant Village Administrator Scheiner, Village Attorney Michael Mars

11.ADJOURNMENT

Trustee Cargie made a motion, seconded by Trustee Vazquez, that the Special Meeting of August 9, 2018 be adjourned at 9:20 p.m.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk