

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, September 9, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, September 9, 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, Henek, O’Connell, Vazquez

Absent: Trustee Cargie

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, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Regarding item 9A

Ross Roloff (President, River Forest Park District Board of Commissioners), 1034 Forest. Mr. Roloff reviewed the Park District’s request, noting that their Board has been considering this matter for two years and approved the project on July 1, 2019. He maintained that this request meets the minor amendment criteria and urged the Village to support this project.

Lynn Libera (River Forest Park District Commissioner), 1330 Jackson. Ms. Libera expressed assurances that the turf is not proven to be unsafe, that it is viable with regard to drainage, that the addition of a second field to the project would increase programming, and suggested that the petition opposing turf was misleading. She urged the Board to support the minor amendment.

Laura Maychruk, 210 Gale. Ms. Maychruk read a statement from her neighbor Rick Szpila that urged the Board to reject the proposal. In the statement, Mr. Szpila questioned whether Forest Park fields or Concordia have been considered as alternative fields to use, and he expressed that a project with such permanence should have more widespread support.

Ms. Maychruk stated she did not believe alternative options were considered in any meaningful way, and that the cost of this project is significant and without any guarantee that it would solve the drainage issue. She noted her disappointment in having plastic grass and

expressed concern about potential health hazards.

Mary Anne Zeh, 836 Bonnie Brae. Ms. Zeh stated she does not like the way turf looks and expressed doubt about the research completed. She proposed redesigning the fields with a water tank underneath, as well as suggested limiting the number of teams that can play because the Village is maxed out on space.

Mike Grant, 334 Franklin. Mr. Grant expressed his support for the project and noted artificial turf has been evaluated and later utilized by many other park districts. He maintained that the cost projections are sound and that it is cheaper over a 9-10 year period.

Greg White, 1527 Jackson. Mr. White, who is the president of River Forest Youth Baseball Softball, spoke in support of the project and expressed confidence in the research that has been completed. He noted the 12U team that won the State Championship played on similar fields as what is being proposed and that it is state of the art material. Mr. White further expressed surprise at the some of the statements made and urged the Board to disregard information he called misleading.

Regarding item 9B

Daniel Lauber, 7215 Oak. Mr. Lauber expressed concern about utilizing the Village planning consultant to prepare an affordable housing plan, and suggested the Village issue a Request for Proposals. He stated that this is an important project and should be broader in scope than just complying with State law.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee O'Connell announced that he attended a fundraiser for the Go Baby Go project, co-hosted by Kiwanis Club and the Spina Bifida Association of Illinois. He noted that while the cars are fun, they are also a method of mobility for people with disabilities. He congratulated the Kiwanis Club and its president Rick Gillis on a great event. He stated these builds are annual at Shriner's Hospital and noted that Kiwanis Peanut Day is coming up.

Trustee Henek reminded everyone that LemonAid is Wednesday, September 11 on the 700 block of Bonnie Brae from 3 p.m. – 7 p.m. She stated Hephzibah Children's Association and Beat the Streets are this year's recipients and that there will be treats and live entertainment.

Trustee Brennan also encouraged people to attend the LemonAid event. She thanked Chief O'Shea for providing the trustees with reusable bottles. She also announced she participated in judging the Oak Park River Forest Chamber of Commerce Spotlight Awards, which recognizes local businesses and organizations. She noted the award ceremony is October 19 at the 19th Century Club.

Trustee Vazquez reported that he and President Adduci attended the September 5 Metropolitan Mayors Caucus Age Friendly Communities Subcommittee meeting, at which he presented on River Forest's efforts in becoming recognized as a Dementia Friendly

Community. He thanked everyone involved and noted that we will be collaborating again on the AARP Age-Friendly Community designation materials. Trustee Vazquez noted that he and President Adduci met with the executive board of the Caucus and obtained support to move the subcommittee forward as a formal collaborative. The 35 participating communities, he noted, will continue to be involved and this collaborative will help support more activities and funding efforts.

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 wished all the kids and parents a happy back to school and a happy 90th anniversary to Willard. In an update on the 2020 Census, she noted that the Complete Count Committee had its first meeting with the regional contact, which focused on understanding why the Census is done and to get the word out. She noted two ways Census data are used: to distribute over \$675 billion in federal funds in addition to state funds and to help forecast the future transportation needs.

President Adduci stated she and Administrator Palm had a conference call with Senator Lightford and Union Pacific and expressed hope that this matter would conclude soon. She also noted that they met with Dr. Russell Dawn, the new president of Concordia University Chicago and discussed the value system in River Forest. She expressed enthusiasm about formalizing age-friendly initiatives and noted that it is a great opportunity for River Forest to lead in that area.

Administrator Palm recognized Fire Chief Bohlmann and announced that the Village is the recipient of a \$95,000 FEMA grant, which will help fund the replacement of radios.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – August 26, 2019
- b. Executive Session Village Board Meeting Minutes – August 26, 2019
- c. Authorizing the Execution of a Master License Agreement for the Collocation of Small Wireless Facilities Located within the Municipal Rights-of Way with Chicago SMSA Limited Partnership D/B/A Verizon Wireless – Resolution
- d. Monthly Department Reports
- e. Monthly Performance Measurement Report
- f. Village Administrator’s Report

Trustee Vazquez made a motion, seconded by Trustee Henek, to approve the Consent Agenda items A-F.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None.

8. UNFINISHED BUSINESS

- a. Recreational Cannabis – Direction to the Zoning Board of Appeals to hold a Public Hearing

Trustee Henek made a motion, seconded by Trustee O’Connell, to direct staff to submit an application for text amendments to the Zoning Ordinance regarding cannabis business establishments under the Illinois Cannabis Regulation and Tax Act (“CRTA”) and medical cannabis establishments under the Illinois Compassionate Use of Medical Cannabis Pilot Program Act, with the proposed amendments being: 1. Allowing cannabis dispensaries and craft growers operating under the CRTA as a special use in the C1, C2, C3 and ORIC Zoning Districts; 2. Prohibiting cannabis cultivation centers, processing organizations and transporting organizations operating under the CRTA in the C1, C2, C3 and ORIC Zoning Districts; 3. Allowing medical cannabis dispensaries as a special use in the C1, C2, C3, and ORIC Zoning Districts; 4. Allowing medical cannabis cultivation centers as a special use in the in the C1, C2, C3, and ORIC Zoning Districts; and 5. Prohibiting consumption of cannabis on the premises of any cannabis business establishment.

President Adduci summarized that this motion is to direct Staff to work with the Zoning Board of Appeals to hold a public hearing on this matter and to create local restrictions in terms of text amendment to code.

Trustee O’Connell stated this is time-sensitive and noted the next step is getting more public comment and consideration. He thanked Assistant Administrator Scheiner for her work preparing the materials.

Assistant Administrator Scheiner noted the Zoning Board of Appeals would convene for a public hearing in October and the Board would consider their recommendation in November.

In response to a question from Trustee Henek about what the next steps look like, Attorney Smith stated he will work with Staff to prepare proposed text amendments to the Zoning Ordinance and the ZBA would hold a public hearing for which a notice is published in the newspaper. He explained that the ZBA would review and perhaps tweak the proposed amendments, and provide a summary of public comment and findings of fact with their recommendation. The Village Board of Trustees would then take up the issue and decide what the final text amendments would look like.

Trustee Brennan noted she was voting in favor with the understanding that smoking lounges

would be prohibited.

Trustee Henek noted she was voting in favor with the understanding there would be parameters on the use.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

9. NEW BUSINESS

a. River Forest Park District Request for Minor Amendment to the Keystone Park Planned Development for Artificial Turf

Trustee O'Connell made a motion, seconded by Trustee Vazquez, to recommend that the Village Administrator process the Park District's request for a minor amendment to the planned development permit for artificial turf fields at Keystone Park.

President Adduci explained why the request is considered a minor amendment and stated the Board's decision is on the change of grass to turf with regard to the planned development.

Trustee O'Connell stated he is in favor of the minor amendment because there is precedent for artificial turf in the community, this is a land use matter, and the elected officials on the Park Board voted in favor after properly completing their process.

Trustee Brennan referred to two cases that were provided to the Board for consideration, both of which involved municipal land management authority over the property of other taxing districts. She questioned when a municipality has a legitimate interest and authority in managing land within its boundaries.

Trustee Vazquez clarified that the school district case involved the district misinterpreting the School Code and assuming the municipality could not regulate their property. He stated River Forest's Village Code defines a minor amendment and lists criteria that must be met. He concurred with Trustee O'Connell that it is the Park District's decision whether to permit the change to artificial turf and that the Village Board should only be looking at the matter as it relates to the Zoning Ordinance. Further, he emphasized that once the Village Board approves the minor amendment, Staff ensures the criteria is met prior to issuing the building permit. He encouraged the Board to continue processing minor amendments as they have historically and cautioned against getting into Staff-level details such as reviewing engineering plans, noting that he is also cautious of frustrating another public body's decision.

In response to a question from Trustee Bachner, Administrator Palm stated that Staff is comfortable deferring to the preliminary engineering report included in the Park District's

submission that states the project will not create a greater demand on the Village's utility system. He noted that the Board gives their approval first, then project details such as engineering plans are submitted as part of the building permit, which is issued upon Staff's approval.

President Adduci clarified that this project did not trigger a major amendment but that does not mean an engineering study will not be done.

In response to a question from Trustee Brennan, Administrator Palm stated both MWRD and Staff will review the engineering plans.

The Board discussed whether the criteria for a minor amendment have been met and the process by which engineering plans are reviewed. Trustee Henek summarized a conversation she had with Administrator Palm. She stated that if the engineering plans ultimately show that the amount of stormwater conveyed to the sewers increases, the plans would not be approved. The Park District would then either need to resubmit better plans or come before the Village Board to request a variation and have to demonstrate their hardship.

Trustee Henek further stated that she appreciates this is a challenging topic to consider but that she supports it because the Park District has determined this project reaches their program goals and approved it. She impressed on the Park District to do what they can to recycle materials.

Park District Director Mike Sletten confirmed that it will be a consideration in the bidding process.

Trustee Bachner noted she was voting in favor not in terms of the turf itself but to not frustrate another Board.

Roll call:

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

Absent: Trustee Cargie

Nays: Trustee Brennan

Motion Passes.

b. Discussion: Establishment of Affordable Housing Plan and Next Steps

Administrator Palm summarized the State law requiring municipalities to have 10% of their housing stock designated as affordable. He noted that the formula used to calculate this puts River Forest at approximately 9%, so the Village must create an Affordable Housing Plan. This Plan, he noted, is part of the Comprehensive Plan contract with Houseal Lavigne, and he recommended to the Board that the Village continue with this consultant and convene the Plan Commission to discuss the matter.

Trustee O'Connell suggested there may be an opportunity to seek another perspective from a

different consultant.

Administrator Palm stated that because of the value of the land, it is difficult to get market deals on typical development projects in River Forest let alone for affordable housing developments. He advised that there are policy considerations to look at to strengthen and preserve affordable housing, noting that the Village does not have a history of eliminating affordable housing.

In response to a question from Trustee Brennan about the Census, Administrator Palm stated the Village's changing population will not affect putting a plan in place.

Trustee Bachner noted that 10% is arbitrary and the minimum requirement. She concurred with Trustee O'Connell's suggestion of having a second opinion on this process.

In response to a question from Trustee Vazquez about defining need, Attorney Smith explained that the State's formulas use Census data, the region's average median incomes, home sale prices, and rental prices to calculate how many of these homes would be affordable.

Trustee Henek stated that based on the Comprehensive Plan discussions, the Affordable Housing Plan is something that needs to be in place regardless of whether the Village is at the 10% level. In addition to identifying what housing stock the Village has and where it is lacking, Trustee Henek asked whether the Plan would contain suggestions to reach higher goals and measures to track that. Administrator Palm confirmed that it would.

Administrator Palm clarified that unless he is directed to cancel the contract, Staff will move forward with Houseal Lavigne as the lead, noting that Staff can review the names of other firms if they are suggested.

10. EXECUTIVE SESSION

Trustee Vazquez made a motion, seconded by Trustee O'Connell, 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; and the setting of a price for sale or lease of property owned by the Village.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

The Village Board returned to regular session at 8:37 p.m. with the following members present:

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

11. ADJOURNMENT

Trustee O'Connell made a motion, seconded by Trustee Bachner, to adjourn the regular Village Board of Trustees Meeting at 8:38 p.m.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk