

**VILLAGE OF RIVER FOREST  
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES  
September 17, 2018**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, September 17, 2018 at 6:00 p.m. in the Oak Park River Forest Room of the Koehneke Community Center at Concordia University, 7400 Augusta, River Forest, Illinois.

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

The meeting was called to order at 6:00 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, Public Works Director John Anderson, Finance Director Joan Rock, Village Attorney Gregory Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the Pledge of Allegiance.

**3. CONSENT AGENDA**

- a. Regular Village Board Meeting Minutes – August 27, 2018
- b. Executive Session Meeting Minutes –August 27, 2018
- c. Proclamation – National Suicide Prevention Awareness Month
- d. Change Order #1 (Final) – 2018 Curb & Sidewalk Program for \$8,658.12 – Resolution
- e. Change Order #1 (Final) – 2018 Chicago Avenue Watermain Project for \$9,006.41 – Resolution
- f. Award of Bid and Contract for Gale Street Alley Project to A Lamp Concrete Contractors, Inc. for \$203,167.75
- g. Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Street Lighting Electricity with AEP Energy, Inc. at a rate of \$.031 per kilowatt hour
- h. Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Pump Station Electricity with MC2 Energy Inc. at a rate of \$.061 per kilowatt hour
- i. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 400 Ashland Avenue
- j. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 554 Forest
- k. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 316 Lathrop
- l. Recommendation of the Sustainability Commission Regarding Opposition to Local Preemption for Federal Pesticide Legislation
- m. Monthly Department Reports

- n. Monthly Performance Measurement Report
- o. Monthly Financial Report – August 2018
- p. Accounts Payable – August 2018 - \$1,834,151.94
- q. Village Administrator’s Report
- r. Waiver for Formal Bid and Purchase of a 2019 Ford Explorer through Currie Motors Fleet through the Suburban Purchasing Cooperative for \$27,233.00
- s. Amendment to the Mutual Aid Agreement for the Northern Illinois Police Alarm System (NIPAS) – Resolution
- t. Change Order #1 (Final) – 2018 Pavement Cracksealing for \$71.42 – Resolution

Trustee Vazquez made a motion, seconded by Trustee Henek, to approve the consent agenda items a through t.

Ayes: Trustees Cargie, Conti, Gibbs, Henek, and Vazquez  
 Absent: Trustee Corsini  
 Nays: None  
 Motion Passes.

**4. CONSENT ITEMS FOR SEAPRATE CONSIDERATION (TRUSTEE VAZQUEZ COMMON LAW CONFLICT OF INTEREST)**

- a. Invoices from the Economic Development Fund (\$695.13), Madison Street TIF Fund (\$1,083.91) and North Avenue TIF Fund (\$5,406.04)

Trustee Gibbs made a motion, seconded by Trustee Conti, to approve Accounts Payable from the Economic Development Fund (\$695.13), Madison Street TIF Fund (\$1,083.91) and North Avenue TIF Fund (\$5,406.64).

Ayes: Trustees Cargie, Conti, Gibbs, and Henek  
 Absent: Trustee Corsini  
 Nays: None  
 Abstain: Trustee Vazquez  
 Motion Passes.

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

None.

**6. UNFINISHED BUSINESS**

None.

**7. NEW BUSINESS**

- a. Approval of a Redevelopment Agreement for the 7756 Madison Street Skin Care Company Spa Salon Development Comprising a Part of the Madison Street TIF District – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to pass an Ordinance approving a redevelopment agreement for the 7756 Madison Street Skin Care Company Spa Salon Development comprising a part of the Madison Street TIF District of the Village of River Forest, Illinois.

Village Administrator Eric Palm discussed providing incentive agreements for the 7756 Madison Street retail area, and using Madison Street TIF dollars to facilitate the same. The potential tenants looking to utilize the space are currently tenants of the Lake and Lathrop development area. Based on the Board’s direction at the last meeting, Village staff and the Village attorney put together the incentive agreement before the Board. Mr. Palm advised that the owner of the Skin Care Company sought proposals for the build-out costs; the low bid was \$72,500 (of which the Village would fund half). The incentive would be paid out over a three-year period. Mr. Palm advised that claw-back provisions would be difficult in lease agreements such as the proposed; the three-year payout structure would provide the Village with some security in lieu of a claw-back agreement.

Mr. Palm advised that the Economic Development Commission (EDC) also reviewed the plan. The EDC suggested that Village staff review some additional financial aspects of the project. Mr. Palm noted that new tenant would occupy three vacant units in the existing space, which would add significant income tax revenue.

President Adduci noted that the Skin Care Company is a great business that wishes to stay in the River Forest community.

Trustee Cargie asked whether the landlord of the strip-mall had made any commitments to improve the property given that the Village agreed to assist the Skin Care Company’s move to his space. Mr. Palm advised that the landlord has already made some improvements, including painting, landscaping, and improved signage.

Mr. Palm advised that two bids had been received for the space.

Trustee Cargie asked the owner of the Skin Care Company whether her current landlord had reached out to her regarding relocation; Sandra advised that she had not been contacted. Trustee Cargie asked Sandra whether it was true that she was told she would not receive her security deposit from the landlord; Sandra replied that she was told a different tenant did not receive their security deposit back after vacating the space. She was advised that she would get her security deposit back as long as she left the space in good condition.

Ayes: Trustees Conti and Gibbs  
Absent: Trustee Corsini  
Nays: Trustees Henek and Cargie  
Abstain: Trustee Vazquez  
Motion fails.

b. Discussion: Village Residential Fire Suppression and Monitoring Requirements

Jon Pape, Management Analyst, discussed sprinkler and monitor requirements for sprinkler systems in one and two-family residential units. Mr. Pape explained the development of sprinkler and monitor standards through the 2000s. Currently, new construction in the Village that increases a structure's square footage by 50% or more, or renovate more than 50% of an existing structure (or a combination of the two), are subject to the 13D safety standards. Mr. Pape advised that Village staff is prepared to make updates to the Code, including changes to the Village's "direct connect" requirements.

On the sprinkler side, Village staff is looking into changing the "percentage threshold" to a more graduated scale depending on the square-footage of homes. Mr. Pape noted that Village attorneys have advised that the Village is in good standing to keep its current fire safety regulations, repeal certain regulations, and/or enact stricter regulations if it so desired. Mr. Pape directed the Board's attention to fire regulations in similar communities.

Trustee Cargie asked whether a kitchen renovation (in the event the renovated space comprised 50% of the unit's square footage) would implicate 13D requirements; Mr. Pape advised that it would depend on the extent of the renovations.

John Grant, a resident of River Forest, addressed the Board regarding fire sprinkler mandates. Specifically, Mr. Grant asked the Board to repeal any mandates to install sprinklers and/or central monitoring systems of the same in one and two-family dwellings. Mr. Grant submitted a petition with over 100 signatures in support of his request. He said that the requirements impose an undue financial and logistical burden on residents. He believes that smoke detectors and other measures are more appropriate than sprinkler systems in existing houses. Mr. Grant asserted that the mandates are unpopular and unnecessary. He believes that it would be problematic to only require residents to install sprinklers in renovated portions of dwellings.

President Adduci thanked Mr. Grant for his comments, and agreed that mandated sprinkler systems seemed like an overreach. She is also not in favor of the direct-connect system. Mr. Grant noted that there are problems with enforcing the existing regulations.

Trustee Gibbs noted he is not in favor of sprinkler systems. He worries about potential water damage where sprinklers go off. He feels uncomfortable with the Board "interfering" to the extent of require sprinklers in family dwellings.

Trustee Henek noted that sprinkler-system technology has improved to limit water damage. Regarding monitoring, Trustee Henek asked what the fire department does when a sprinkler system goes off while the resident is not home. Fire Chief Bohlmann advised that the department would respond to the scene and likely enter. Chief Bohlmann advised that sprinklers emit much less water than fire hoses, and help contain smoke damage. He conceded that the Village's monitoring requirements are considerably stricter than in surrounding towns, but cautioned against falling too far behind by loosening regulations.

The Board attempted to clarify amongst themselves the current sprinkler installation requirements. Chief Bohlmann noted his desire to require sprinklers throughout family dwellings. Mr. Pape clarified the nature of the 13D standards. Chief Bohlmann noted that the Village has had seven residential fires since 2015, resulting in \$600,000 worth of damages and one fatality. The Chief advised that the damage would have been much lower if sprinklers were in place.

President Adduci summarized the Board's takeaways from the evening's discussion: removing the central, direct-connect monitoring requirements; removing sprinkler requirements for renovations and additions, but keeping sprinkler requirements for any newly constructed homes, multi-family dwellings, and commercial spaces.

Staff was directed to prepare an Ordinance for the Board's consideration.

## **8. EXECUTIVE SESSION**

None.

## **9. ADJOURNMENT**

Trustee Vazquez made a motion, seconded by Trustee Gibbs, that the Special Meeting of September 17, 2018 be adjourned at 7 p.m.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

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Kathleen Brand-White, Village Clerk