

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, September 27, 2021**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, September 27, 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 7:03p.m. Upon roll call, the following persons were:

Present: President Adduci, Brennan, Gillis, Johnson, O’Connell, Vazquez, Village Clerk Jonathan Keller

Absent: Trustee Bachner

Also, Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O’Shea, Finance Director Rosemary McAdams, Acting Fire Chief Robert Nortier, Director of Public Works and Development Services Jeff Loster, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Phyllis Rubin, 411 Ashland. Ms. Rubin stated she had two questions from the residents of her condo complex. She noted there is now a barrier fence at Lake and Lathrop and asked why is it coming out to the sidewalk on Ashland. She stated if the fence is related to breaking ground, should the developer inform residents when they are about to break ground rather than waiting a month to come to the Board meeting and learn what is going on? She asked when are they going to start work? She also asked why has the amendment for the Planned Development been removed from the website? She stated that documents indicated a completion date for the project of November 1st, 2021. She stated there also used to be a list of where things stand with all the permits and she could not find that information. Ms. Rubin stated she also had a comment about Memorial Parkway, noting that she always carries a tote bag to pick up garbage. She asked if Jewel should be responsible for picking up this mess? She asked what can the Village do to make sure it’s not a mess?

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

a. Recognition of Retiring Public Works Director, Superintendent of Operations, Mark Janopoulos

Director Loster provided a brief biography of Mr. Janopoulos. He noted Mr. Janopoulos spent

28 years with the Village and was an integral part of Village operations.

Retiring Director Janopoulos commented that he really enjoyed his time with the Village and that the time just flew by. He thanked his team at the public works garage.

President Adduci presented a plaque to Mr. Janopoulos and thanked him for his service to the community.

Trustee Gillis provided a reminder regarding the Tour de Proviso on Saturday at 10am. She stated riders are to meet at Broadview Fire Dept and it will conclude at Keystone Park. She also provided a report about her role as trustee liaison to the Sustainability Commission. She stated there has been a seamless transition of leadership to Eric Simon, the new chairperson. She stated Chairperson Simon's passion for and background in green energy is key at this time with the continuation of the MC2 Community Aggregation Program, the launch of the MMC Community Solar Clearinghouse Solution Program (CS2) and the installation of an electric charging station by Village Hall. She stated he will have the support of two new commissioners with professional experience specifically in green energy: 1) Maggie Clancy – who works at a company that makes green powered school buses; and 2) Jeff Veazie – who is the Director at Invenergy LLC, a maker of green energy solutions. Trustee Gillis noted that the Village's biggest source of greenhouse gas emissions is electricity (from brown energy) and natural gas. She stated switching to green energy where possible will go a long way to achieving 50% reduction in emissions by 2030 (compared to 2005 levels), which is what the Village has committed to by signing onto the Chicago Climate Charter and Greenest Region Compact. She stated key priorities for the next quarter include: 1) Launch of the aforementioned MMC CS2 program to all residents in the Village. She noted the Board approved the required resolution at the last meeting and the team is moving forward with required next steps. She stated: item 2) installation of the aforementioned electric vehicle charging station. She noted the charging station will be by Village Hall such that over time, it will be used by the Village with the acquisition of the Village's first electric vehicle. She stated that until the Village gets its first electric vehicle, the charging station will be open to the public. She stated that at present, the Commission is working with the Village to determine which gas-powered vehicle in the fleet will be replaced with an electric vehicle and when, noting it will most likely be an Administration or Public Works vehicle. She stated: item 3) continued community outreach through an enhanced messaging vision now being formulated by commissioner Beth Cheng. She reported the team is working to simplify messaging with an eye toward communication education and action. In parallel, she noted, we will continue to publish via the Village email and on the Village Facebook and Instagram Pages. She stated: item 4) enhanced measurement of the impact of Sustainability Commission programs on Village's carbon emissions. Trustee Gillis noted the Commission is working to create a robust framework for this reporting through direct connection with all data sources. She explained that Commissioner Shannon Roberts has been working to get the required information from ComEd and will partner with resources from the MMC to augment recurring measurement and reporting. She stated: item 5) selection and onboarding of Student Commissioners for the 2021/22 School Year. She stated this program has been highly successful, with student support vital to the completion of three key initiatives: a) River Forest Tree Trails; b) Veg Out; c) River Forest Reduces Waste. She

reported: item 6) support of and action on the Chicago Climate Action Plan. She stated that the Commission recommends that the Board of Trustees and the Village President endorse the 2021 Climate Action Plan for the Chicago Region via Municipal Resolution as requested by the MMC at the next Board meeting on Monday, October 11. Trustee Gillis also noted: 1) D90 has reached out to the Commission to partner on community outreach and education in support of two initiatives over the next month: 2) Walk and Bike to School Week (October 4-8); 3) 4th Annual River Forest Pumpkin Smash at Roosevelt Middle School on November 6. Trustee Gillis then read a statement endorsing the 2021 Climate Action Plan for the Chicago Region. Trustee Gillis read the Climate Mitigation Goal, noting net zero greenhouse emissions. She stated the targets will be A) By 2030 Reduce greenhouse gas emissions 50% from 2005 levels. B) By 2040 Reduce greenhouse gas emissions 65% from 2005 levels. C) By 2050 Reduce greenhouse gas emissions at least 80% from 2005 levels. She noted the Mitigation objectives are: 1) Demonstrate Leadership to Reduce Emissions, 2) Decarbonize Energy Sources, 3) Optimize Building Energy, 4) Implement Clean Energy Policies, 5) Decarbonize Transportation, 6) Reduce Vehicle Miles Traveled, 7) Manage Water and Waste Sustainably, and 8) Sustain Ecosystems to Sequester Carbon. She noted the Climate Adaptation Goals are persistent, equitable climate adaptation, and the targets for this program are 1) By 2030 Climate-resilient governance; and 2) By 2040 Resilience across jurisdictions; 3) By 2050 Cohesive, resilient communities. She stated the Climate Adaptation objectives are A) Engage and educate the community about climate resilience and adaptation. B) Incorporate equity and inclusion into climate adaptation efforts. C) Collaborate and build capacity for a more resilient community. D) Enact plans and policies focused on adaptation and resilience. E) Adapt operations and investments for future climate conditions; and to mitigate climate change that are amplified through regional collaboration. She stated some examples are the Walk and Bike to School week and the 4th Annual Pumpkin Smash in November.

Trustee Vazquez reported on the September 15th River Forest Collaboration Committee meeting, noting that District 200, District 90, the Township, and the Library are all members. He stated the first meeting was a recap of Covid and its impact to institutions. He stated the next meeting is November 3. He reported that he attended the West Central Municipal Conference annual dinner on September 17th. He stated this is a regional association and it was great to catch up with other associates. He stated he also attended the Illinois Municipal League conference over the weekend. He stated IML is more of a statewide association and the conference was well worth attending. He stated the Age Friendly Committee did not meet since the last Board meeting.

Trustee Brennan thanked and congratulated Mark Janopoulos on his retirement. She stated she is looking forward to the first Truth Racial Healing and Transformation meeting with Dominican. She reported she has been having a monthly call with Precious Porras who is in charge of DEI at Dominican and with Trustee Bachner.

Trustee Johnson stated he hoped that everyone was enjoying late summer into fall. He stated he also attended the IML conference. Trustee Johnson reported on being co-chair of the DEI Committee and stated this is the newest Village committee and also the biggest. He stated he is excited about where they are headed. He noted that Ms. Scheiner did a great presentation

on government and how it affects population and how we get things done. He stated she helped encapsulate what they are trying to accomplish. He stated that one of the initial goals by the subcommittee was to focus on definitions, which will be ratified at the October 4 meeting, and then the following Village Board meeting. He stated they are discussing setting goals, priorities, and objectives regarding DEI.

Trustee O'Connell congratulated outgoing Superintendent Mark Janopoulos. He stated he also attended the WCMC dinner and attended two sessions at IML. He stated one session was on TIF's and that Greg Smith, our Village Attorney, did the presentation. He stated the second was on revitalizing downtown streetscapes, explaining that the presentation was on Paxton, IL. Trustee O'Connell provided a report on his liaison role with the Economic Development Commission and stated he attended the first EDC meeting under leadership of Chairperson Cuyler Brown. He stated that during the first meeting they onboarded new members and requested a summary of recent activities to help this group's new members. He stated there is a special meeting this Thursday to level set special projects. He also reported EDC meetings are moving to Monday evenings opposite Board meetings. He noted that work has been done on two of the properties: the LCFS building on Madison St. and the Lake and Park opportunity. He stated they expect proposals in the next few months.

President Adduci thanked Trustee O'Connell for the update on the EDC. She also thanked Trustee Gillis for talking about the Tour de Proviso event. She noted that this is a partnership with Broadview, Belleview, Maywood, Riverside, and Melrose Park. She stated the ride will end here at Keystone Park. President Adduci stated she also went to the WCMC dinner and it was nice event and a great opportunity to meet other municipal employees. She stated she also attended the IML event and was pleased to announce that she was elected into the First Vice President role in leadership. She stated the IML represents nearly 1,300 municipalities across Illinois. President Adduci stated at the conference she hosted a roundtable for mayors and discussed COVID. She emphasized the advocacy they do for municipalities within state legislature. She also noted that the Governor just signed a redistricting bill and that there are now two leaders in our area that represent River Forest – President Don Harmon and Speaker Chris Welch. She stated the Village will continue to work with those leaders and take advantage of those relationships. She also reported that, regarding sustainability initiatives, she and President Vicki Scaman of Oak Park were named co-chairs with the Community Foundation Advisory Group and Plan ItGreen.

5. CONSENT AGENDA

- a. Village Board of Trustee Meeting Minutes – September 13, 2021
- b. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 801 Clinton Place
- c. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 806 Jackson Avenue
- d. Proclamation Designating October 2021 as Hispanic Heritage Month – Proclamation
- e. Proclamation Designating October 2021 as Italian American Heritage Month – Proclamation

- f. Award of Contract to Green Ways 2Go for Purchase and Installation of an Electric Vehicle Charging Station with a net cost of \$14,827.80
- g. Award of Contract Extension to Vicarious Multimedia for Communications Consulting Services in the Amount of \$5,200
- h. Award of Contract Extension with GovTempsUSA for Temporary Employment Services at a Cost not to Exceed \$15,561.00
- i. Village Administrator's Report

Trustee Johnson made a motion, seconded by Trustee Vazquez to approve the Consent Agenda Items A-H.

Trustee O'Connell pulled item I.

Roll call:

Ayes: Trustees Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: Trustee Bachner

Nays: None

Motion Passes.

Trustee Vazquez made a motion, seconded by Trustee Johnson, to approve the Consent Agenda Item I.

Trustee O'Connell pulled item I. He stated that in the schedule of meetings, EDC is still listed on Friday at 7:30am and asked that it be updated.

Ms. Scheiner explained that the remaining 2021 meetings will be considered special meetings until the 2022 schedule of meetings is approved and noted the website will reflect that.

Roll call:

Ayes: Trustees Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: Trustee Bachner

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None.

8. UNFINISHED BUSINESS

a. Update: Lake and Lathrop Development

Mark McKinney of Sedgwick Properties provided an update about the project. He stated they continue to have 50% sales on the residential side, and no additional sales since the last meeting. He stated that for retail, they have made good progress and have received at least two lender term sheets and are continuing dialogue to secure construction loans. He stated they got the weeds addressed and tidied up the fence with zip ties for the vinyl panel sheets. He stated they put a site fence on Ashland to limit view.

Trustee Johnson asked if there is a procedure to notify residents when they begin construction.

Mr. McKinney stated the Village also has procedures. He indicated that Jeff Loster can coordinate any communications that are needed. He stated that at minimum, they need a 10-15 day window to get excavation mobilized.

Ms. Scheiner stated that the Village will typically ask a project manager to reach out to neighbors. She also stated with regard to permits that are on the website, there are updates that talk about MWRD watershed permit, demo permit, and utility permits. She clarified the new building permit in terms of construction. She stated that regarding the removal of the RDA from the website, she would follow up with Ms. Rubin because she was not sure what was meant by that. She stated Staff has not taken anything off the website.

Trustee Brennan asked for an update on the permits and what is the status of the lending side?

Mr. McKinney stated that all issues on permit side have been addressed. He stated the permit has been contemplated as coming with the construction loan, and that they would obtain the permit once they get construction financing.

Trustee Brennan asked if there was a timeframe for the loan.

Mr. McKinney stated that they do not have a timeframe. He stated they are trying to get it done as soon as possible and they want to get excavation done as quickly as possible. He stated they have contractors lined up.

Trustee Brennan noted that the community has questions and requested the developer to affirmatively reach out to the Village. She requested that rather than just coming once a month, could they come to next Board meeting if they have an update.

Mr. McKinney stated that if they reach a critical milestone, they could certainly do an update.

President Adduci thanked Mr. McKinney.

b. Discussion & Direction: Creation of a Sewer Lateral Repair Subsidy Program

Director Loster summarized the history of this item. He stated the current policy is any property owner who has a failing sewer lateral, they are fully responsible for the repair up to the main. He stated Staff was asked to do some research and determine options if the Village moves away from the current policy. He stated that 8 of 13 responding communities have a similar policy to River Forest, noting that three of those municipalities take ownership of the lateral sewer line up to the roadway, so the resident is responsible for the parkway. He stated two of those municipalities take ownership anywhere within public right of way and the resident is only responsible for the lateral line within their property. He stated the Village has approximately 3,000 sewer laterals and that a typical repair is \$10,000-15,000. He stated Staff is looking at creating a subsidy program that helps cover the lateral line repair somewhere from the property line to the sewer main. He noted that many items would need to be determined. He also noted that insurance policies are available too. He stated Staff is looking for direction from the Board if they want to create a program like that or go in different direction.

Trustee O'Connell commented on the timing issue of getting work done as referenced with the issue on Monroe. He asked to think about a stop gap on how the Village might take care of that? He requested they have a discussion on what that might look like.

President Adduci stated this is a question that they need to talk through and asked where does the Board want the policy to be. She asked about the cost associated with those options.

Director Loster stated it is \$10-15,000 for a repair in the roadway.

Trustee Vazquez asked if that cost is up to the curb line?

Director Loster responded yes. He stated that cost is to repair the lateral line from the main to the curb. He stated Staff recently got a request for repairs in the parkway and those costs were \$6-8,000. He noted those repairs are easier because there is no need to dig up the road and repair it. He stated any repairs within private property would likely be in the same ballpark as those in the parkway.

Trustee Johnson asked about proactive things the Village could do.

Director Loster stated the Village does televise sewer mains and can see where laterals connect to the main, but that that is a limited view and does not predict potential breaks.

Clerk Keller asked if there was any relationship between condition or use of road and laterals?

Director Loster replied not necessarily. He stated these are old clay tile pipes and they are generally deep enough that they are unrelated. He noted a poor install could increase the risk of something completely collapsing there.

Trustee O'Connell asked about the sinkhole on the 1500 block of Monroe?

Director Loster replied that if pavement depression starts to form, shy of something visible for people to notice, there is no reason to start digging.

President Adduci asked do we even know there could be a problem? She asked if there are inspections that could happen.

Clerk Keller stated it is completely up to the buyer whether to do inspection. He stated it costs about \$150 to televise. He explained that typically, what happens is they send a video of the entire thing and there are negotiations with the seller as to who is responsible.

Trustee Johnson asked if generally he found they all pay that extra \$150?

Clerk Keller stated it is recommended by all the inspectors.

President Adduci asked what are the causes?

Director Loster replied that indirectly, tree roots can cause damage, as well as getting someone to rod out the line. He stated sometime the connection at the main falls off because it is not supported well. He emphasized the Village has 3,000 sewer laterals in town, and they are not all collapsing at once, and that they do not have big groups of them failing together. He stated that if they could attribute that to anything, the Village would try to stave it off. He stated there is no rhyme or reason at this point.

Trustee O'Connell asked what is the most equitable thing for the residents. He stated he would be in favor of cost sharing with residents.

President Adduci asked Director Loster to recap the other communities researched.

Director Loster stated of those eight communities that have a similar policy to River Forest, three communities offer some form of shared bidding where they provide a unit price homeowners can take advantage of.

Trustee Brennan stated that in the packet materials, there were 1-2 repairs a year but that that number would be expected to rise if Village responsibilities are increased.

Director Loster stated that since this conversation initially started, the Village has received more inquiries in the past few months than he has in the last 8 years. He noted the similarity with the lead service line replacement program where resident interest increased once a program was established.

Trustee Brennan asked if he was thinking if the Village does this program, residents will want to do this prophylactically instead of as an emergency?

Director Loster stated contractors who do a lot of work in town would also advertise this program to residents, so all that points to an increase.

President Adduci stated that regarding the fear that there would be a rush of contractors coming, that the Village can control that.

Director Loster stated there would not be a mad dash to replace the lines.

President Adduci indicated that there should be a criteria or qualification.

Director Loster stated one idea is that this only covers structural damage.

Trustee Vazquez asked with these types of replacements are damages usually from the curb to the main? He stated he was trying to see the potential impact.

Director Loster stated Staff does not split those permits out to determine lateral line work on private property. He reiterated that they do not get a lot of permits for repairs in the roadway.

Trustee Vazquez asked about cost sharing.

Director Loster stated the only private infrastructure in the public right of way that the Village currently gets involved with is water service. He stated the Village owns and needs access to that. He stated the other private infrastructure in the public right of way are driveway aprons, carriage walks, etc., and that is considered private ownership within the public right of way. Director Loster recommended that at most, the Village would want to do some kind of cost sharing as taking full ownership of those elements is not consistent with past practice.

Trustee Vazquez considered the residents from June on Monroe street, stating that residents could only pay up to the curb and the Village would pay from the curb to the main.

Director Loster stated that is another option and we the Village would not need a program for that option because the Village would own the lateral line from the curb to main.

Trustee Brennan asked if the recommendation for cost sharing was covering the entire right of way or just roadway.

Director Loster clarified the recommendation is only within the roadway.

Trustee Brennan stated that aligns with three of the other villages' policies.

Director Loster stated that was correct.

President Adduci stated the proposal is for cost sharing from curb to main.

Trustee Gillis stated on the occurrences per year, that there is a small handful of issues. She asked if this is related to Village infrastructure?

Director Loster stated that it is not necessarily due to that, but that it is more about the smaller number of residences in River Forest. He stated they do not know how this will change the number of occurrences.

President Adduci stated a big part of this is residents do not know where to go, who to contact, how to negotiate unit pricing. She stated that would have to be part of this policy and program.

Director Loster stated the lead service line replacement program is a great example. He stated Staff is helping residents find contractors and answer questions. He stated establishing the scope of exactly what is wrong with the sewer line is important.

President Adduci asked if residents spend \$150 to get it inspected, they are taking responsibility of buying that problem.

Clerk Keller stated the degree of the problem is what is most important. He stated the main thing buyer is concerned with is what is their responsibility. He noted the scope would have to be evaluated by someone to qualify it or not. He stated real estate contracts refer to any item as working as it was intended.

Attorney Smith stated that when people buy single family homes, they also get a radon test. He stated that if there is a certain level of radon in basement, often during negotiations, there is consideration over making repairs. He stated it becomes part of the economics of the transaction, so homeowners are not feeling like they bought a problem.

Trustee Brennan asked for clarification of program. She asked if the recommendation is that the Village cover 100% of roadway, and the residents cover 100% of the right of way?

Director Loster clarified the proposal states that the Village would split the cost, up to a cap of \$7,500.00, for any structural repairs within the roadway. He stated any repairs in the right of way, the parkway, and on private property, would be 100% the residents' responsibility.

President Adduci stated that there is a consensus for Staff to create the program and present it to the Board.

9. NEW BUSINESS

None.

10. EXECUTIVE SESSION

Ms. Scheiner announced that because the Board would be going into Executive Session, there would be no further discussion or action after Executive Session and that the Board would adjourn immediately after.

Trustee Vazquez made a motion, seconded by Trustee Johnson, to go into Executive Session to discuss: collective negotiating matters between the Village and its employees or its representatives, or deliberations concerning salary schedules for one or more classes of employees; litigation involving the Village that is pending; and the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.

Roll call:

Ayes: Trustees Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: Trustee Bachner

Nays: None

Motion Passes.

The Village Board returned to regular session at 9:50p.m. with the following members present: President Adduci, Trustees Brennan, Gillis, Johnson, O'Connell, Vazquez, Village Clerk Keller.

11. ADJOURNMENT

Trustee Vazquez made a motion, seconded by Trustee Johnson, to adjourn the regular Village Board of Trustees Meeting at 9:50p.m.

Roll call:

Ayes: Trustees Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: Trustee Bachner

Nays: None

Motion Passes.

Jonathan Keller, Village Clerk