

**VILLAGE OF RIVER FOREST  
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES  
Monday, January 14, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, January 14, 2019 at 7:02 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 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Conti, Corsini, Henek, Vazquez  
Absent: Trustee Gibbs  
Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administration Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O’Shea, Patrol Commander James Greenwood, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Finance Director Rosemary McAdams, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZEN COMMENTS**

**4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS**

Trustee Henek wished everyone a happy New Year and announced that the River Forest Civic Association is hosting a public conversation with President Adduci and the Elmwood Park and Forest Park mayors at the library on January 30 at 7p.m.

Trustee Conti and Village Clerk Brand-White also wished everyone a happy New Year.

Trustee Vazquez echoed the New Year wishes and reminded everyone that the River Forest Police Department’s Crime Prevention Meeting is scheduled for January 23 from 4:30 p.m. – 6:00 p.m.

Trustees Cargie and Corsini wished everyone a happy New Year. Trustee Corsini welcomed Management Analyst Sara Phyfer and noted that last Wednesday was Public Safety Officers Appreciation Day. She extended her thanks and appreciation to all officers for everything they do to protect us and our families.

President Adduci also wished everyone a happy New Year.

**5. CONSENT AGENDA**

- a. Regular Village Board Meeting Minutes – December 10, 2018
- b. Executive Session Village Board Meeting Minutes – December 10, 2018
- c. Monthly Department Reports
- d. Monthly Performance Measurement Report
- e. Financial Report – November & December 2018
- f. Accounts Payable – November 2018 - \$2,500,751.14
- g. Accounts Payable – December 2018 - \$1,478,879.31
- h. Village Administrator’s Report

Trustee Vazquez made a motion, seconded by Trustee Cargie, to approve the Consent Agenda items a through h.

Roll call:

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

**6. CONSENT ITEMS FOR SEPARATE CONSIDERATION**

- a. Accounts Payable from the Economic Development Fund for \$3,050.66; the Madison Street TIF Fund for \$2,413.45 & \$2,128.59; and the North Avenue TIF Fund for \$291.26 (Trustee Vazquez Common Law Conflict of Interest)

Trustee Corsini made a motion, seconded by Trustee Henek to approve Accounts Payable from the Economic Development Fund (\$3,050.66); the Madison Street TIF Fund (\$2,413.45 & \$2,128.59) and North Avenue TIF Fund (\$291.26).

Trustee Vazquez noted that he would be recusing himself from the vote due to a common law conflict of interest.

Roll call:

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

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

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

a. Approval of a Redevelopment Agreement for the 7756 Madison Street In and Out Fitness, Inc. Comprising a Part of the Madison Street TIF District – Ordinance

Trustee Conti made a motion, seconded by Trustee Corsini, to approve an Ordinance granting a Redevelopment Agreement for In and Out Fitness, Inc. (7756 Madison St.) subject to the conditions listed in the Ordinance.

Village Administrator Palm discussed that the Village has been working on incentive agreements within the Madison TIF District. 7756 Madison is a strip mall that has 9 commercial spaces. This time last year there were five vacancies, which now have all been eliminated. The Skincare Company took three of those spaces and is operational. In and Out Fitness will be taking the remaining two vacancies. Administrator Palm highlighted that it is beneficial to have our business spaces at full capacity in terms of generating more revenue but also because landlords will no longer be able to claim vacancies and take property tax reductions. This redevelopment agreement is the same as the Skincare Company's; the amount of the incentive represents 50% of the build out and move costs (totaling \$50,202), so the Village is funding \$25,101. This will be paid 50% up front and then in two subsequent equal installments. Lisa Neumann, owner of In and Out Fitness, was present to respond to any questions. Administrator Palm also noted that her current lease ends January 31.

In response to questions from Trustee Corsini, Administrator Palm confirmed that the funding is 50% of the lowest bid, and that building permits will be pulled which trigger the inspection process and ultimately the issuance of a Certificate of Occupancy. Upon issuance of the CO, the second and final installment payments will begin.

President Adduci asked if Ms. Neumann wished to make any comments. Ms. Neumann stated she is waiting on the property owner to complete combining her two spaces into one. She expressed frustration about working with the developers at Lake/Lathrop, and stated she had been trying to get out of her lease there for over a year. In response to a question from Trustee Corsini, Ms. Neumann expressed hope that service interruption due to the relocation would be less than one week. In response to another question from Trustee Corsini, Administrator Palm stated the Skincare Company and In and Out Fitness sign permits have been approved, and Puff's will also get a new code-compliant sign. In response to a follow-up question from Trustee Corsini, Administrator Palm confirmed that all the spaces in the 7756 Madison strip mall will be occupied.

Trustee Vazquez noted that he would be recusing himself from the vote due to a common law conflict of interest.

Roll call:

Ayes: Trustees Cargie, Conti, Corsini, Henek

Absent: Trustee Gibbs

Nays: None

Motion Passes.

b. First Amendment to Employment Agreement - Village Administrator Eric Palm

Trustee Corsini made a motion, seconded by Trustee Vazquez, to approve the First Amendment to the Employment Agreement for Village Administrator Eric Palm

Roll call:

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

Absent: Trustee Gibbs

Nays: None

Motion Passes.

Administrator Palm thanked the Board and expressed his appreciation for the trust they place in him and Staff.

**10. EXECUTIVE SESSION**

At 7:20 p.m. Trustee Corsini made a motion, seconded by Trustee Vazquez, to adjourn to Executive Session for the purpose of discussing the purchase or lease of real property for use of the public body, including discussing whether a particular parcel should be acquired, the setting of a price for sale or lease of property owned by a public body, and pending litigation.

Roll call:

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

Absent: Trustee Gibbs

Nays: None

Motion Passes.

The Village Board returned to regular session at 7:46 p.m. with the following members:

Present: President Adduci, Trustees Cargie, Conti, Corsini, Henek, Vazquez

Absent: Trustee Gibbs

Also Present: Village Clerk Kathleen Brand-White

**11. ADJOURNMENT**

Trustee Cargie made a motion seconded by Trustee Corsini, to adjourn the regular Village Board of Trustees Meeting at 7:46 p.m.

Roll call:

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

Absent: Trustee Gibbs

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk