

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
October 1, 2018**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, October 1, 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 7:02 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, Police Chief James O'Shea, Deputy Police Chief Dan Dhooghe, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Engineer Jeff Loster, Finance Director Joan Rock, Village Attorney Lance Malina

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIAL COMMENTS AND ANNOUNCEMENTS

Trustee Gibbs and Trustee Henek welcomed attendees to the meeting.

Trustee Vazquez stated that Imagine OPRF will meet on October 3, 2018 at 7 p.m. to discuss the master plan. He said the OPRF Board of Education has not approved it, but plans to consider the matter at their November meeting.

Trustee Corsini welcomed attendees to the meeting. She extended condolences to the family of Margo Pizzo.

President Adduci also extended her condolences to the Pizzo family.

President Adduci asked Village Attorney Malina about a request that the Village of Oak Park cap their taxes to the CPI. Village Attorney Malina advised that the Village cannot cap other taxing districts.

a. Discussion: Chicago Avenue Road Project Update

Village Engineer Jeff Loster stated that the project is underway, having been delayed due to issues related to Nicor and AT&T relocating their utilities. He explained that there was an issue with a subcontractor, updated the Village Board of Trustees on the construction status of the project, and explained various delays along the way. Mr. Loster said pavement milling is scheduled to start mid-October. Although the project is behind, the access-related work is scheduled to be completed before winter. Some items such as restoration and decorative fencing will be completed in 2019.

Village Administrator Palm indicated that the Village has issued citations to Nicor in the past, stemming from issues regarding Nicor's previous restoration work.

Trustee Corsini asked whether the project manager was working out well. Mr. Loster advised that he was.

Trustee Henek asked what the decorative fencing in the bump outs would look like. Mr. Loster explained that they would be wrought-iron.

President Adduci wondered whether, given the various delays, it made sense to reboot the project in the summer of 2019. Mr. Loster advised that Surface Transportation Program (STP) money was budgeted for this Fiscal Year and there was no guarantee that the funds would be available next year.

Trustee Corsini asked whether the Village could post a blackboard message when traffic would be snarled, especially with schools nearby. Village Administrator Palm advised that milling, grinding and overlay would likely be the next major traffic interruption and the public can be notified. The contractor has been instructed not to work during school pick-up and drop off times and the Village put a police officer at Jackson and Chicago to assist with student crossing.

Trustee Gibbs suggested using the big message board; Mr. Loster agreed.

5. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Zoning Board of Appeals

i. 514 Ashland Variation – Lot Coverage

Trustee Gibbs made a motion, seconded by Trustee Conti to pass an Ordinance for a Zoning Variation for lot coverage at 514 Ashland Avenue.

Steve Glinke explained the purpose of the requested variation and reviewed his application. He addressed the standards of review outlined in the Ordinance. Standard 1 of the Zoning Code addresses hardship, and establishes a minimum lot area in the R2 district of 8,712 square feet. The lot is thus considered a "legal, non-conforming use" from a zoning perspective. The code provides for the enlargement and alteration of legal, non-conforming use properties. Mr. Glinke asserts that,

because his family was not involved in the planning, the property qualifies by zoning standards as a unique, non-self-imposed hardship. Mr. Glinke asserted that the property met the code's lot-coverage standard and that granting the variation would not injure the public welfare or unduly burden other properties or improvements. Lastly, Mr. Glinke asserted there are no other means other than the requested variation by which to remedy the hardship and permit a reasonable use of the property. Mr. Glinke feels the proposed addition is modest, and he does not want to alter the design and architecture of the home. He said he wants to age in place, and does not want to add a second story.

Trustee Gibbs discussed the 2-2 vote and his displeasure with the absenteeism on this Commission, as it counts as a "no" vote. He stated that there are additional extenuating circumstances that Mr. Glinke did not raise, which he believes work in Mr. Glinke's favor including traffic from St. Luke's; he feels that neighboring residents deserve some leeway for this reason. He said he would also be ok with granting this to allow additional interior space to the home. He said it means a lot to him that the neighbors support this.

Trustee Conti stated that there is a hardship in putting in a small addition on a small lot; she feels this is a reasonable request. She said she would like to know what standards the "no" votes were objecting to.

Trustee Cargie inquired about the size of the garage; Mr. Glinke advised it was approximately 24 by 30 feet (a three-car garage).

Trustee Vazquez asked when was the garage built; Mr. Glinke advised it was built approximately 10 years ago. Trustee Vazquez assumed the Glinkes didn't anticipate the addition at that time, which Mr. Glinke confirmed.

Trustee Vazquez wondered whether this requested variation was in the range of what the Board has granted in the past; Village staff did not have that data available. Trustee Gibbs noted that he received a lot coverage variation 15 years ago on his property. In response to a question from Trustee Cargie, Trustee Gibbs said the variation he was granted was within the range of the instant request. Trustee Corsini noted that, recently, the Board rejected a request for a 34% FAR variation; the Board discussed the circumstances of that request.

Mr. Glinke reiterated the modest nature of the variance request. Trustee Corsini clarified that the Glinkes were seeking to add a master bedroom and bathroom, and re-configuring the home layout. She also clarified that any new construction would keep the property in compliance with gradation/storm water drainage requirements. Trustee Corsini stated that the request seems reasonable.

Mr. Glinke noted that even if he had a standard garage he would still need relief from the lot coverage restrictions in order to construct this addition.

Trustee Henek noted that she considered the size of the addition. She also noted that the variation represented an attempt to keep the character of a home that was built in 1890.

Trustee Corsini asked whether there would be any modifications to the front of the house; Mr. Glinke said no. He's working to maintain the design and character of the home.

Trustee Vazquez asked whether the Board can obtain a previous variation matrix, for future reference. Village Administrator Palm and Assistant Village Administrator Scheiner stated that the information would be provided.

President Adduci advised that, since this was a "no" vote from the DRB, she is unable to vote. The Board will need a 2/3 vote to approve this variation. Village Attorney Malina confirmed this requirement.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- ii. 346 Park Variation – Garage Height
- iii. 346 Park Variation – Side Yard Setback

Trustee Vazquez made a motion, seconded by Trustee Cargie to continue these matters to the October 15, 2018 meeting.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

6. UNFINISHED 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 Corsini to pass 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.

Trustee Vazquez stated that he is recusing himself due to a common law conflict of interest and asked that the clerk not call him for a vote for items 6a and 7a.

Village Administrator Palm advised that there had been no change in the business terms of the redevelopment agreement; there were some language modifications, but nothing substantive. The Economic Development Commission supported this agreement.

Trustee Corsini had some questions for Village Attorney Malina about insurance policies; she wondered whether the Village needed to involve the landlord in connection with liability insurance. Trustee Corsini wondered whether any additional liability could arise for the Village. Mr. Malina advised that there would be none; if the landlord has concerns about any work being done, they can raise it with the tenant.

Trustee Henek sought clarification regarding whether this issue would come before them again. She wondered what happened with the condition regarding the developer's help with this.

President Adduci noted that the TIF was designed to help businesses such as the Skin Care Company.

Trustee Henek wondered whether, the agreement would be transferable to the new owner if the current owner decided to sell the business. Village Administrator Palm advised that it would not be; a new owner could come back and try to renegotiate, but it would not automatically transfer.

Trustee Cargie wondered whether it is the intent of the Lake and Lathrop developers to assist in relocating the Allstate representative in the mall. Mr. Palm advised that he has the longest term on his lease. The fitness center's lease expires in February; it is unclear whether they found new space.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, and President Adduci

Absent: None

Nays: Trustee Cargie and Henek

Abstain: Trustee Vazquez

Motion Passes.

7. NEW BUSINESS

a. Policy for Use of TIF Incentives in a TIF District

Village Administrator Palm suggested referring the policy to the Economic Development Commission for their input for final approval. Mr. Palm advised that the Economic Development Commission is meeting next on October 11, 2018. No further action was taken.

b. Resolution Authorizing the Execution of an Intergovernmental Agreement with Cook County Regarding the Village of River Forest Bicycle Master Plan

Trustee Cargie made a motion, seconded by Trustee Vazquez, to adopt a Resolution Authorizing the Execution of an Intergovernmental Agreement with Cook County Regarding the Village of River Forest Bicycle Master Plan.

Trustee Corsini asked for the total cost estimate and Mr. Palm advised that it would cost up to \$50,000.

Trustee Gibbs asked whether the Board really intended to spend \$50,000 on a bicycle plan. Mr. Palm advised that the Board shot high in trying to maximize the value of the grant.

Trustee Vazquez clarified that the Board was not required to spend the full \$50,000.

Trustee Corsini asked whether the Board has been looking at this as part of the comp plan; Mr. Palm advised that it has, so the Village is going to recoup some of what has already been spent on the Comprehensive Plan. He advised he will recommend having KLOA continue to assist.

In response to questions from Trustees Conti and Corsini, Village Administrator Palm said there are ways to make River Forest more bicycle friendly and discussed recent bike rack improvements.

Trustee Corsini noted that Elmwood Park already has bike routes. She discussed various ways the Village could become more bike-friendly.

Trustee Henek wondered whether the plan would also provide a ballpark of what the upgrades/changes would entail and cost; Mr. Palm answered in the affirmative. He advised that the federal government provides local governments with money for transportation improvements.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

8. EXECUTIVE SESSION

Trustee Corsini made a motion, seconded by Trustee Conti, to adjourn into Executive Session at 8:03 p.m. for the purpose of discussing 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 October 1, 2018 was reconvened at 8:44 p.m.

Roll call:

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

Absent: None

Also Present: Village Administrator Palm, Assistant Village Administrator Scheiner, Village Attorney Lance Malina

Village Administrator Palm provided an update on the Safe Walking Routes to School plan in response to a question from Trustee Corsini. Mr. Palm discussed delays due to discussions regarding uncontrolled intersections, and the desire to be more mindful and thoughtful about this issue. The Traffic and Safety Commission will review the plan in about two weeks; it should come before the Village Board in November for consideration.

Mr. Palm also updated the Board on the status of the Comprehensive Plan, and the Village's recruiting efforts for the Finance Director position.

9. ADJOURNMENT

Trustee Cargie made a motion, seconded by Trustee Conti, that the Special Meeting of October 1, 2018 be adjourned at 8:49 p.m.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk