

**VILLAGE OF RIVER FOREST  
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES  
Monday, October 28, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, October 28, 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 7:10 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner (*by telephone*), Brennan, Cargie, Henek, O’Connell (*by telephone at 7:58*), Vazquez

Absent: None

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O’Shea, Fire Chief Kurt Bohlmann, Finance Director Rosemary McAdams, Public Works Director John Anderson, Village Engineer Jeff Loster, Village Attorney Greg Smith

- a. Authorization to Allow Trustee Bachner to Participate Telephonically due to illness.

Trustee Vazquez made a motion, seconded by Trustee Cargie to allow Trustee Bachner to participate telephonically.

Roll call:

Ayes: Trustees Brennan, Cargie, Henek, Vazquez

Absent: Trustees Bachner, O’Connell

Nays: None

Motion Passes.

- b. Authorization to Allow Trustee O’Connell to Participate Telephonically due to traveling for business. (*Note: Trustee O’Connell joined the meeting at 7:58.*)

Trustee Vazquez made a motion, seconded by Trustee Cargie to allow Trustee O’Connell to participate telephonically.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, Vazquez

Absent: Trustee O’Connell

Nays: None

Motion Passes.

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

### **3. CITIZEN COMMENTS**

Brian Tideman, 1548 Ashland. Mr. Tideman addressed the Board about parking restrictions on the 1500 block of Ashland and asked whether the Village could make it more convenient for these residents to have parking for guests.

Donna Marcuccilli, 1554 Ashland. Ms. Marcuccilli explained the current parking restrictions were related to the Loyola clinic on the corner. She expressed frustration that guests have nowhere to park and that current options to remedy the situation are impractical. She suggested the Village implement a pass or sticker system similar to the City of Chicago.

Administrator Palm suggested Staff analyze the issue. He noted that the overnight parking ban is lifted during holidays.

Chief O'Shea asked the residents to contact him in the interim to work something out.

### **4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS**

Trustee Henek welcomed everyone to the meeting and stated she hoped Trustee Bachner would feel better soon.

Trustee Brennan announced she attended the Quarterly Community Crime Prevention Meeting. She stated there were good presentations and encouraged people to attend in person. She also requested that the Village Board meeting agendas be distributed earlier in order to help the Board and residents prepare for the meeting.

Trustee Cargie reported that he represented the Village at the inauguration event for Dr. Russell Dawn, the new president of Concordia University Chicago. He noted that Dr. Dawn expressed an interest and willingness to work with the Village.

Trustee Vazquez stated he attended the Dementia Friendly River Forest meeting earlier that day and summarized the meeting. He noted that the group is working on helping local businesses be welcoming of those with Dementia. He stated the group discussed Dementia-friendly awareness training and training on how to interact with people with Dementia. Trustee Vazquez stated the group is also working with Lake Theater to show movies for seniors that allow them to interact during the screening. Additionally, he noted, the group is working on fundraising for marketing, and looking to make a Dementia-Friendly video. He also mentioned that the Village received notice from the State AARP office that it was accepted into the network of Age-Friendly Communities and thanked everyone who helped put the application together, as well as the Board and residents for supporting this initiative.

President Adduci reported that she and Administrator Palm met with Representative Welch and Senator Lightford to discuss the capital bill, noting that any money from Springfield helps to subsidize the Village's costs. She expressed that she is pleased with the relationship

the Village has with both of them and that they are understanding and receptive. She stated she has been elected the second vice president of the Illinois Municipal League and recently attended orientation. The organization, she explained, provides good lobbying work on behalf of all municipalities on key initiatives, like pension reform. Additionally, she stated she, the chiefs, and Trustee Vazquez met with Wednesday Journal reporter Stacy Sheridan to discuss Dementia Friendly. She also recently met with the new development coordinator at Trinity. On a personal note, President Adduci shared that her mother passed away four years ago.

## **5. CONSENT AGENDA**

- a. Regular Village Board Meeting Minutes – October 14, 2019
- b. Executive Session Village Board Meeting Minutes – October 14, 2019
- c. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 550 Forest
- d. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 830 Park
- e. Change Order #1 (Final) for the 2019 Sewer Lining Project - \$3,372.40 – Resolution
- f. Change Order #1 (Final) for the 2019 Curb and Sidewalk Program - \$4,856.28 – Resolution
- g. Adoption of the Update of the Cook County Multi-Jurisdictional Hazard Mitigation Plan – Resolution
- h. Appointment of Director and Alternate Directors of the West Cook County Solid Waste Agency – Resolution
- i. Intergovernmental Agreement with Illinois Department of Health and Family Services for Ground Emergency Medical Transport (GEMT)
- j. Waiver of Formal Bids and Award of Purchase through the Suburban Purchasing Cooperative a 2020 Ford F-150 Police Responder Vehicle from Sutton Ford for \$38,332.00
- k. Financial Report – September 2019
- l. Accounts Payable – September 2019 – \$1,612,729.21
- m. Village Administrator’s Report

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

In response to a question from Trustee Cargie about item 5I, Chief Bohlmann explained that the State pays the first portion of the bill to the federal government and the Village reimburses the State for its 50%.

In response to a follow up question from Trustee Henek, Attorney Smith stated all of his firm’s clients are adopting this IGA in order to capture funding.

In response to additional questions, Chief Bohlmann explained a business consultant will help navigate this process for the first year, and that this is the first time Illinois has participated in this program.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, Vazquez

Absent: Trustee O'Connell

Nays: None

Motion Passes.

**6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION**

- a. Accounts Payable from the Madison Street TIF Fund (\$7,446.98) (*Trustee Vazquez Common Law Conflict of Interest*)

Trustee Cargie made a motion, seconded by Trustee Henek, to approve payment from the Madison Street TIF Fund for \$7,446.98.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek

Absent: Trustee O'Connell

Nays: None

Abstain: Trustee Vazquez

Motion Passes.

- b. Accounts Payable from the General Fund to McDonald's-Karavites for \$97.76 (*Trustee O'Connell Common Law Conflict of Interest*)

Trustee Cargie made a motion, seconded by Trustee Henek, to approve payment from the General Fund to McDonald's-Karavites for \$97.76.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, Vazquez

Absent: Trustee O'Connell

Nays: None

Motion Passes.

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

- a. Zoning Board of Appeals – Request for a Fence Variation at 842 Harlem Avenue – Ordinance

Trustee Brennan made a motion, seconded by Trustee Vazquez, to approve an Ordinance granting the requested variations to Section 4-8-4 of the Zoning Ordinance at 842 Harlem Avenue.

Richard Taveras, petitioner, summarized the project, stating that the style of fence they are requesting would be attractive and better match the aesthetics of a renovation they are planning. He suggested the Board consider his home relative to other homes on Harlem

Avenue and stated living on Harlem is different than other areas in the Village. He also explained this would provide better security for his family and better visibility for pedestrians and motorists than overgrown plants.

In response to a question from Trustee Vazquez about complying with Type 2 fencing instead, Mr. Taveras stated they are interested in more natural looking materials and that what they are proposing would match aesthetics and provide more privacy.

Trustee Henek stated she appreciated the petitioner is trying to match the house from an aesthetic standpoint but expressed concern about the potential for the proposed fence to look like a wall. She noted it would change the landscape of Harlem Avenue if other homes were to request the same thing.

In response to a question from Trustee Vazquez about the effect of approving this request, Attorney Smith stated the Board would be creating a precedent that others could argue should allow them similar relief. He explained that the fence code is not part of Zoning Ordinance, and currently the Code allows for applicants to seek relief from the fence code through the variation process in the Zoning Code, though this is not mandated under State law.

Mr. Taveras commented that his request is less of an infringement on the visual appeal of the Village than the Chicago and Harlem development.

In response to a question from Trustee Cargie about the public safety impact of stockade fencing, Chief O'Shea noted that there is a concern about vehicles entering and exiting the driveway safely.

The Board briefly discussed the visual impact of overgrown greenery.

Roll call:

Ayes: None

Absent: Trustee O'Connell

Nays: Trustees Bachner, Brennan, Cargie, Henek, Vazquez

Motion fails.

*Trustee O'Connell joined the meeting.*

## **8. UNFINISHED BUSINESS**

None.

## **9. NEW BUSINESS**

- a. Acceptance of the Estimate of the 2019 Corporate (Aggregate)

Trustee Vazquez made a motion, seconded by Trustee Henek to accept the estimate for the 2019 Corporate (aggregate) Property Tax Levy in the amount of \$8,135,161.00.

Finance Director McAdams presented the estimate of the 2019 property tax levy. She noted that the Village is required to determine the estimate of the levy at least 20 days before approval. This estimate, she explained, is a 2.83% increase over 2018 and therefore a notice and hearing are not required per the Truth in Taxation Law. She noted that the average increase for homeowners will be approximately 1.9% or the increase in the Consumer Price Index.

President Adduci commended Finance Director McAdams and commented that there was nothing unusual in the estimate.

The Board briefly discussed the police and fire pension levies. President Adduci noted that there would be a lot of savings in these investments if the State is able to consolidate them.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- b. Waiver of Formal Bids (Due to Competitive RFP) and Award of Bid and Contract to KLOA Engineering for the 2019 Commuter Parking Study in a not-to-exceed amount of \$24,950.00 discussion

Trustee Cargie made a motion, seconded by Trustee Vazquez to approve an agreement with KLOA, Inc. to complete the 2019 Commuter Parking Study for a not-to-exceed cost of \$24,950.00 and to authorize the Village Administrator to execute the contract agreement.

Village Engineer Loster summarized the background of the study, noting that there has been an uptick in requests for parking restrictions due to commuters. He explained that concerns about having these discussions in a vacuum have pushed the problems elsewhere, which spurred a request to have the comprehensive needs of the Village analyzed. At a previous meeting, Staff was directed to issue a Request for Proposal.

In a question from Trustee Cargie about other bids, Engineer Loster stated the proposals ranged from 25,000 to 40,000. He explained that Staff asked KLOA to revise their initial submittal so it better matched the Village's needs for the study and their revised proposal was still one of the lowest submitted.

Trustee Cargie noted the benefit of KLOA's prior experience with the Village but contemplated whether it would make sense to get a different firm to look at this issue.

Engineer Loster cautioned comparing the proposals one for one and explained that KLOA's scope of services was revised to be more aligned with the Village's needs and the other proposals do not necessarily incorporate those items.

President Adduci stated she was impressed with their deliverables. She noted the Comprehensive Plan suggests a parking study and that it makes sense to do one.

Trustee Vazquez recognized the parking issues and thanked Staff for turning around the proposals quickly.

In response to a question from Trustee Henek about the survey, Engineer Loster stated most of the proposals recommended a random sampling over the course of a few days in order to catch the full spectrum of users.

In a follow up question from Trustee Henek, Engineer Loster stated the university garages are not included but that Staff could communicate with their administrations to get their garages more utilized.

The Board further discussed this issue and agreed that it would be helpful to know whether the garages are full or students are choosing to park on the streets to avoid paying for the garages. Trustee Henek suggested surveying the students as well, and Trustee Bachner commented that it would be useful to engage the universities for the purpose of future planning in the Village.

Trustee Brennan stated that Eric Russell (of KLOA) is a good choice and that she had a positive experience with him on the Bicycle Plan. She expressed hope that the parking study could consider future technologies such as ride sharing, electric charging stations, and autonomous vehicles. She noted that the Comprehensive Plan includes these initiatives and also suggested partnering with businesses to have electric charging stations.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- c. Authorizing the Execution of a Second Amendment to the Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue – Ordinance

Trustee O'Connell made a motion, seconded by Trustee Bachner to approve an Ordinance authorizing the execution of the second amendment to the second amended and restated development agreement for Lake Street and Lathrop Avenue.

Village Attorney Smith summarized the changes to the redevelopment agreement and noted the revisions were prompted by the developer's lender, who would not agree to fund the project without an adjustment to the clawback language. He explained that lenders do not

want to put dollars into an investment without knowing it is secure, and that the subordination language in the amended agreement is somewhat typical. He assured that the subordination is as limited as possible to get the lender to commit funds and walked through each amendment.

Trustee Henek stated she believed the intent of the clawback language was to encourage the developer to move forward on the demolition and clean up and that financing would be looked at immediately. She expressed frustration that the developer is just now securing financing. She also inquired about what funds have been paid and how they would be returned (in the event the developer defaults).

President Adduci clarified that the bridge loan was discussed at the meeting in March but financing was not complete. She stated she believed this financing issue did not come up until now because the developer was working on getting Cigar Oasis out.

In response to a question from Trustee Henek, President Adduci stated \$2.5 million is the loan the developer would take out for demolition, remediation, professional services, and pre-development services, so if at any point the Village exercises its option it would be repaying that loan to the lender.

Village Attorney Smith confirmed that the Village has always had control on whether or not to take back the property and is balancing that with striking a deal with a lender. He stated this amendment gives the Village the option but not the obligation to take back the property once a firm lender comes forward.

In response to a question from Trustee Henek about what is being negotiated in terms of subordination, Village Attorney Smith explained this language allows the lender priority over the Village with regard to its investment. He noted that no lender would put their capital into a project if the Village had the ability to take it back first.

In response to a question from Trustee Cargie about timing of seeking financing, Mark McKinney (developer) stated the market viability and sales process also play a role in financing the project. He stated getting Cigar Oasis out, starting demolition, and securing sales are coming together at the same time and now sales are falling into place.

Mr. McKinney noted that demolition and some remediation have begun, mesh fencing has been installed, and they recently committed to an engineering team.

President Adduci highlighted that the Cigar Oasis eviction process had a huge impact on this process.

In response to a question from Trustee Henek, Mr. McKinney stated the demolition completed so far has not been paid for.

In response to a question from Trustee Cargie about the loan, Mr. McKinney stated he believed some of the loan will go to recouping costs. President Adduci noted there will be an approval



process in place for the lender to reimburse for costs relevant to the project.

In response to a question from Trustee O'Connell, Mr. McKinney stated that there are a lot of costs they have held off on to not incur to date, but that the design team is moving forward and soil borings have begun.

In response to a question from Trustee Henek about clarifying what this loan is, President Adduci stated there is a bridge loan and a construction loan and both relate to sales.

Trustee Henek reiterated that the intention in March was to include the clawback language to get things moving forward.

President Adduci responded and stated that from the Village's standpoint, demolition began, the developer had to take a tenant to court to evict them, and phase 2 of the demolition began. She noted that the tenant did not leave until July and by the time the developer was ready to start full demolition, their RDA had expired.

President Adduci stated the Board had a lot on its plate in August and September and does not fault the developer for the delay in getting the extended agreement. Administrator Palm stated the original amendment could have moved faster and accepted responsibility for that.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, O'Connell

Absent: None

Nays: Trustee Henek

Abstain: Trustee Vazquez

Motion Passes.

d. Appointment of Ice Miller LLC as Village Bond Counsel.

Trustee Vazquez made a motion, seconded by Trustee Brennan to approve Ice Miller LLC as the Village's bond counsel and to authorize the Village President to execute a letter of engagement to that effect.

Administrator Palm summarized the history of the Village's approach to the debt service extension base and recommended short-term bonds as they provide more flexibility. He stated that in order to prepare for the DSEB issuance, the Village would need bond counsel. He stated this would be a good opportunity for a trial run with this new bond counsel and expressed hope that the Village could develop a good working relationship with this firm and potentially use their services in the future.

President Adduci stated she and Administrator Palm met with a partner of the firm who expressed enthusiasm about working with the Village.

Roll call:

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

Absent: None  
Nays: None  
Motion Passes.

e. RFCCA Building Study – Project Update

Administrator Palm updated the Village Board on the RFCCA project. He stated that each of the stakeholder groups have met with the consultant to talk about their wants and needs for a new facility. He explained that the consultant is taking that data and finding areas of commonality where things can be shared and will create bubble plans. He reported that he expects to get those plans this week. After the stakeholders review and provide feedback on the plans, he stated the consultant can begin putting together potential floor plans and they can begin to look at the cost of the project.

In response to a question from President Adduci, Administrator Palm stated once the technical background work is completed, the working group will convene and they can determine which groups still want to be part of the project. He affirmed they are making progress and moving forward.

**10. EXECUTIVE SESSION**

Trustee Vazquez made a motion, seconded by Trustee Brennan to go into executive session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O’Connell, Vazquez  
Absent: None  
Nays: None  
Motion Passes.

The Village Board returned to regular session at 9:21 p.m. with the following members present: President Adduci, Trustees Brennan, Cargie, Henek, O’Connell, Vazquez, Village Clerk Brand-White.

In response to a question from Trustee Henek about crossing guards impeding traffic flow, Chief O’Shea stated he has a meeting with Andy Frain (the crossing guard service) tomorrow. He noted that she is describing crossing guards being out of position, and that despite the ongoing training, the crossing guards can become overwhelmed at certain intersections. He assured that the Police Department relays to Andy Frain any concerns that come in.

Administrator Palm advised calling the non-emergency number when incidents such as a crossing guard being out of position occur so that there is a record of it and it can be addressed in a timely fashion.

The Board continued to discuss some of the issues they have noticed with the crossing guards, including not properly pooling pedestrians at intersections.

Chief O'Shea stated they are trying to have the crossing guards work in concert to aid the flow of traffic. He also noted that an "L" crossing method typically works best, so that pedestrians are only crossing a two locations rather than all four at an intersection.

## **11. ADJOURNMENT**

Trustee Cargie made a motion, seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:28 p.m.

Roll call:

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

Absent: Trustee Bachner

Nays: None

Motion Passes.

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Kathleen Brand-White, Village Clerk