

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, March 11, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, March 11, 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 7:03 p.m. Upon roll call, the following persons were:

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

Absent: Trustee Cargie

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

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Mary Shoemaker, 633 Keystone, expressed concern about the amount of time she has spent cleaning up after deer on her property. She asked what is being done to address the deer population?

President Adduci stated she has asked the Illinois Department of Natural Resources and Cook County Forest Preserve to come to a meeting and address the Village Board. She stated Staff will let those who have reached out know when the meeting will be, though it may not be until the end of May due to coordinating schedules.

John Grant, 923 Thatcher, requested that the Village Board review the Historic Preservation ordinance. He stated if there is a lot of support for historic preservation, then the Commission should have some teeth. He offered that the Commission should have the ability to say an owner cannot demolish a home. He stated there would have to be an incentive to come up with what actually happens to building; he suggested a grant program or the Village could purchase the building. He stated there could be an incentive program for properties that are vacant for long periods of time. He expressed concern about the Commission’s process, and stated the demolition delay period is punitive and a waste of time for applicants.

President Adduci responded to Mr. Grants comments, stating it is an active debate concerning whether the process is a waste of time or not. She explained the Commission's "teeth" are the ordinance itself, the identification of significant homes, and having homeowners meet with the Commission for any modifications to these homes. She invited Mr. Grant to join the conversation when the Commission meets, stating the Board addresses these questions as they come up.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Gibbs wished everyone a Happy St. Joseph's Day.

Trustee Henek stated she attended the Public Hearing for the Comprehensive Plan. She complimented Staff for answering questions and addressing things that came up during meeting. She stated she felt it was apparent there were still questions. She expressed concern that people think that what is written in the Plan is written in stone and the need to convey that message better. She stated the candidate forum for District 90 was the same night and expressed concern that it was not good timing. She recommended that the Board have a meeting to discuss the Plan and not vote on it that same night. She encouraged that people read it and expressed concern that people are being bombarded with it before elections.

President Adduci stated she wanted the Board to vote on it while Trustees Corsini and Conti were still members.

The Board discussed when to have the meeting to discuss the Plan and when to take a vote. President Adduci stated they would have the discussion on the April 8 meeting and take the vote at a 6PM Special Meeting on May 13 before the new Board members were sworn in at the 7PM meeting.

Trustee Conti welcomed everyone to the meeting.

Trustee Vazquez expressed his condolences to the family of the former Fire Chief Charles Henrici. He wished everyone a Happy St. Patrick's and St. Joseph's Day. He encouraged everyone to vote in the April 2 election.

Trustee Corsini stated that, on behalf of the Board, she wanted to express her condolences as well for Chief Henrici, who she stated did great things for the community. She stated she went to Glen Ellyn and discussed the McKee House. She explained that the McKee Preservation Group is a 501(c)(3) organization that fundraises to restore the house so that it does not get demolished. She suggested group fundraising to preserve historic homes could be part of the conversation. She also attended the Public Hearing for the Comprehensive Plan and stated there was a good crowd and good comments. She agreed that the Board needs to give this time for discussion and reiterated that this document took a long time to come together. She praised John Houseal for attending despite his broken knee and complimented staff on responding to questions.

President Adduci announced she and Chief O'Shea attended a conference for mayors and chiefs of police hosted by Cook County Commissioner Peter Silvestri and Cook County State's Attorney Kim Foxx. She stated they presented on all the work the State's Attorney's Office

does, including civil and criminal cases, and the types of prosecution they do at the County. She stated she was impressed with Kim Foxx and that she made the Village feel important.

Chief O'Shea agreed and stated he has a new view of her office.

President Adduci read letters she received from Willard Elementary third graders. Carter Abram's letter urged people to limit their use of electronics while biking and walking; Ari Ortega's letter urged the Village to ban plastic straws in River Forest; Sophie Wasiolek's letter urged residents to take their dogs out more and hoped that the Village would allow people to bring them to restaurants. President Adduci stated she would write back to each student and let them know she read their letters at the meetings.

a. Presentation – David Franek, Chairman of the Historic Preservation Commission

Chairman Franek stated he would be giving the Board the Historic Preservation Commission's annual report. He stated that a Significant Homes walking map is available and thanked Jan Saeger for her help. He stated there are two upcoming neighborhood exterior house walks and the dates are to be announced. He stated there have been two requests for Certificates of Appropriateness for Significant Homes: 747 William was demolished after a delay period and that 1123 Franklin is on the agenda for March 14. He explained that banks and other lenders do not have the wherewithal or interest in maintaining properties that are OREO (Other Real Estate Owned). He stated that while this is a problem that exists throughout the country, he expressed hope for more vigilance on the Village's behalf on collecting fines and addressing maintenance. He next addressed Mr. Grant's comments, stating that the purpose of the 6-month delay is not to be punitive but to request that the property owners meet with the Commission to explore alternatives to demolition. He noted that as part of the last revision to the ordinance several years ago, the HPC agreed, at the Board's request, to expedite certain projects such as windows and doors. He stated Al Popowitz has completed four YouTube videos highlighting historic properties.

Assistant to the Village Administer Jon Pape remarked that 558 Franklin and 146 Keystone were wholesale renovations. He explained that the Village along with the HPC and homeowners decided to commemorate these projects with two short videos. He said the videos capture the work that was completed and the homeowners' pride for preserving homes by investing in them.

In response to a question from Trustee Corsini, Chairman Franek stated the Historical Society administers the plaque program and they are still in the process of working with the manufacturer to determine if they can get a volume discount.

Trustee Corsini asked how they can encourage homeowners to apply for the plaques. She stated the videos are great and praised the residents.

In response to a question from Trustee Corsini, President Adduci stated local realtors have a listing of significant homes. Chairman Franek added that for a realtor who is reasonably active in the community, it would be difficult to suggest they are not aware of existence of significant properties, but that he did not know the best way to address how they may advertise homes.

In response to a follow up question from Trustee Corsini, Chairman Franek stated there are 298 Significant Homes and that three have been reviewed for demolition. HPC Commissioner Graham-White gives updates at the Commission meetings of homes on the list that are for sale.

Jan Saeger, 435 William, explained that the plaque program is endorsed by the Historical Society and is not part of the preservation ordinance. She stated they are a good way to commemorate the homes, and that the plaques generally seen around town are oval and give the name of house or architect and the year they were built. She stated 20 homes total have plaques and thanked Public Works Director John Anderson and Public Works Superintendent Mark Janopoulos for their assistance getting plaques for Harlem School and the Berkshire Pumping Station.

Chairman Franek stated the Historical Society is considering the HPC's request that if a property has already been established as Significant, that be considered prima facie evidence of its significance in lieu of the extensive research otherwise required to be awarded a plaque.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – February 25, 2019
- b. Executive Session Village Board Meeting Minutes – February 25, 2019
- c. Master License Agreement with AT&T for Small Cell Wireless
- d. Village Design Guidelines for Small Cell Wireless
- e. Amend Title 1 of the Village Code – Amendment to Village Code Regarding the Public Safety Employee Benefit Act – Ordinance
- f. Mayor's Pledge for Making River Forest a Place for Successful Aging
- g. Amend Title 9 of the Village Code – Updates to Village Code to Reflect Changes in Illinois Vehicle Code – Ordinance
- h. Monthly Department Reports
- i. Monthly Performance Measurement Report
- j. Financial Report – February 2019
- k. Accounts Payable – February 2019 - \$1,280,862.90
- l. Village Administrator's Report

Trustee Corsini made a motion, seconded by Trustee Henek, to approve the Consent Agenda items A through D and G-L.

In response to a question from Trustee Conti, Chief O'Shea stated he would not attribute the decrease in crime statistics to any one factor but cited new technologies as changing the style of policing to be more data driven and predictive. He also credited the decrease to hardworking officers and proactive residents.

In response to a question from Trustee Corsini, Chief O'Shea affirmed the police department is notified of OPRF student demonstration. He stated he was not aware of the internal politics at the school related to the increased frequency of demonstrations.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

Trustee Corsini made a motion, seconded by Trustee Conti, to approve Consent Agenda item E.

Trustee Corsini stated she wanted to highlight the importance of the amendments to the Public Safety Employee Benefit Act ordinance. She stated that there is a need to control the insurance cost and to balance our responsibility to employees with our fiduciary responsibility to residents.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

Trustee Vazquez made a motion, seconded by Trustee Gibbs, to approve the Consent Agenda item F.

President Adduci stated she wanted to highlight the importance of Aging in Place and read the Village President's Pledge aloud. She stated the Pledge is an affirmation of what the Village is already doing.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

- a. Payment for the Madison Street TIF Fund for \$11,285.98 (*Trustee Vazquez Common Law Conflict of Interest*)

Trustee Corsini made a motion, seconded by Trustee Henek, to approve Accounts Payable for the Madison Street TIF Fund for \$11,285.98.

Roll call:

Ayes: Trustees Conti, Corsini, Gibbs, Henek

Absent: Trustee Cargie

Abstain: Trustee Vazquez

Nays: None

Motion Passes.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

- a. Authorizing the Execution of a Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village and Permitting Temporary Signage Relief Related Thereto – Ordinance

Trustee Gibbs made a motion seconded by Trustee Conti, to authorize the Execution of a Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village and Permitting Temporary Signage Relief Related Thereto – Ordinance.

Village Administrator Palm summarized the major changes in the amended agreement. He explained that the Village is committed to disbursing the remaining committed funds (\$161,629.24) to the developer once the developer's real estate tax issues are resolved, and that the demolition and remediation costs would only be reimbursed to the developer in the event that the Village clawed-back the property.

In response to a question from Trustee Corsini, Administrator Palm stated the timeline for the developer is to pull permits by June 17, 2019, demolish and remediate the property, and commence construction by December 17, 2019. He stated that extensions would require consideration and approval by the Village Board of Trustees.

In response to a question from Trustee Henek, President Adduci stated that every redevelopment agreement has the same timeline but because this one has a claw back clause, the Village has the ability to cut ties with the developer and choose not to allow extensions. She clarified that the Village would not be reimbursing the developer for demolition and remediation costs if they develop the property.

Trustee Henek expressed concern about how often the Board would agree to extend timelines before deciding to cut ties with the developer.

Trustee Gibbs stated since the developer may want to wait until they have more sales, there is no incentive for them to move forward ahead of their financial start date. He stated that this agreement encourages them to start demolition and remediation and invest in a property that the Village could claw back.

President Adduci concurred and stated that the value is a clean piece of property.

In response to a question from Trustee Henek, Administrator Palm stated that the demolition costs were produced by the due diligence of the developer and the remediation costs are an estimate from the Village's perspective.

Trustee Conti stated the reluctance is confidence in the developer and whether the Village would have to execute the claw back.

President Adduci stated she understands the frustration and lack of confidence issues. She praised the proactive work of the developer to bring potential buyers in the door.

Administrator Palm stated that the last time he checked, he believed there were four contracts in and their pre-sale goal is 40% of the units in order to obtain financing.

Trustee Corsini stated she felt comfortable that the Village is covered in all scenarios. She commented that to Trustee Conti's point, everyone is a little hesitant but that they want this to move forward.

The Village Board further discussed the various costs outlined in the agreement.

Roll call:

Ayes: President Adduci, Trustees Conti, Corsini, Gibbs

Absent: Trustee Cargie

Nays: Trustee Henek

Abstain: Trustee Vazquez

Motion Passes.

b. Discussion: Updates to Village's Stormwater Ordinance and Regulations

Village Engineer Loster presented proposed updates to the Village's stormwater ordinance. He stated the Metropolitan Water Reclamation District (MWRD) has updated their ordinance for stormwater and this would be a good time to update the Village's outdated regulations so that they are more consistent. He added that an update would mean larger developments would not be subject to two different sets of requirements. Village Engineer Loster stated that the ordinance proposes to adopt the MWRD language by reference, thus updating the Village's ordinance concurrently with MWRD updates. He assured, however, that additional language would be added to maintain consistency with current Village standards that the MWRD ordinance does not address. He also proposed including language that all properties be subject to volume control requirements.

In response to a question from President Adduci, Village Engineer Loster stated volume control requirements would be done on a site by site basis and one of three triggers would cause the requirements to come into play. Trigger one would be any development that proposes to increase impervious surface area on site by 1,000 square feet or more, while giving credit for what was existing. Trigger two would be any development that will result in impervious surface area covering 50% or more of the property. Trigger three would be new

construction, aimed specifically at new homes, and would include volume control requirements for all impervious surface areas for the entire project. He gave examples of volume control such as drywells, underground storage tanks, and rain gardens. He expressed concern about the accumulation of more runoff with nowhere for it to go, and stated that just this week he had two residents contact him regarding stormwater issues.

In response to a question from Trustee Corsini, Village Engineer Loster stated grading plan requirements are limited to not creating an adverse impact on neighboring properties, but that the requirements do not cover offsetting or storing stormwater.

In response to a question from President Adduci, Village Engineer Loster stated the Village gets calls after rain events on what to do with the stormwater running off into their yards due to neighboring projects.

Trustee Corsini expressed concern about imposing significant additional costs on residents doing projects and asked about other incentives.

Village Engineer Loster stated the Village currently waives permit fees for permeable projects.

The Village Board further discussed their concerns with imposing volume control requirements. The Board thanked Engineer Loster for his proposals and directed Staff to instead look into offering incentives or providing educational information to control flooding.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

Trustee Gibbs made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:21 p.m.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk