

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
January 9, 2017**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, January 9, 2017 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 7:00 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Colwell-Steinke, Conti, Corsini, Cargie, Dwyer, and Gibbs
Absent: None
Also Present: Village Clerk Sharon Halperin, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief Greg Weiss, Finance Director Joan Rock, Fire Chief Jim Eggert, Management Analyst Jonathan Pape, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Gibbs thanked the audience for attending and wished everyone a Happy New Year.

Trustee Conti wished everyone a Happy New Year.

Trustee Corsini thanked the audience for attending. She announced that today is National Law Enforcement Day and thanked the law enforcement employees for their service and thanked their families for their support. She expressed her condolences to the family of Sophia Anastos, former River Forest Library Director. She also congratulated the Fire Department on their response to a recent call for service.

Village Administrator Palm stated that residents may notice white stripes on the pavement and explained that they are from the salt brine solution. He announced that the Fire Department responded to a call at Roosevelt Middle School where a pipe had burst flooding the gymnasium. He reported that the Fire Department was able to help remove the water and preserve the gym floor.

President Adduci stated that the Capital Improvement Plan (CIP) was distributed to the Village Board of Trustees. She said the Village Board will hold a meeting on January 23, 2017 at 6:00 p.m. to discuss the CIP.

- a. Swearing-In of New Firefighters McKenna and Monahan

Fire Chief Eggert introduced Firefighters Brian McKenna and Matthew Monahan. Clerk Halperin administered the Oath of Office.

b. Swearing-In of Fire Lieutenant David Bochenek

Fire Chief Eggert introduced Fire Lieutenant David Bochenek. Clerk Halperin administered the Oath of Office.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – December 12, 2016
- b. Executive Session Meeting Minutes – December 12, 2016
- c. Recognition of Service for Gerald Johnson – Resolution
- d. Recognition of Service for John Hagensick – Resolution
- e. Declaration of Surplus Vehicle – 2001 Public Works Chevrolet Pickup – Ordinance
- f. Declaration of Surplus Vehicle – 2009 Police Crown Vic – Ordinance
- g. Establishment of Special Service Area Number 10 for Promenade Townhomes – Ordinance
- h. Monthly Department Reports
- i. Monthly Performance Measurement Report
- j. Village Administrator's Report

Trustee Corsini made a motion, seconded by Trustee Dwyer, to approve the Consent Agenda.

Trustee Gibbs asked that items c and d be removed from the Consent Agenda and that the Resolutions in honor of Gerald Johnson and John Hagensick be read aloud. Village President Adduci agreed that they should be read aloud.

Trustee Corsini amended her motion to approve items a through b and e through j of the Consent Agenda. The motion was seconded by Trustee Dwyer.

Trustee Cargie inquired about the minimum value of the pickup versus the Crown Vic. Village Administrator Palm explained that mileage plays into the value. He added that the Village typically receives more than the current value of the vehicles.

In response to a question from Trustee Conti regarding the dispatch system problems, Village Administrator Palm stated that the issue is with the radio system within the Fire House and that he and Fire Chief Eggert are working to resolve the issue. He explained that the issue is that the Fire Department is hearing all calls and that the system should be able to differentiate between River Forest calls and Oak Park, Park Ridge, and Elmwood Park calls and filter them out. He noted that there is no public safety concern in regard to this issue.

Roll call:

Ayes:	Trustees Gibbs, Corsini, Dwyer, Colwell-Steinke, Conti, and Cargie
Absent:	None
Nays:	None

Motion Passes.

Trustee Gibbs made a motion, seconded by Trustee Conti, to approve a Resolution in Recognition of Service for Gerald Johnson (item c).

Clerk Halperin read the Resolution aloud.

President Adduci thanked Mr. Johnson for his years of service on the Plan Commission.

Roll call:

Ayes: Trustees Gibbs, Corsini, Dwyer, Colwell-Steinke, Conti, and Cargie
Absent: None
Nays: None

Motion Passes.

Trustee Corsini made a motion, seconded by Trustee Gibbs, to approve a Resolution in Recognition of Service for John Hagensick (item d).

Clerk Halperin read the Resolution aloud.

Trustee Gibbs commented on his experience with Mr. Hagensick through Scouting and the Traffic and Safety Committee.

President Adduci thanked Mr. Hagensick posthumously for his service. Trustee Gibbs discussed Mr. Hagensick's excellent leadership.

Roll call:

Ayes: Trustees Gibbs, Corsini, Dwyer, Colwell-Steinke, Conti, and Cargie
Absent: None
Nays: None

Motion Passes.

6. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

7. UNFINISHED BUSINESS

- a. Authorization Of The Execution Of The Third Amendment To The Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois – Resolution

Trustee Conti made a motion, seconded by Trustee Gibbs, to approve a Resolution authorizing the Execution of the Third Amendment to the Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois.

Tim Hague, Lake and Lathrop Partners, LLC, said there are significant challenges and complexities with the development but he is confident that they will complete a great project. He indicated that the institution partner struggled with some of the challenges and they had discussed options with staff and the attorney. He said it became apparent that Lake and Lathrop Partners should realign with another entity and they have partnered with Sedgewick Properties. He noted that the principal of this firm, Marty Paris, is a River Forest resident. He stated that there is more risk associated with this development than with most but he is encouraged that they have the support of another qualified resident and a very qualified development firm in the partnership. He said that they have already witnessed Sedgewick diving headfirst into this deal and they have made good progress.

In response to a question from Trustee Cargie, Mr. Hague stated that have they equity placement accounted for but have not approached any financial institution in regard to construction financing. He explained that they are still working through specifics regarding the number of units, etc. and will take the package to vendors once these specifics are determined.

Trustee Corsini questioned whether the deadlines were achievable. Mr. Hague stated that they give the deadlines a lot of consideration each time they appeal for an extension and they are confident that a submittal of a planned development application by that date is achievable. He said they are already underway preparing the planned development application and noted that they have already submitted one and there will be significant changes to it.

Village President Adduci stated that the Village wants this to succeed. She said that she sees it as a special site, pointed out that it is contaminated, and noted that the Village wants it cleaned up. She stated that collectively they are at a point where they need to move on with this and it has been in the making for a long time. She said she appreciates Mr. Hague's efforts, acknowledged that it has not been easy, and expressed her confidence that they will meet the deadline. She stated concerns regarding the significant changes Mr. Hague discussed and she said she wants the application to be similar to what they have proposed within the last few months.

Mr. Hague stated that they are encouraged and have made significant progress. In regard to the forthcoming changes, he said that the project will still be a mixed use retail building at grade fronting Lake Street.

President Adduci commented that questions from residents are usually about what is happening at North Avenue and what is happening at Lake and Lathrop. She thanked Mr. Hague for coming before the Board.

Trustee Cargie called attention to a typo in paragraph seven of the Amendment. In response to a question from Trustee Cargie, Village Administrator Palm affirmed that the Developer has satisfied paragraph six in regard to disclosures.

Roll call:

Ayes:	Trustees Dwyer, Gibbs, Corsini, Cargie, Colwell-Steinke, and Conti
Absent:	None
Nays:	None

Motion Passes.

8. NEW BUSINESS

a. Presentation by Concordia University Chicago – Introduction to Amendment to Planned Development Permit for Cell Phone Tower

In response to a question from President Adduci, Dennis Witte, Vice President of Administration for Concordia University Chicago, stated that construction of the new residence hall is on track with foundations already poured. He said that work is on hold during winter conditions but that they plan to erect the five-story building in March and April and they anticipate the hall being open to residents in August of this year.

Mr. Witte stated that they are present tonight to introduce a project for a new cellular facility on the Concordia University campus in order to improve Verizon wireless coverage for users in the northeast area of the Village. He said they receive frequent complaints from area residents and students regarding the lack of available Verizon service in the area. He explained the history of the parking structure and the existing AT&T and T-Mobile antennae that are currently located on top of the southwest corner of the parking structure and concealed by stealth panels. Mr. Witte said that the University approached Verizon to see if they wanted to be part of that project when it was originally proposed but they declined. He noted that approximately six months ago Verizon approached Concordia to come up with a plan to locate an antenna on the parking garage.

Mr. Witte presented a photo of the existing stair tower with stealth panels at the southwest corner of the parking garage and a rendering of what Verizon is now proposing. He said the concept is to install the Verizon antenna above the other antennae and to increase the height of the existing tower. He noted that the existing design is not the most aesthetically pleasing. He indicated that staff suggested that the new design be more consistent with the design of the stair tower, and they did so by extending the windows on the south facing portion of the structure.

Mr. Witte summarized the proposal and the justification for it.

Trustee Cargie said he can attest to the lack of Verizon coverage in the area. In response to a question from Trustee Cargie, Mr. Witte stated the stair tower is on the southwest corner of the parking garage facing the campus.

In response to a question from Trustee Corsini regarding the height of the proposed structure, Mr. Witte stated that the height of the garage is 55 feet and the existing stealth panels increase the height from 55 to 65 feet. He said the rendering shows that the height will be further increased from 65 to 75 feet and that the height increase is needed to accommodate a significant array of cellular antennae. In response to a follow-up question from Trustee Corsini, Mr. Witte replied that the height of the bell tower at Grace Lutheran Church is approximately 110 feet. He added that the new residence hall will be approximately 64 feet and that Gross Hall is approximately 60 feet. In response to a question from President Adduci, Mr. Witte confirmed that this would be the tallest structure on Concordia's campus.

In response to a question from Trustee Conti, Village Administrator Palm stated that the proposed addition exceeds the maximum allowable height under the Zoning Title and that a major amendment to the existing Planned Development Permit is required. He added that the next step is for the

University to go to the Development Review Board. Mr. Witte stated that one site development allowance is needed and that is to increase the height of the building.

Clerk Halperin asked if the existing structure that now hides the cellular antenna will be removed and rebuilt. Mr. Witte stated that the commitment of Verizon is to change the south face of the existing stealth panels to resemble the window pattern and to add a new stealth enclosure above it. In response to a follow-up question from Clerk Halperin, Mr. Witte responded that the University has a lease with the existing providers and that they are negotiating a third lease with Verizon to rent the space. He added that the leases are long-term leases.

In response to Trustee Corsini's question regarding residents' experience with Verizon, Village Administrator Palm stated that he cannot reach the Village President on her cell in her home due to the lack of service in that area and that he needs to call her land line. He stated that he has received two calls from residents regarding the coverage issue and that there is no argument from the Village standpoint that this improvement is needed.

President Adduci stated that her Verizon service has gotten worse over the past few years.

Claire Blunk, representative for Verizon Wireless, said that an increase in the number of devices that utilize the existing towers can exceed capacity and that an additional antenna installation will relieve capacity from other towers. In response to a question from President Adduci, Ms. Blunk explained that 4G and 3G are different technologies.

In response to a question from Trustee Corsini, Village Administrator Palm replied that there is a T-Mobile antenna on the water tower and that AT&T purchased land behind the Village Hall and located a tower there. He said he cannot speak to the number of other towers the carriers may have in the Village.

In response to a question from Clerk Halperin, Ms. Blunk replied that they will generate a propagation map which will show the location of other Verizon installations as part of their application.

In response to a question from Trustee Gibbs regarding any possible environmental issues related to the new antenna, Ms. Blunk replied that Verizon complies with all FCC regulations. Trustee Corsini stated that she remembered this being a neighbor concern when the tower first went up and would like to hear from the residents regarding this issue.

President Adduci noted that there would be more information forth coming and wished the presenters luck with their proposal.

Trustee Gibbs stated that another possible benefit of better Verizon service in the area is for users of area athletic fields to reach emergency services via cell phone during sporting events.

9. EXECUTIVE SESSION

There was no Executive Session.

10. ADJOURNMENT

Trustee Cargie made a motion seconded by Trustee Steinke, to adjourn the regular Village Board of Trustees Meeting at 7:45 p.m.

Roll call:

Ayes: Trustees Colwell-Steinke, Conti, Dwyer, Gibbs, Corsini, Colwell-Steinke, and Cargie
Absent: None
Nays: None

Motion Passes.



Sharon Halperin, Village Clerk