

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, April 8, 2019**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, April 8, 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 7:02 p.m. Upon roll call, the following persons were:

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

Absent: None

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

None.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Gibbs extended his thanks for the Officer of the Year ceremony and to Officer Cromley and his family. He expressed his condolences to the family of his friend James Gery, who passed away in March after a tragic snowmobile accident. He also congratulated the winners of last week’s election and acknowledged the effort that goes into running for office. Finally, he encouraged staff to do what they can to ensure landscaping companies are properly licensed.

Trustee Henek congratulated Officer Cromley and the newly elected officials.

Trustee Conti welcomed everyone to the meeting and congratulated Officer Cromley.

Village Clerk Brand-White also congratulated Officer Cromley.

Trustee Vazquez welcomed the public to the meeting and wished everyone a happy spring and Easter. He also congratulated Officer Cromley and expressed his appreciation of Trustees Gibbs, Conti, and Corsini for their dedication and mentorship.

Trustee Cargie also congratulated Officer Cromley, stating this award was a testament to how well he has done. He also said thank you to those who ran for public office, noting its challenges.

Trustee Corsini thanked everyone for coming, stating it is great to see residents engaged and participating in making River Forest a great place to live. She expressed her condolences to the Gery family for their terrible loss. She congratulated Officer Cromley on his award and the election's victors. She announced that the Recycling Extravaganza is May 4 and that River Forest was named a Tree City USA.

President Adduci also offered her congratulations to Officer Cromley, stating that it is a testament to his service. She announced she had attended a legislative committee meeting for Illinois Municipal League. She highlighted some of the topics, including keeping and restoring the local government distributive fund and pension reform. She expressed hope that the State will consider and approve Governor Pritzker's capital bill before adjourning May 31. She noted the Village could seek funding for several projects if the bill passes.

In response to a question from President Adduci, Administrator Palm stated the Village and Sustainability Commission were recognized with the Green Intelligence Award from the West Cook Solid Waste Agency. The Village will be receiving the award on April 22.

- a. 2018 Officer of the Year – Officer James Cromley

Chief O'Shea introduced Officer James Cromley and described his background as an officer and shift leader. He noted that Officer Cromley's nomination is due to his diligent work and willingness to assist. Chief O'Shea highlighted his initiative and integrity with residents and commended Officer Cromley on his physical and mental preparedness for daily challenges. President Adduci presented the award to Officer Cromley.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – March 11, 2019
- b. Award Bid and Contract for 2019 Street Patching Program to McGill Construction, LLC for \$70,415
- c. Award Bid and Contract for 2019 Curb and Sidewalk Program to Strada Construction, Co. for \$60,232.50
- d. Declaration of Surplus Property and Authorization of Sale By Internet Auction of the 2007 Sterling Vac-Con Sewer Truck – Ordinance
- e. Monthly Department Reports
- f. Monthly Performance Measurement Report
- g. Village Administrator's Report

Trustee Corsini made a motion, seconded by Trustee Gibbs, to approve the Consent Agenda items A through G.

Trustee Corsini thanked Staff for continuing the analysis of crosswalks throughout the Village and keeping them high priority while resurfacing.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Zoning Board of Appeals – Variation for Lot Coverage at 1427 Jackson – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to approve an Ordinance granting the requested variation to Section 10-9-5 of the Zoning Ordinance at 1427 Jackson, conditional on a mutually agreed upon water detention plan between owner and Staff – Ordinance.

Hank Haff (JHJ Homes), petitioner, introduced his project and stressed he wanted to make this work for everybody and that they want to be good neighbors. He emphasized how difficult it is not to have a garage, and that if they sold the home tomorrow, the new owner would be looking to put in a garage. He stated they would work with neighbors and do their best to manage stormwater drainage.

In response to a question from Trustee Cargie, Mr. Haff confirmed this is the smallest garage they could build and that they would be amenable to receiving approval conditional on a water detention plan. Mr. Haff stated the property sits low and apologized for the collection of clay that needs to be hauled out. He also stated they are currently considering installing a dry well. He emphasized he wants the backyard to be usable for the family that move in. In response to a follow up question from Trustee Cargie, Mr. Haff stated the grading study has just been completed.

In response to a question from Trustee Conti, Village Engineer Loster stated a detention plan would depend on whether the goal is to offset water from a low-lying area from diverting to neighboring properties or to offset new impervious surface being added. He indicated there are many options.

In response to a question from Trustee Corsini, Village Engineer Loster stated there is currently no requirement in the Village's grading requirements to provide water storage. He emphasized that water is going to collect in a low-lying area.

Administrator Palm highlighted that had the applicant not needed a variation, the applicant would not need any kind of detention requirements.

John Binder, 1422 Monroe, stated he lives behind the property in question. He suggested the

Board could table the vote until the water detention piece was worked out.

Dennis McMurray, 1429 Jackson, showed the Board photos of his yard after a heavy rain event and expressed concerns about flooding.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated there was a permit for an in-kind patio replacement with permeable pavers in 2018. Village Engineer Loster stated that the grading ordinance does not require a grading plan if staying within the same footprint and there is no requirement to provide water storage. He explained that Staff does not require a grading plan if they do not believe it would be helpful.

Mr. McMurray stated the petitioner has raised their section of the yard 6" and his yard has flooded four times since the dirt was re-distributed.

President Adduci stated every owner deserves a garage and agreed that the variation could be granted on the condition that water runoff will be captured.

The Board further discussed and concluded that neighbors cannot expect the flooding to be resolved completely but that the construction of a garage on the property should not make the flooding any worse than what is currently being experienced.

Roll call:

Ayes: Trustees Cargie, Conti, Corsini, Gibbs, Henek, Vazquez
Absent: None
Nays: None

b. Plan Commission – Discussion: 2019 Village of River Forest Comprehensive Plan

President Adduci reminded everyone that the Comprehensive Plan has been an 18-month discussion before getting to this point. She stated their intent is to approve the Plan at a 6:00PM Special Village Board of Trustees meeting on May 13.

Annette Szczesny, 7956 Madison, stated she is the president of the Keystone Crossing Condo Association. She asked which document she should follow for the land use of her property because this is inconsistent with the Madison Street TIF Plan document.

Administrator Palm stated the Madison Street TIF Plan was likely referring to the old Comprehensive Plan and that everyone should give deference to what the future Plan proposes. He emphasized that what is in the plan are land use ideas and that there are currently no development plans for projects in the TIF districts.

Mark Weissburg, 7214 Quick, stated there are great things in the Comprehensive Plan but expressed concern about building height changes. He questioned why the Village would want to open up the possibility of six story buildings on Lake Street.

Carla Sloan, 612 Ashland, stated she is the River Forest Township Supervisor and applauded

the efforts of all who worked to develop the Comprehensive Plan. She thanked the trustees for their dedication to the Board and for their support of the Township. She clarified a few errors in the text and requested that the Township be included in the recommendation for a joint Aging in Place Commission. She also requested that the references to the "Community Center" property be corrected to "Civic Authority Building," and to emphasize that the Civic Center Authority is not a taxing body.

Dan Lauber, 7215 Oak, thanked Chair David Crosby and the Plan Commission for allowing adequate time to testify at the Public Hearing and for incorporating the requested changes. He expressed concern about the suggestion of relocating the Public Works building to a neighboring municipality. He stated Staff would have to drive farther distances and this would increase operating costs. He also remarked that this would be a violation of environmental justice to relocate to a lower income community. In reference to changing the maximum heights of buildings, he suggested to keep the heights where they are and to instead use density bonuses. In reference to affordable housing, Mr. Lauber stressed that the Comprehensive Plan should include an affordable housing plan to show a commitment to all residents including those with modest incomes.

Plan Commission Chair David Crosby reiterated that the Comprehensive Plan shows where we have been and where it will take us, noting that the previous plan is from 2003. He emphasized that Village Planner John Houseal and Staff have incorporated feedback from the Village's commissions and public workshops. Chair Crosby underscored that this document will serve as a foundation for decision-making.

Village Planner Houseal explained that the Plan has strived to capture what is best about River Forest and why people want to live here. He affirmed that the Plan is not regulatory like zoning but rather helps stakeholders make informed decisions about where to go with River Forest. He summarized what has been done to get to this stage. Village Planner Houseal responded to the questions that were raised during public comment. First, he stated the TIF Plan is not as robust as a Comprehensive Plan and does not have a lot of detailed recommendations. The latter is used as a guiding principle for land use and development. Next, he clarified that the Plan does not recommend that all buildings in the commercial corridors be six stories. Rather, since building height for developments has frequently been granted relief, the maximum allowable height ought to be reconsidered, and that the numbers referenced in the Plan are what the Village can consider going forward. He indicated that residents do not know what to expect if the Village is always granting higher buildings. He stated increasing the maximum allowable height would involve balancing input from commissions and the public. He confirmed Township Supervisor Sloan's feedback could be incorporated. In reference to Mr. Lauber's comments, Village Planner Houseal disagreed with his position on relocating the Public Works building. He stated it would be beneficial if it is logistically advantageous for all participating communities, but it would need to be investigated to determine whether the building's relocation would drive up service numbers. Regarding affordable housing, Village Planner Houseal stated that 9% of the housing stock is affordable according to the Illinois Housing Development Authority's calculations. He disagreed that the required affordable housing plan should be included in the Comprehensive Plan, stating that it should live in its own document.

President Adduci remarked that the implementation piece is what is causing the most concern. She reiterated that this document is a plan and a road map. She proposed including the Village's guiding principles into the plan: safety, strengthening property values, and stabilizing property taxes. She also suggested incorporating a more robust plan for the business districts, such as naming them, as well as working more with the Forest Preserve and the use of their spaces.

Village Planner Houseal acknowledged these ideas and confirmed they could incorporate these minor tweaks prior to the adoption of the document. However, he stated the branding and marketing of the corridors should be done separately from the Comprehensive Plan.

Trustee Cargie stated the Plan truly reflects community input and commended the Plan Commission and Village Planner Houseal.

In response to a question from Trustee Cargie, Village Attorney Smith confirmed the Village can require bicycle parking on commercial properties.

Trustee Corsini stated the Plan Commission Public Hearing was extremely informative, and that the final product will show that everyone has taken a lot of time and effort to put this Plan together.

In response to a question from Trustee Corsini, Village Planner Houseal reiterated that there is no direct line between land use planning and zoning classifications.

Trustee Corsini offered some suggestions, including strengthening the text on façade programs and what authority business districts give the Village.

The Board discussed their concerns relative to the maximum allowable height of buildings in the commercial corridors.

Trustee Gibbs expressed concern that being too restrictive would dissuade developers from coming to River Forest.

Trustee Cargie questioned the need to put specific numbers in the document if they would have to be fleshed out down the road by the Zoning Board of Appeals.

Trustee Henek agreed with Trustee Cargie and stated she was most comfortable with removing the numbers and including wording such as possible height changes to be considered by the Zoning Board of Appeals.

Trustee Corsini expressed concern that including the numbers gives the perception that that is what is allowed.

Village Planner Houseal suggested that they could clearly identify in the narrative why they are recommending that the building heights be examined.

President Adduci cautioned that removing the numbers matrix does not offer clear guidelines on what residents can expect.

Village Planner Houseal remarked that there is no singular right way to do it, and that the intent is articulated. He reiterated that the Plan is not dictating maximum allowable heights but giving a recommendation. The Board agreed that the existing Zoning Code relative to building heights in the business corridor should be reviewed and possibly increased, and agreed with Village Planner Houseal's suggestion of including text saying there is an opportunity or a need to increase building height along business corridors.

Trustee Henek expressed concern about language describing homes as "likely to be torn down." She suggested instead to incorporate language about maintaining affordable housing and, to include as an additional core objective, language encouraging preservation of older homes. The Board further discussed text related to parking, the action matrix, addressing residents with disabilities, and street lighting.

c. Traffic and Safety – Intersection Improvements at the Intersection of Bonnie Brae and Oak

Trustee Cargie made a motion, seconded by Trustee Gibbs, to accept the recommendation of the Traffic and Safety Commission regarding intersection improvements at the intersection of Bonnie Brae and Oak.

Village Engineer Loster summarized the proposed improvements, stating there were concerns raised by residents about pedestrian crossings Oak at Bonnie Brae.

Roll call:

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

Absent: None

Nays: None

d. Traffic and Safety – Amend Title 9 of the Village Code – Changes to Parking Restrictions on the East Side of the 200 Block of Thatcher, the South Side of Linden Between Thatcher and Gale, the East and West Sides of the 200 Block of Gale, the East and West Sides of the 200 Block of Keystone, and the East and West Sides to the 200 Block of Forest – Ordinance

Trustee Corsini made a motion, seconded by Trustee Cargie, to table the proposed Traffic and Safety ordinance to amend Title 9 of the Village Code.

In discussion of this item, the Village Board raised concerns that these restrictions would punish residents. They determined hourly parking would be a better alternative than restricting parking with parking passes or prohibiting parking. Administrator Palm stated Staff would revise the ordinances.

Roll call:

Ayes: Trustees Cargie, Conti, Corsini, Gibbs, Henek, Vazquez
Absent: None
Nays: None

- e. Traffic and Safety – Amend Title 9 of the Village Code Regarding a No Parking Restriction on the North Side of Linden Avenue Between Thatcher and Gale – Ordinance

Trustee Corsini made a motion, seconded by Trustee Cargie, to table the proposed Traffic and Safety ordinance to amend Title 9 of the Village Code.

Roll call:

Ayes: Trustees Cargie, Conti, Corsini, Gibbs, Henek, Vazquez
Absent: None
Nays: None

8. UNFINISHED BUSINESS

- a. Amend Title 4 of the Village Code – Updates to the Village’s Stormwater Regulations – Ordinance

Trustee Cargie made a motion, seconded by Trustee Vazquez, to approve an Ordinance Amending Title 4 of the Village Code related to updates to the Village’s Stormwater Regulations – Ordinance.

Village Engineer Loster stated this ordinance puts the Village in line with the Metropolitan Water Reclamation District’s updates. He affirmed the additional items previously proposed are not included.

Administrator Palm remarked that the variation discussion from earlier demonstrates the stormwater challenges Staff regularly manages with residents. He encouraged the Board to keep that in mind when residents raise flooding concerns and suggested there is a need to create standards for stormwater management.

Roll call:

Ayes: Trustees Cargie, Conti, Corsini, Gibbs, Henek, Vazquez
Absent: None
Nays: None

9. NEW BUSINESS

- a. Fiscal Year 2020 Annual Operating and Capital Budget – Ordinance

Trustee Corsini made a motion, seconded by Trustee Conti, to approve an Ordinance Adopting the Annual Budget for the Fiscal Year Commencing on the 1st Day of May, 2019 and Ending on the 30th Day of April, 2020 for the Village of River Forest, Illinois – Ordinance.

President Adduci commended Director McAdams and Staff for their work on this document.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

b. Discussion: Proposed Improvements at Thatcher & Hawthorne

Administrator Palm stated that in light of the incidents at this location, Staff has identified immediate improvements to notify drivers traveling southbound on Thatcher of the T-intersection, which include signage and lighting. He cautioned that there is no guarantee that the outcome would be different, but they are low cost and the right thing to do. Administrator Palm summarized potential future improvements, which include pole-mounted speed signs and barrier fencing or bollards. He stated Staff would collaborate with the property owners to determine the best option.

c. Update: RFCCA Building Collaboration

Administrator Palm reported Staff has completed the Request for Proposals for architectural consultants to study the future needs of the RFCCA building. He stated that he, along with Mike Sletten, Dick Chappell, and Carla Sloan conducted interviews and narrowed down the field to two firms. He noted the next step is to get cost estimates and negotiate, then bring a proposal to the Board for approval.

10. EXECUTIVE SESSION

None

11. ADJOURNMENT

Trustee Corisini made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 10:13 p.m.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk