

**VILLAGE OF RIVER FOREST
REGULAR BOARD MEETING MINUTES
September 10, 2001**

A regular meeting of the Village of River Forest Board of Trustees was held at 7:30 p.m. on Monday, September 10, 2001 in the Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER/ROLL CALL

Upon roll call, the following persons were:

Present: President Paris, Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Absent: Trustee Prinz

Also Present: Village Clerk Hosty, Village Administrator Biondo, Assistant Village Administrator Gutierrez, Village Attorney Gilbert, Chief Henrici, Public Works Director Kramer and Treasurer Tuggle.

II. PLEDGE OF ALLEGIANCE

President Paris led the Pledge of Allegiance

III. PUBLIC PARTICIPATION

A. Public Testimony

Peter Ehrle (1518 Harlem) said many items in the building are in disrepair. The rent has been increased \$300-\$400 per month. Fences with locks have been installed. There are workmen starting before 7:30 a.m. on Sundays. President Paris asked Mr. Ehrle to put his concerns in writing and the Village Board will consider them.

William Murray (1516 N. Harlem) said the building has been sold to Real Estate Equity Corporation. He has faced harassment such as having his car towed; his window air conditioner was not reinstalled when the windows were replaced. He asked if a permit was issued for the fence.

Ruth Wharton (1420 Lathrop) said she has been keeping her cats indoors to prevent them from killing the birds. She also stated her neighbor has more than two cats. She asked if the Board would consider enacting an ordinance requiring cats to be leashed when left outdoors.

Robert Atkinson (508 William) thanked the Village Board and Park District Board for their common effort to acquire 500 and 504 William for parkland.

Fred Isserman (538 William) will submit a written report summarizing the neighborhood's concerns regarding 500 and 504 William.

Mary Ann Winkel (434 Clinton) asked when the early start for the William Place Condominium was extended. She said the street is terrible, and the light from the William Place Condominiums is glaring.

John Dzuryak (315 Forest) would like to see stricter enforcement of the starting work time for Saturday mornings.

C. Statements from Clerk, Board President

None

IV. APPROVAL OF MINUTES

Trustee Swanson made a motion seconded by Trustee Heppes to approve the minutes of the August 13, 2001 Board meeting as corrected. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

V. CONSENT AGENDA

A. Approval of Payment – Village Attorney

Trustee Swanson made a motion seconded by Trustee Heppes to approve the payment of \$4,969.30 to Mr. Gilbert for legal services. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

B. Approval of Invoices – Various Sewer/Water Repairs

Trustee Swanson made a motion seconded by Trustee Heppes to approve payment to Cerniglia Co. in the amount of \$41,283.35. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

C. Proclamation – Prostate Cancer Awareness Month

Trustee Swanson made a motion seconded by Trustee Heppes to proclaim September Prostate Cancer Awareness Month. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

D. Proclamation – Constitution Week

Trustee Swanson made a motion seconded by Trustee Heppes to proclaim September 16 – 22 Constitution Week. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

E. Monthly Financial Reports

Trustee Swanson made a motion seconded by Trustee Heppes to approve the monthly financial reports. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

VI. BID OPENINGS

A. Award of Contract – 2001 Manhole Relining Services (waiver of bid)

Trustee Dillon made a motion seconded by Trustee O'Brien to waive competitive bids and award a Manhole Relining Contract to Kenny Industrial in the not-to-exceed amount of \$15,000. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

B. Approval of Bids – 2001/2002 Tree Planting Program

Trustee Rider made a motion seconded by Trustee Heppes to award the purchase of 150 trees from Arthur Weiler, Inc., Goodmark Nurseries, LLC. Wilson Nurseries, Inc., and Kankakee Nursery Co. in the amount of \$30,601.50. Roll call.

President Paris thanked Mr. Kramer and his staff for their hard work on this matter.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

VII. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

**A. Development Review Board - Planned Development Application –
444 Ashland Condominiums**

Mr. Robert Paley introduced himself as co-owner of Granite Realty Partners the developer of the proposed project. He said they had taken the following issues into account before submitting this project: the moratorium on multi-family units less than 2,600 square feet; the River Forest Comprehensive Plan; the Lake Street Corridor Plan; the standards of the Planned Development Ordinance; providing adequate parking. He asked the Village Board to view the proposed project with all the afore mentioned issues in mind as one package.

Regarding the height site development allowance they are seeking he said that the size of the units required by the Village put it into a market that demands ceilings higher than the eight feet. He asked the Board not to look at this project as hinging on a single issue. He noted that the condo building at William and Lake Street was approved at 85 feet in height because the Village looked at the bigger picture and didn't focus in on one issue.

Mr. John Schiess, the project architect, reviewed the proposed plans.

Mr. Palley also noted that he had agreed in a letter to eliminate six apartment units from a property he had purchased in another River Forest location within two years or to pay penalties if those six units are not taken down. He stated he had no objection to incorporating this commitment into his application.

Mr. Thomas Cusak, 7575 Lake Street, asked what the setbacks on the property would be if the property were vacant. Mr. Biondo stated that there are no setback requirements for a property zoned C3 unless it abuts a single-family residential district, which this property does not.

Ms. Mary Ann Zeh, 7346 Lake Street, stated she was an architect and the president of her building's condominium association. She stated that she was in favor of the proposed project. She said that a taller building was appropriate for the site and that the setback of the second floor of the building will prevent cars and pedestrians from perceiving the full height of the building.

Trustee Swanson asked if Mr. Palley's letter agreeing to eliminate the six units on Thatcher Avenue was satisfactory to the Village Attorney. Mr. Gilbert said it was and the letter would be considered an amendment to the application.

Trustee Heppes asked if the subsequent use of the retail space on the first floor of the project would be subject to the zoning code's land use chart. Mr. Biondo said that it would.

Ms. Mary Kildridge, 411 Ashland Avenue, stated that the project would spoil her views and asked where the extra parking was going to be. Mr. Schiess reviewed the off-street parking being proposed.

After further discussion, Trustee Heppes made a motion, seconded by Trustee Swanson, that the application be approved provided that the letter agreeing to eliminate the six units is made part of the application and that the recommendations made by the Development Review Board are made conditions of the Village Board's approval. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes and Swanson
Nays: Trustee Rider
Motion passed

VIII. RESOLUTIONS

A. West Suburban Task Force Resolution

Trustee Rider made a motion seconded by Trustee Swanson to adopt the resolution for the West Suburban Task Force. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Nays: None

Motion passed

IX. ORDINANCES**A. Amendment to Title 3, Chapter 3 and Title 6, Chapter 7 - Hours of Work**

Trustee Swanson made a motion seconded by Trustee Rider to pass an ordinance amending Title 3 Chapter 3 and Title 6 Chapter 7 by clarifying hours of work for contractors and residents. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Nays: None

Motion passed

B. Amendment to Title 9 Chapter 3 Sections 2 and 3 – Traffic Schedules – Stop and Yield Signs

Anna Poulis (1406) stated that the minutes from the Traffic & Safety Committee meeting are incorrect. She said that Mr. Gamboney made a motion for a 4-way stop sign, not a 2-way stop sign.

President Paris noted that he had been contacted by residents who would like cul-de-sacs along North Avenue in the northeast section of town. These residents would also like to see a traffic study done.

Trustee Swanson asked if the stop sign was warranted. Mr. Kramer answered one warrant is 5 accidents in the same one-year period, and only one warrant is needed to meet the criteria.

Gale Faulkner (1523 William) said she is concerned with the amount of traffic generated by non-residents that cut through River Forest. She also stated that Keystone Montessori had not opened the west-end of their driveway which they were supposed to do as part of their planned development application.

After some discussion, the Board directed staff to have a Traffic Study (not to exceed \$5,000) conducted on the northeast side of River Forest for traffic conditions.

Trustee O'Brien made a motion seconded by Trustee Swanson to pass an ordinance amending section 9-3-2 entitled "Schedule 2, Stop Intersections" by adding the following:

BERKSHIRE STREET, westbound at its intersection
with Lathrop Avenue.

GREENFIELD STREET, eastbound and westbound at its intersection with Monroe Avenue.

MONROE AVENUE, northbound and southbound at its intersection with Greenfield.

and by removing from Section 9-3-2 entitled "Schedule 2, Stop Intersections" the following:

GREENFIELD STREET, eastbound and westbound at its intersection with Jackson Avenue.

and 9-3-4 of the Village Traffic Code entitled "Schedule 4, Yield Right of Way Intersections" by adding the following:

OAK AVENUE, eastbound and westbound to yield the right of way to vehicular traffic on Forest Avenue.

WILLIAM STREET, northbound and southbound to yield the right of way to vehicular traffic on Greenfield Avenue.

Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

C. Amendment to Title 9 Chapter 3 – Traffic Control

Trustee Heppes made a motion seconded by Trustee O'Brien to approve an ordinance amending Title 9 Chapter 3 of the Village Code with the following:

Deleting from 9-3-3- entitled "Schedule 3, One-Way Streets and Alleys" Paragraph A entitled "One-Way Streets" the following:

GARDEN STREET, westbound.

WILLIAM STREET, southbound between Lake Street and Central Avenue.

and by deleting from 9-3-11 entitled "Schedule 11, Do Not Enter" the following:

WILLIAM STREET, at Central Avenue shall be closed to traffic entering from the south.

and that "Schedule 11, Do Not Enter" be further amended by adding the following:

GARDEN STREET, at William Street shall be closed to traffic

entering from the west.

GARDEN STREET, one hundred fifty feet east of William Street shall be closed to thru traffic entering from the east.

and that Section 9-3-14 entitled "Schedule 14, No Right Turn" be amended by deleting the following:

MADISON STREET, the westbound traffic at its intersection with Park Avenue from three o'clock P.M. to six o'clock P.M.

and that 9-3-14 entitled "Schedule 14, No Right Turn" be further amended by adding the following:

GARDEN STREET, from the vehicular exit at the property commonly known as 401 William Street (River Forest Post Office)

GARDEN STREET, from the vehicular exit at the property commonly known as 435 William Street (William Place Condominium)

Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

D. Donation of Personal Property – Fire Department

Trustee Heppes made a motion seconded by Trustee O'Brien to approve the ordinance authorizing the donation of personal property owned by the Village of River Forest Fire Department to the Illinois Fire Chiefs Association's Surplus Property Program.

Trustee Rider suggested giving the portable radios to the Park District. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson
Nays: None
Motion passed

X. OTHER BUSINESS

A. Monthly Departmental Reports

The reports were accepted as written.

B. Village Administrator's Report

The Village Administrator's report was accepted as written.

Mr. Biondo told the Board that a letter will be drafted to the Mayor of Maywood regarding the noise from the festival in Maywood on Saturday night.

The Board has authorized the Village President to withdraw the OSLAD Grant.

C. Executive Session

Trustee Heppes made a motion seconded by Trustee O'Brien to recess to Executive Session for purposes of discussing acquisition of property at 10:03 p.m. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Nays: None

Motion passed

The Board reconvened in regular open session at 10:25 p.m. Upon roll call, the following were:

Present: President Paris, Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Absent: Trustee Prinz

XII. ADJOURNMENT

Trustee Rider made a motion seconded by Trustee Heppes to adjourn at 10:27 p.m. Roll call.

Ayes: Trustees O'Brien, Dillon, Heppes, Rider and Swanson

Nays: None

Motion passed

Patrick J. Hosty
Village Clerk