

**VILLAGE OF RIVER FOREST
REGULAR BOARD MEETING MINUTES
October 9, 2001**

A regular meeting of the Village of River Forest Board of Trustees was held at 7:30 p.m. on Tuesday, October 9, 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
(7:37 p.m.)

Absent: Trustee Prinz

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

II. PLEDGE OF ALLEGIANCE

President Paris led the Pledge of Allegiance

III. PUBLIC PARTICIPATION

A. Oath of Office

Chief Henrici introduced Brian Nolan as our new Firefighter/Paramedic and Clerk Hosty administered the oath of office.

B. Public Testimony

None

C. Statements from Clerk, Board, President

Trustee Rider asked Chief Henrici why the probationary period for firefighters is 12 months and the police department is 18 months. Chief Henrici answered the fire department does not feel they need 18 months, and the statutory requirement is 12 months. However, the 12 months can be extended to 18 months on an individual basis.

Trustee Rider asked if the old maple trees around the Bonnie Brae Condominiums would be saved when the building is torn down. He also is concerned with the safety of the Village's water supply. He spoke with Mr. Kramer and was pleased that Mr. Kramer already had a drill with the police and fire departments. Mr. Kramer stated he spoke with officials at the City of Chicago and the Director of Security at the Jardine Water Plant which is located across from Navy Pier. There is increased police presence both at and around the plant since September 11th, and the Coast Guard has increased its presence. Also, the plant has increased monitoring of the water testing and is testing more frequently than in the past. Mr. Kramer also said he

has done a self-assessment at our facility with Chief Holub, and he is researching the Water Works Association web site as to what additional safety issues might be applicable to our facility.

Trustee Heppes complimented Mr. Kramer on the new street signs, saying she has received many positive comments from residents. She also mentioned the SOO Line has been sold.

Trustee O'Brien commented on Kevin Bolin, an OPRF High School junior and resident of Oak Park who was killed in an auto accident last Sunday while on his way to a hockey game in Oak Brook Terrace. Trustee O'Brien thinks if students are attending sporting events, whether or not the sports are supported by the high school, the school should provide transportation for those students to the event. He requested a letter be sent to the high school board suggesting providing transportation to these events. Trustee Heppes agreed, but suggested the Board get more information before sending the letter. After some discussion, it was decided President Paris and Mr. Biondo would compose a letter to the school board.

IV. APPROVAL OF MINUTES

Trustee Swanson suggested more detail be added to Section IX B and C of the September 10th minutes.

Trustee Rider made a motion seconded by Trustee Dillon to approve the minutes of the September 10, 2001 Board meeting as corrected.

Trustee Rider asked if the situation at 1518 Harlem had been dealt with. Mr. Biondo said the owner now has the proper permits and work is being performed according to Village Code. 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 Heppes made a motion seconded by Trustee Dillon to approve the payment of \$7,270.55 to Mr. Gilbert for legal services.

Trustee Rider questioned a 4-hour meeting on September 28th, which was answered to his satisfaction by Mr. Biondo.

Mr. Biondo also stated Mr. Gilbert's invoice includes the legal work required for the closing packets at the Bonnie Brae Condominiums. Trustee Heppes requested an accounting of all money spent to date for the closings and all other related relocation expenses. Roll call.

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

Nays: None

Motion passed

B. Approval of Payment – Environmental Solutions, Inc.

Trustee Heppes made a motion seconded by Trustee Dillon to approve the payment of \$7,759.00 to Environmental Solutions, Inc. for the tank removal and preparation of the analytical studies for the former O’Connors property. Roll call.

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

Nays: None

Motion passed

C. Proclamation – Fire Prevention Week

Trustee Heppes made a motion seconded by Trustee Dillon to proclaim October 7 – 13, 2001 Fire Prevention Week. Roll call.

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

Nays: None

Motion passed

D. Proclamation – Breast Cancer Awareness Month

Trustee Heppes made a motion seconded by Trustee Dillon to proclaim October Breast Cancer Awareness Month. Roll call.

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

Nays: None

Motion passed

E. Proclamation – Crime Prevention Month

Trustee Heppes made a motion seconded by Trustee Dillon to proclaim October Crime Prevention Month. Roll call.

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

Nays: None

Motion passed

F. Proclamation – Pediatric Cancer Awareness Month

Trustee Heppes made a motion seconded by Trustee Dillon to proclaim October Pediatric Cancer Awareness Month. Roll call.

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

Nays: None

Motion passed

E. Monthly Financial Reports

Trustee Heppes made a motion seconded by Trustee Dillon to approve the monthly financial reports.

Trustee Rider questioned a couple of expenditures, which were answered by Treasurer Tuggle and Mr. Biondo. Roll call.

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

Nays: None

Motion passed

VI. BID OPENINGS**A. Telephone System Annual Maintenance Agreement (waiver of bids)**

Trustee Swanson made a motion seconded by Trustee O'Brien to waive competitive bidding and award a maintenance contract to Mercury Systems Inc. of Lombard in the amount of \$6,625.50 for the Village's phone system for September 1, 2001 through August 31, 2002. Roll call.

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

Nays: None

Motion passed

B. Waiver of Bids and Approval of the Sale of Surplus Property

Trustee Swanson made a motion seconded by Trustee Rider to reject all bids, waive the formal bid process and approve the sale of municipal property (8 pallets of brick pavers) to Susan Scherer in the amount of \$160.00. Roll call.

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

Nays: None

Motion passed

VII. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES**A. Zoning Board of Appeals – Front Yard Variation – 600 Franklin**

Dean Sher (Sher-Bergstrom Architects, Inc.) said this variation was presented at an August meeting. His clients are asking for a zoning variation of 35'3". The variance is needed for protection against ice and snow on wood steps and deck. Trustee Heppes asked if this is the exact same request for variation that was previously presented to the Board. Mr. Sher stated it is, and due to the uncertainty and timing of any zoning changes, his clients decided to present their application at this time. Trustee Swanson said the Zoning Board of Appeals is still studying the draft for the re-zoning. Trustee Swanson then asked Mr. Sher what the hardship is. Mr. Sher responded that by not having a covering over the porch and stairs, the surface gets icy. Trustee Swanson then asked how this front porch setback compares with the

adjacent properties. Mr. Sher said there is a 9" difference, and this is an open sided porch. Trustee Heppes questioned the width of Franklin compared to other streets in the Village. Mr. Gutierrez stated the front yard setback on a specific block is determined by the average setback on the block to match what is on the block. Even if the parkway is extraordinarily wide, measurement is still relative to the block. President Paris said this type of variance has been before the Village Board 5 or 6 times. The applicant is within the Village ordinance as long as he doesn't put a roof on his porch, but because he is trying to restore the house to its original state, he feels it would be an improvement to the Community, and the variance should be granted.

Trustee Heppes suggested the Board study "hardship" and find a more equitable definition.

Trustee O'Brien made a motion seconded by Trustee Heppes to approve an ordinance granting a variation to Section 10-8-7-A of the Village Code for the property at 600 Franklin that would allow the construction of a front porch with a 35'3" setback. Roll call.

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

Nays: None

Motion passed

Trustee Swanson said this addition is not only good for the neighborhood, but right in character with the neighborhood. Since the motion already received 4 votes, he voted yes but said he is concerned with the standards in the ordinance for allowing variations. He is concerned that if the Board chooses not to grant a variance, it would be difficult to defend that decision based on the number of variances already granted.

VIII. RESOLUTIONS

None

IX. ORDINANCES

A. Authorization to Sell Surplus Property

Trustee Swanson made a motion seconded by Trustee Dillon to approve an ordinance authorizing the sale of municipal property (public works vehicles including a roller, salt spreader and snow plow blades) by public auction. Roll call.

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

Nays: None

Motion passed

X. OTHER BUSINESS

A. Maintenance Contract for E-9-1-1- Equipment

Trustee Swanson made a motion seconded by Trustee Rider to approve awarding a maintenance contract to Mercury Systems, Inc. in the amount of \$645.50 per month and to approve the expenditure of the funds out of the Emergency Phone System Fund.

Trustee Swanson asked how long it would be before the Consolidated Dispatch was operational. Mr. Biondo said the first quarter of next year due to delays in equipment. Roll call.

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

B. Approval of Clinton Place Resurfacing

Trustee Rider made a motion seconded by Trustee Swanson to approve the interim resurfacing of Clinton Place as a necessary off-site improvement associated with the William Place Condominium/River Forest Town Center II redevelopment site. Roll call.

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

C. Keystone Montessori – Extension of Planned Development Deadline

Trustee Swanson asked why the deadline was not met. Victoria Shea (Administrative Coordinator for Keystone Montessori) said they had the opportunity to purchase the building before the originally anticipated 5th year, and it took all of their financial resources to do so, which meant that some things had to be pushed back. They wanted to own the building before they asked for donations to complete the projects required in the planned development application.

The following is a list of projects that have not been completed:

1. Installation of restrictor in parking lot drainage structure and appropriate grading of asphalt to achieve some on-pavement storm water detention.
2. Installation of the arched sign shown on the north elevation of the application dated September 14, 1998.
3. Installation of windows shown on the south elevation.
4. Installation of handicap ramp shown on south elevation.
5. Finishing the façade of the stairwell enclosure on the west side of the building.
6. Installation of the landscaped area immediately west of the building including the 3 Blue Spruce trees.
7. Installation of the curbed island and oak tree at the west end of the parking lot.

In response to the projects that have not been completed, Ms. Shea stated:

*Regarding number 1, since they were under the impression that the restrictor device was installed in October 1998, they did not realize they were not in compliance. Henry Swade

Plumbing (subcontractor for the project) said if it was not installed in 1998, it would be installed by October 8th. Also, asphalt paving was done in August of 2000 and was graded to achieve some on-pavement water retention.

* Regarding number 5, McNulty & Sons Plastering Co. will have the façade of the stairwell enclosure on the west side of the building completed by October 15th.

* Regarding numbers 6 and 7, they are asking for a waiver since they are more of a beautification.

President Paris asked what happened to the plans from Mr. Heitzman (architect for Keystone Montessori) regarding the entrance on North Avenue. Ms. Shea said Mr. Heitzman was supposed to contact Mr. Kramer, and she does not know the status.

Gail Faulkner (1523 William) requested the Board require the opening of the west end driveway. She and her neighbors are concerned about the traffic flow on William.

Ms. Shea stated that opening the west end of the driveway was never a condition of the application.

Trustee Swanson asked what time the children arrive. Ms. Shea said the arrival times are staggered at 7:30 a.m., 8:15 a.m. and 8:45 a.m. The children leave at 11:15 a.m. and 11:30 a.m., and also at 2:45 p.m. and 3:00 p.m. They monitor the traffic with 8-12 adults.

Trustee Heppes asked why it would not work to have the entrance from North Avenue and have parents drive around to the reception area. Ms Shea said the turnaround is very narrow.

Bill Gee (807 Forest Avenue) said the school has 8-12 adults on the streets to make sure parents staying out of driveways, which has been helped by staggering the hours of arrival and departure.

Trustee Heppes asked if there is a drawing of the entrance off of North Avenue. Mr. Kramer said Mr. Heitzman generated 4 drawings, and the Village took one and worked with it. Trustee Heppes asked if the drawings should be looked at it again but she also stated that if having an entrance from North Avenue is dangerous to the children, the idea should not be entertained.

Trustee Swanson asked how many cars there are in the morning. Ms. Shea answered there are approximately 60 cars, with most of them between 8:15 a.m. and 8:45 a.m.

Trustee O'Brien said that opening the west end of the lot was never agreed to, and if it was not part of the agreement, it cannot be enforced.

Clerk Hosty said the school is in default, and the Village can cancel the agreement.

Cathy Italia (Keystone Montessori attorney) said the school wants to cooperate with the Village. The school was not aware they were not in compliance, and intend to improve the building as much as they can.

Trustee O'Brien said he doesn't feel there are any major items left. He asked if the school could complete the remaining items in thirty days.

Ms. Italia said they couldn't because the arch signs are presently being completed and it is too late in the year to construct the handicapped ramp.

Trustee Swanson suggested giving the school until August 23, 2003 to complete the handicapped ramp, and until August 23, 2003 to complete the window installation. He also is willing to accept the first five items as completed or being completed and suggested giving the school additional time to complete items 6 and 7.

Trustee O'Brien asked about the windows. Ms. Shea stated they are to be on the south elevation. They are special windows, which will be of aesthetic value in a solid wall, and they will also provide natural light. They are also a source of evacuation.

Trustee Swanson stated that given the transportation and parking space issues, he would be willing to waive item 7.

Trustee O'Brien suggested the Board waive items 6&7, and vote on the first 5.

Trustee Dillon spoke to Ms. Shea stating that the time limit is important, and asked if they could meet the time requirements as outlined tonight. Ms. Shea said they could, that they wanted to make sure they owned the property before making any improvements. They also cannot do the construction while the children are in the building.

Mr. Biondo asked to Board to consider the fact that if any extensions are given, it will give Keystone Montessori five years to complete the project.

Trustee Swanson asked what would happened if the deadline was not extended. Mr. Biondo said the application would be voided and the school would have to cease operations.

Trustee Dillon stated this would be going against the Village policy, and should be taken very seriously.

Trustee O'Brien asked if the first priority would be the handicapped ramp. Ms. Shea said they have a wooden ramp that can be used if needed.

Mr. Biondo stated that regarding the west side of the building, Keystone Montessori was strongly urged to consider the construction of an entrance on the west side of building whether or not it was used. Mr. Heitzman was supposed to review the proposal with the school and then advise the Board. He suggested this would be the only opportunity for the Board to implement the west side driveway as part of the application if it so desired.

Trustee Heppes said she thinks there is a good working relationship between the Village Board and Keystone Montessori, and this issue can be worked out without holding up the permit. Ms. Shea said she would cooperate and will contact Mr. Heitzman.

Trustee Heppes made a motion seconded by Trustee Rider to approve the extension for the planned development deadline for the Keystone Montessori project with extensions as outlined in the school letter dated September 12th including: a deadline of August 23, 2002 to install the handicapped ramp; and August 23, 2003 to finish the installation of the windows on the south side of the building, further the Board would waive items 6 & 7 and accept the current site conditions as minor changes to the originally approved Planned Development Permit. Roll call.

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

Nays: None

Motion passed

D. Monthly Departmental Reports

The reports were accepted as written.

E. Village Administrator's Report

The Village Administrator's report was accepted as written.

Mr. Biondo reminded the Board that he would be in Springfield next Wednesday night and Thursday at the Department of Natural Resources for the OSLAD Grant.

XII. ADJOURNMENT

Trustee Rider made a motion seconded by Trustee O'Brien to adjourn at 9:35 p.m. Roll call.

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

Nays: None

Motion passed

Patrick J. Hosty
Village Clerk