

**VILLAGE OF RIVER FOREST
REGULAR BOARD MEETING MINUTES
November 12, 2001**

A regular meeting of the Village of River Forest Board of Trustees was held at 7:30 p.m. on Monday, November 12, 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 (7:34 p.m.), Rider and Swanson

Absent: Trustee Prinz

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

II. PLEDGE OF ALLEGIANCE

President Paris led the Pledge of Allegiance

III. PUBLIC PARTICIPATION

A. Citizen's Award

Chief Holub and Chief Henrici presented a Citizen's Award to Firefighter/Paramedic Kenneth Klemm. Mr. Klemm was passing by the scene of a car on fire at Lake Street and the Des Plaines River, and using his tire iron, broke the driver's side window and removed the unconscious driver from the vehicle. Mr. Klemm thanked the police and fire departments for the award, and Captain Nummer for writing the letter recommending him for the award.

B. Public Testimony

Rose Kelly (7200 Oak) thanked the Board for its assistance in facilitating an area of handicapped access for her at the Garden Apartments Condominiums.

C. Statements from Clerk, Board, President

Trustee O'Brien welcomed back Trustee Rider.

IV. APPROVAL OF MINUTES

Trustee Swanson made a motion seconded by Trustee Heppes to approve the minutes of the October 22, 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 Rider made a motion seconded by Trustee O'Brien to approve the payment of \$4,948.16 to Mr. Gilbert for legal services.

Trustee Heppes asked what Peters vs. River Forest is. Mr. Biondo answered a resident is bringing litigation against the Village for the Police Department enforcing our code regarding abandoned vehicles. Roll call.

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

B. Approval of Payment – Environmental Solutions, Inc.

Trustee Rider made a motion seconded by Trustee O'Brien to approve the payment of \$4,845.00 to Environmental Solutions, Inc. for the preparation of the Comprehensive Site Investigative Report for the former O'Connors property at 7320 Central.

Trustee Swanson asked exactly what work was performed. Mr. Biondo stated he has the report that is filed with the EPA if the Board would like to see it. Roll call.

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

C. Approval of Invoice – 2001 Sewer Relining Project Phase II

Trustee Rider made a motion seconded by Trustee O'Brien to approve payment to Insituform Technologies USA, Inc. in the amount of \$130,422.00.

Trustee Rider asked if the Village had recently completed extensive sewer repairs to the 300 block of Park. Mr. Kramer answered we have not. Roll call.

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

D. Approval of 3rd Partial Payment – Division Street Improvements

Trustee Rider made a motion seconded by Trustee O'Brien to approve the 3rd partial payment to the State of Illinois in the amount of \$65,285.43. Roll call.

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

E. Approval of Payment – Illinois Fire Chief's Association (IFCA)

Trustee Rider made a motion seconded by Trustee O'Brien to approve the payment of \$3,016.44 to the Illinois Fire Chief's Association for services rendered in conjunction with the Fire Chief search process. Roll call.

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

F. Monthly Financial Reports

Trustee Rider made a motion seconded by Trustee O'Brien to approve the monthly financial reports.

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

VI. BID OPENINGS

A. Replacement of Pumping Station Boiler (waiver of bids)

Trustee Swanson made a motion seconded by Trustee Heppes to waive the formal bid process and approve the replacement of the boiler at the Pumping Station by Spanmath Boiler Company in the amount of \$7,530.

Trustee Rider asked if this is just for the heating the building. Mr. Kramer said it is, and the boiler is a reasonable size for the building. Trustee Rider also asked if Mr. Kramer had looked into an alternative type of heating such as forced air. Also, comparing a Weil-McLain (which is well known) to the other two brands (which are not well-known) doesn't seem like a good comparison. Mr. Kramer answered the Weil-McLain is the type of boiler currently in the building. Roll call.

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

B. Purchase of Radio Meter Reading Equipment (waiver of bids)

Trustee Rider made a motion seconded by Trustee Swanson to waive bids and approve the purchase of meter reading equipment from U.S. Filter/Distribution Group in an amount not to exceed \$16,030.00.

Trustee Rider asked what unilateral pricing was. Mr. Kramer answered that the vendor is able to quote pricing for directly from the manufacturer as well as a distributor, and both prices are the same.

Trustee Swanson asked if it is the best system. Mr. Kramer said it is the most popular and very easy to install. Mr. Biondo said it is compatible with our existing meters and software. Roll call.

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

VII. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None

VIII. RESOLUTIONS

None

IX. ORDINANCES

A. Mid Year Budget Adjustments FY 01-02

Trustee O'Brien made a motion seconded by Trustee Swanson to adopt an ordinance amending the FY 01-02 Budget. Roll call.

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

X. OTHER BUSINESS

A. Acceptance of FY 00-01 Financial Report and Management Letter

Trustee Swanson made a motion seconded by Trustee Heppes to accept the FY 00-01 Financial Report and authorize staff to distribute the necessary copies in accordance with state law. Roll call.

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

B. Landscape Ordinance

Mr. Biondo reminded the Board that the Village Board has to recommend an amendment to the Zoning Board of Appeals for Public Hearing.

Mr. Gutierrez stated two issues have been identified that the Board may wish to discuss. The first issue involves whether to apply to new provisions to projects that have already been granted a planned development permit. The second question is whether to move the fence regulations from the building section of the Village Code into the landscape ordinance.

Trustee Swanson stated he thinks it makes more sense to have the fence regulations in the landscape ordinance. After some discussion the Board concurred to have the fence regulations in the landscape ordinance, and to have the Zoning Board of Appeals make a recommendation as to whether or not the new provisions should apply to projects that have already been granted a planned development permit. Roll call.

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

Nays: None

Motion passed

C. River Forest Phase II – Request for Minor Change

Mr. Biondo stated the developer has been in front of the Board for the Phase II project twice. The first time was in September 1999 for the original planned development and the second was in July 2000 for an amendment to that permit. This minor change combines the original plan of a 60,000 square foot building and a surface parking lot for 209 spaces with the architectural plans from the amendment. This change can be approved by staff because there is lower height and less density, however Mr. Biondo said he thought the Board should hear the request.

Mr. Tim Hague (The Taxman Corporation) reiterated what Mr. Biondo said regarding the square footage, parking spaces and architectural design. He said the storefronts would face Phase I and Lake Street. Trustee Rider asked if both towers would be on Lake Street. Mr. Hague said yes, they would be on the most eastern and most western parts of the building. Trustee Rider asked if there would be any overhang. Mr. Hague said there would be awnings only. Trustee Rider asked what the delivery schedules would be for the retailers. Mr. Hague said that after the initial set-up, most stores would probably have delivery by U.P.S., which would be once a day. Trustee Dillon asked what the towers would be used for. Mr. Hague said they will be stock areas. There will be an elevated display wall that could be used by the retailer, but they cannot be used as functional retail space. He also said the stores will be on slabs, and HVAC units will be on the rooftop consistent with previous approval. They will be screened to control the noise and shield them from view. Trustee Dillon asked about the colors and sizes of the letters. Mr. Hague said the lettering would be red like in Phase I unless a national retailer comes in and wants to use their own colors. Trustee O'Brien stated he has noticed that awnings seem what retailers are using. Mr. Hague said the design relies on a quality face brick and stone elements, and would allow retailers to add some streetscape appeal to their stores. Trustee O'Brien asked if there has been any thought given to retrofitting Phase I to match Phase II. Mr. Hague said it has been looked at, and although it would be expensive, there are some benefits. They are also looking at the façade and pedestrian movements in Phase I.

Trustee Heppes reminded Mr. Hague that the Board has not approved the final landscaping, and pedestrian friendly areas need to be addressed at that time. Mr. Biondo said the plans for Phase II have been submitted for staff and landscape planners review.

President Paris stated that when the development process for the Town Center Phase II started, the Board asked The Taxman Corporation to consider a different architect for a new style. He said he is pleased that Antunovich Associates is the architect for Phase II as the firm is nationally acclaimed for their style of work and excellent workmanship.

Trustee Swanson made a motion seconded by Trustee Dillon to authorize the requested amendment to the River Forest Town Center Phase II project as explained above be approved as a minor change in accordance with section 10-19-8 (B) of the Village Code. 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.

Trustee Swanson congratulated Mr. Kramer and the public works staff on the hard work regarding the Chicago Avenue project. President Paris stated that Senator Dan Cronin and Representative Saviano wrote letters on the Village's behalf and had meetings with the Illinois Department of Transportation supporting the Village on this issue.

Mr. Biondo stated Dominican University is having problems with their gravel paving system in the parking area. The aggregate breaks down under traffic. Dominican is requesting the Village relax the on-street parking restrictions for two weeks on the south side of Division and the 2-hour parking on the west side of Park Avenue in order to repair the parking area. The project will displace approximately 48 cars at a time which will allow the contractors to complete the project. Trustee O'Brien said if possible, it would be nice if the University could have this work done around Thanksgiving. Mr. Biondo said the Village would require the University to send a notice to all appropriate area residents. There was no objection from the Board.

F. Executive Session

Trustee Swanson made a motion seconded by Trustee Rider to recess to Executive Session at 8:30 p.m. for the purpose of discussing personnel, pending litigation and property acquisition.

The Board reconvened in regular open session at 9:18 p.m. Upon roll call, the following were:

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

XII. ADJOURNMENT

Trustee Dillon made a motion seconded by Trustee Swanson to adjourn at 9:19 p.m. Roll call.

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

Nays: None

Motion passed

Patrick J. Hosty
Village Clerk