

**VILLAGE OF NORTH RIVERSIDE  
BOARD OF TRUSTEES MEETING FEBRUARY 7 2022  
COUNCIL CHAMBERS 7:00 PM**

Clerk Ranieri called the meeting to order with a Roll Call. In attendance were Trustee Bianco, Trustee Czajka, Trustee Demopoulos, Trustee Mandel and Trustee Sarro. Mayor Mengoini and Trustee Flores were absent.

Others in attendance were Administrator Scarpiniti, Attorney Kearney, Police Chief Erhenberg, Fire Chief McDermott, Recreation Director Mrozik and Public Works Director Ranieri.

In the absence of Mayor Mengoni, Clerk Ranieri asked for a motion to appoint Trustee Sarro as Mayor Pro Tem for this meeting. Trustee Bianco moved and Trustee Czajka seconded to appoint Trustee Sarro as Mayor Pro Tem. Roll Call Vote;

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel Sarro

ABSENT: Trustee Flores

NAYS: None. Motion carried

**APPROVAL OF AGENDA**

Trustee Demopoulos moved and Trustee Bianco seconded to approve the agenda for this meeting as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

**BIDS**-None

**CASH RECEIPT REPORT**- No report

**APPROVAL OF MINUTES**

Trustee Czajka moved and Trustee Bianco seconded to approve the Village Board of Trustees Meeting Minutes from the January 17, 2022 meeting as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

## **APPROVAL OF MINUTES (continued)**

ABSENT: Trustee Flores

NAYS: None

Motion carried

## **AUDIENCE**

Barbara Sylvestri addressed her concerns about the parking issues on Westover and suggested parking restrictions during snow storms and street cleaning. Administrator Scarpiniti stated that this issue will be discussed at a committee meeting in the near future and Mrs. Sylvestri is welcome to attend and will be reminded of this meeting when the board sets a date.

## **MAYORAL REPORT**

In lieu of Mayor Mengoni absence, Trustee Sarro said the Mayor would like to thank the Public Works Department for an outstanding job with the snow removal during the last snow storm.

## **REPORT OF TRUSTEES**

### **Trustee Bianco**

Trustee Bianco read the following memo from the Dave Witken, Chairman of the Joint Plan Commission/Zoning Board of Appeals:

On Thursday, January 27, 2022, the Joint Plan Commission/Zoning Board of Appeals met with representatives of Seritage SRC Finance and ALDI to discuss an amendment to the Planned Development for the development of a freestanding ALDI Grocery Store in the parking lot of the former Sears. Mr. Matthew McDonnell, representing Seritage, and Mr. Chris Star, representing Aldi, presented to the board the existing and proposed conditions of the site.

The Commission was supportive of the staff recommendations.

The case was published in the local paper as required by the Illinois Statues. No public comments were submitted.

The Commission voted 5-0 to recommend approving the amendment to the Planned Development for development of a freestanding ALDI Grocery Store.

Trustee Bianco read the following Request for Board Action:

On January 27, 2022, a public hearing before the North Riverside Joint Plan Commission-ZBA was conducted for the purpose of reviewing a PUD application submitted by Seritage SFC

## **REPORT OF TRUSTEES (continued)**

Finance LLC for the construction of a new 19,437 square foot freestanding building within the existing north parking lot at 7503 W. Cermak Road. The intended use of this new building is the newest prototype for an ALDI grocery store.

The proposed development will encompass approximately two acres of the existing site. The submitted site plan addressed all village requirements related to construction, design, parking, landscaping, lighting and cross-traffic access. Village staff fully supports this development and believes it will be a great enhancement to the surrounding area.

Notice of the public hearing was in the local paper as required by the Illinois Compiled Statutes. No public comments were submitted. The Commission voted unanimously (5-0) to recommend approval of the amendment to the original planned unit development created by Ordinance 76-O-12, the North Riverside Park Mall, to modify the existing site's parking lot for the development of a freestanding ALDI grocery store.

Trustee Bianco moved and Trustee Mandel seconded to agree with the findings and recommendations of the Joint Plan Commission-ZBA to approve an amendment to the planned unit development, commonly known as North Riverside Park Mall, for development of a 19,437 square foot freestanding ALDI grocery store. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

### Trustee Czajka

Trustee Czajka read the following report from the Recreation Department:

The North Riverside Players will be putting on an exciting fundraiser Murder Mystery titled How to Host a Dinner Party (in 15 Simple Steps) on Saturday, February 19<sup>th</sup> and Sunday, February 20<sup>th</sup>. Tickets are available and may be purchased through the NR Players website or by calling (708) 712-6263. Have a great time and support this wonderful group.

Trustee Czajka read the following Request for Board Action:

The Suburban Purchasing Cooperative (commonly referred to as SPC) is a joint purchasing program sponsored by the Northwest Municipal Conference, DuPage Mayors & Managers Conference, South Suburban Mayors and Managers Association and Will County Governmental league. All public agencies as defined by the Illinois Governmental Joint Purchasing Act are eligible to participate in a joint purchasing program, with Illinois compiled statutes allowing any

## **REPORT OF TRUSTEES (continued)**

governmental unit to purchase personal property, supplies and services jointly with one or more other governmental unit. All such joint purchases shall be by competitive solicitation and the SPC program meets all required state purchasing guidelines.

The Village has been searching for a new heavy duty pick-up with plow accessories to replace our 2003 model scheduled and budgeted for replacement this fiscal year. Due to national production problems in the automotive industry, the Village has not been able to locate any 2021 models for purchase in the greater Chicago area. Recently, the Village learned that Joe Rizza Ford of Orland Park, Il ordered a 2022 Ford 350XL for its regular inventory in August of 2021 and is anticipating receiving this vehicle for delivery in the next 2-3 months. Since the vehicle is a newer 2022 model, it has yet to complete SPC's competitive bidding process as the model is currently in the production que. Rizza Ford has guaranteed they will match the 2022 SPC pricing, including the trade-in of an existing 2003 F350 once that information has been released.

The base cost after trade-in is \$33,915.24. Anticipated trade-in value is expected to be \$2,900. Once purchased, the vehicle would require 100% uplifting to meet the department's minimum standards at an estimated cost of \$20,643.35. The Village budgeted \$55,000 in the current year to fund this vehicle replacement, with the total estimate cost to purchase this 2022 Ford pick-up truck fully built out to meet our department's minimum standards expected to be slightly under that budget figure.

Trustee Czajka moved and Trustee Bianco seconded to authorize the purchase and up-fit of a Ford F350XL 4x4 pick-up truck from Joe Rizza Ford of Orland Park, Il in the total amount not to exceed \$55,000. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

### Trustee Demopoulos

Trustee Demopoulos thanked the Public Works Department for doing a great job during the last snow storm.

Trustee Flores- absent

## **REPORT OF TRUSTEES (continued)**

### **Trustee Mandel**

Trustee Mandel submitted the Brookfield North Riverside Water Commission Meeting minutes from the December 8, 2021 meeting to Clerk Ranieri.

### **Trustee Sarro**

On May 24, 2021 and October 25, 2021, the Village's Development Committee discussed the creation of a new pest control inspection program within the Village. The program would require all single-family and multi-family residential rental properties, commercial, industrial, restaurants, schools, churches, and recreational facilities to conduct pest control inspections with a state licensed pest control company and submit a log of all such inspections and service calls to the Village on an annual basis.

The frequency of inspections would be assigned based on the type of business use and pest control risk level, with the minimum inspection being conducted on a quarterly basis. Property owners or their licensed pest control company must submit a copy of their service logs and inspection reports to the Village on an annual basis. An annual inspection fee ranging from \$100-\$500 will be charged to each property owner to monitor compliance by village inspectors.

Trustee Sarro moved and Trustee Bianco seconded to authorize the creation of a pest control inspection program for all single family residential rental properties, multi-family, commercial, industrial, restaurant, school, church, and recreational facility in the village of North Riverside.  
Roll Call Vote:

AYES: Trustees Bianco, Czajka, Sarro

NAYS: Trustees Demopoulos, Mandel

ABSENT: Trustee Flores

Trustee Sarro read the following Request for Board Action:

On October 25, 2021, the Village's Administrative Committee met to discuss the creation of a village wide property rental registration process and inspection program. The purpose of the program is to create a requirement that all property owners engaged in the business of leasing or renting of any single-family dwelling, apartment building or multiple unit dwelling be required to register annually with the Village and provide a log of current property owners, management companies or agents, and tenants. Annual inspections will also be conducted by village inspectors to determine the health and safety conditions of such properties and compliance with all property maintenance standards and village codes.

The annual cost to register such properties shall be based upon the number of dwelling units, ranging from \$150-\$250 annually. Applications for a change in registration for single-family

## **REPORT OF TRUSTEES (continued)**

rental units only shall carry an additional fee of \$25 per change. The cost of the annual inspection shall be \$100 with additional re-inspection fee for non-compliance, ranging from \$150-\$250 per occurrence.

This is the first reading of the proposed ordinance. All questions and concerns shall be directed to the Village Administrator. Full board action on the approval of the ordinance is scheduled for March 7, 2022.

**CORRESPONDENCE-** None

## **APPROVAL OF BILLS**

Trustee Bianco moved and Trustee Mandel seconded to approve the List of Bills submitted for this meeting totaling of \$931,488.98 and to have them paid out of proper funds when such funds become available. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

## **ORDINANCES AND RESOLUTIONS**

Trustee Bianco moved and Trustee Czajka seconded to Approve an Ordinance Approving a Planned Unit Development (PUD) Amendment Request to Ordinance 76-O-12 (**22-O-01**) and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

Trustee Sarro moved and Trustee Bianco seconded to approve an Ordinance Amending Title 8 of the North Riverside Municipal Code Regarding Pest Control (**22-O-02**) and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Sarro

NAYS: Trustees Demopoulos, Mandel

ABSENT: Trustee Flores **CONTINUED**

**ORDINANCES AND RESOLUTIONS (continued)**

Trustee Czajka moved and Trustee Bianco seconded to approve a Resolution Authorizing the Purchase of a 2022 Ford F350XL from Joe Rizza of Orland Park, Illinois **(22-R-01)** and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Mandel, Sarro

NAYS: None

ABSENT: Trustee Flores

Motion carried

**UNFNISHED BUSINESS**-None

**NEW BUSINESS**

Trustee Czajka asked if there was a date scheduled for the opening of Amazon Fresh. Administrator Scarpiniti stated that the store is scheduled to open early March.

**ADJOURNMENT**

Trustee Bianco moved and Trustee Demopoulos seconded for adjournment of this meeting at 7:45 pm. Motion carried unanimously.

Respectfully Submitted,

**KATHY RANIERI  
VILLAGE CLERK**

