

**VILLAGE OF NORTH RIVERSIDE  
BOARD OF TRUSTEES MEETING April 13, 2020  
DUE TO THE COVID-19 PANDEMIC THIS MEETING WAS HELD VIA  
CONFERENCE CALL AT 7:00 PM**

Mayor Hermanek called the meeting to order with a Roll Call. In attendance were Trustee Czajka, Trustee Demopoulos, Trustee Flores, Trustee Mandel, Trustee Mengoni and Trustee Sarro.

Others in attendance were Administrator Scarpiniti, Attorney Hayes, Police Chief Garcia, Fire Chief Kiser, Recreation Director Mrozik and Public Works Director Kutt.

**APPROVAL OF AGENDA**

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

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

NAYS: None. Motion carried

Trustee Mengoni was unavailable for this conference vote

**BIDS**-None

**CASH RECEIPT REPORT**- No report

**APPROVAL OF MINUTES**

Trustee Sarro moved, seconded by Trustee Flores to approve the March 30, 2020 Village Board Meeting Minutes as presented. Roll Call Vote:

AYES: Trustees Czajka, Demopoulos, Flores, Mandel, Mengoni, Sarro

NAYS: None. Motion carried

**REPORT OF TRUSTEES**

Trustee Czajka- (Judiciary, Ordinances, Recreation)

Trustee Czajka read the following report from the Parks and Recreation Department:

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

We would like to remind everyone that all April programs and events have been canceled, including our Transportation Exploration Day and the Police Benevolent Association Easter Egg Hunt.

Our Greener Earth Day Shred Event has been rescheduled for Saturday, June 27<sup>th</sup> from 10 am to 12 pm.

Being proactively cautious, we have canceled SPR-Autumn Fest and Senior Fair in May. With regards to all other activities in May, we will alert all participants of any cancelations or changes as the situation unfolds.

The Parks and Recreation Department has been offering virtual classes, video tutorials, creating events that observe social distancing rules, and so much more. Please follow us on Facebook by searching North Riverside Recreation.

Trustee Demopoulos( Streets, Alleys, Sidewalks & Garbage)-No report

Trustee Flores- ( Police, Fire & License)- No report

Trustee Mandel ( Water, Sewers, Drainage & Zoning)

Trustee Mandel stated that she would like to see a 2020-2021 water relief and would like to waive the operations fee. This Thursday there will be a Birthday parade on 23<sup>rd</sup> and 7<sup>th</sup> Avenue.

Trustee Mengoni- ( Finance Health & Appropriations)- No report

Trustee Sarro- (Public Buildings, Grounds, Lights, Transportation, Plan Commission)

Trustee Sarro read the following Committee report:

On March 5, 2020, the Village Administrator, Village Planner and Public Works Director met with representatives of the North Riverside Park Mall to discuss a preliminary request for a new planned development. Specifically, the Mall is requesting consideration to construct two separate buildings on the northeast side of the mall's property as a new out lot, directly behind the existing Olive Garden and Miller's Ale House restaurants. The Mall has a letter of intent

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

from a potential tenant to lease one of the two newly proposed structures and would, therefore, tailor construction of that building specifically for that intended use.

This proposed project would require the mall to submit plans under a planned development application for review and consideration by the Village. Village staff also notified representatives of the Mall that it was currently recommending changes to existing PUD process and fee structure and these proposed changes were being sent to the Joint PC/ZBA for review. Since submission of preliminary conceptual designs for this project would run concurrent with the Village's review of the new PUD procedural changes, village staff is recommending the Mall's formal planned development application once submitted follow these new guidelines.

Step 1 of the new PUD procedures require preliminary board review of the conceptual plan of the development. This step is designed to broadly acquaint Village Trustees with the applicant's proposal and allow members of the corporate authority to make any general comments, suggestions or recommendations regarding the conceptual plan without being final or binding with respect to the preliminary application. This process also provides reasonable assurance to the applicant that the conceptual design will be approved before any significant financial costs for final architectural and engineering designs incurred.

Due to limitations on public meetings resulting from the current COVID-19 pandemic, Trustees were provided with a conceptual plan for the Mall's proposed redevelopment for consideration. Village staff is supporting the preliminary approval of the Mall's concept plan provided it be done in two separate phases. Phase 1 would involve the preliminary/final PUD approval for construction of an approximately 38,000 sq. ft 2 story building to house a state of the art, full service health club. Phase II would involve the future development of a second retail building approximately 20,000 sq. ft in size. Since there is no specific use or tenant for this building in mind at this time, Village staff is recommending approval of this phase be deferred and future processing of a second preliminary/final PUD application be considered once a known use is identified.

Trustee Sarro moved and Trustee Flores seconded to agree with Village Staff's recommendation to separate the preliminary planned development application of the North Riverside Park Mall into two separate phases and to approve Phase1 of the preliminary concept plan for the construction of a new building to be used as a full service health club. Roll Call Vote:

On the question, Mayor Hermanek stated this still needs board approval once plans are submitted by the architect.

AYES: Trustees Czajka, Demopoulos, Flores, Mandel, Mengoni, Sarro

NAYS: None. Motion carried

## **MAYORAL REPORT**

Mayor Hermanek thanked residents Tony Novak and Karrie Garza for generously donating pizzas to the first responders and village staff.

Mayor Hermanek announced that the village has been delivering masks to residents and at this time over 150 masks have been delivered by the public works department. Thank you to residents Jeanette DeBartolo Renee Zakosek, Audrey Sprague and Patricia Gargano for making these masks.

Due to the continuing stay at home order from the governor, Mayor Hermanek suggested the village board have once again only one Board of Trustees Meeting in May.

Trustee Mengoni moved and Trustee Mandel seconded to cancel the May 4<sup>th</sup> and May 18<sup>th</sup> Village Board meeting. Motion carried unanimously.

Trustee Mengoni moved and Trustee Czajka seconded to reschedule the Village Board of Trustees Meeting to May 11<sup>th</sup>. Motion carried unanimously.

**CORRESPONDENCE-** None

## **APPROVAL OF BILLS**

Trustee Mengoni moved, seconded by Trustee Sarro to approve the list of bills submitted for this meeting totaling \$375,653.39 and to have them paid out of proper funds when such funds become available. Roll Call Vote:

AYES: Trustees Czajka, Demopoulos, Flores, Mandel, Mengoni, Sarro

NAYS: None. Motion carried

**ORDINANCES AND RESOLUTIONS-** None

**UNFNISHED BUSINESS-** None

**NEW BUSINESS-** None

**AUDIENCE**

No comment or questions were submitted for this meeting.

**ADJOURNMENT**

Trustee Mengoni moved and Trustee Demopoulos seconded for adjournment of this meeting at 7:20 pm. Motion carried unanimously.

Respectfully Submitted,

**KATHY RANIERI  
VILLAGE CLERK**