

**VILLAGE OF NORTH RIVERSIDE
BOARD OF TRUSTEES MEETING JUNE 7, 2021
COUNCIL CHAMBERS 7:00 PM**

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

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

APPROVAL OF AGENDA

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

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

NAYS: None. Motion carried

BIDS-None

CASH RECEIPT REPORT- No report

APPROVAL OF MINUTES

Trustee Flores moved and Trustee Sarro seconded to approve the Village Board of Trustees Meeting Minutes from the May 17, 2021 meeting as presented. Roll Call Vote:

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

NAYS: None. Motion carried

AUDIENCE

Mr. Dollins, owner of Bar-Tini in North Riverside asked the board to please reconsider the change in hours for the local bars in the future as his business will suffer with the loss of income due to the earlier closing time imposed by the board.

REPORT OF TRUSTEES

Trustee Bianco

Trustee Bianco read the following summary from the Joint Plan Commission/Zoning Board of Appeals Committee Meeting held on April 8, 2021:

On Thursday, April 8, 2021, the Joint Plan Commission/Zoning Board of Appeals met with representatives of the Komarek School District 94 and ARCON Engineering to discuss the proposed Planned Development to accommodate the expansion and improvement of the Komarek School facilities. Dr. Todd Fitzgerald introduced himself and the architects and engineers involved in the project. Mr. George Demarakis, one of the architects working on the project, presented to the board the existing and proposed conditions with one site and the reason why they are seeking approval for a planned development and variations to certain sections of the code related to parking, setbacks, landscaping, and floor area ratio.

The Commission was supportive of the Staff recommendations.

The case was published in the local paper as required by the Illinois Statutes and notices sent to residents within 250 feet of Komarek School facility.

Four residents had concerns regarding the fencing, drainage and setbacks, which were addressed by the architects from ARCON Engineering.

The board voted 6-0 to recommend approving the Planned Development with the following conditions:

- To permit an increase in the permitted FAR from 0.5 to 0.59 in the R-1 District
- To permit a reduction in the front setback from 20 feet to 2 feet.
- To permit a reduction in the side yard setback from 15 feet to accommodate existing conditions of 1.5 feet to 7feet.
- To permit a reduction in the required 15 percent of the lot depth to accommodate existing conditions of 2 feet.
- To permit the construction of new parking spaces within a setback.
- To permit a reduction in the number of required spaces to 64.
- To permit a reduction in the size of new parking spaces from 9'20' to 9'18' and 9'17' for angled spaces.
- To permit a reduction in the size of the aisle width for angled spaces.
- To permit the elimination of required landscaping along 12th Avenue.
- To eliminate the requirement for parkway trees and not meeting the required 30 percent open space in the required rear area.
- To enhance the level of landscaping and/or fence along the west and north side

REPORT OF TRUSTEES (continued)

- To allow for additional screening and soundproofing of a generator to address residents concerns and to meet the decimal limitations of the Village per the ordinance.
- To require a construction management plan be submitted to the Village.
- To improve the asphalt area located east of 12th Avenue.
- Consideration of the traffic pattern of the east-west alley to address residents concerns. Village will have priority over that decision.
- Vacation of 13th Avenue turned over to the Village Board.

Trustee Bianco submitted the above summary to the Village Clerk.

Trustee Bianco read the following Request for Board Action:

On May 24th, 2021, the Development Committee met to discuss a request by Komarek School District 94 to permanently vacate a portion of 13th Avenue between 23rd Place and 24th Atreet and to consider any impact of such request with respect with respect to Komarek's requested planned development application.

A public hearing was held on April 8, 2021 with the Joint Planned Commission/ZBA to consider the planned development request from Komarek School. The Joint Planned Commission /ZBA deferred all discussion and final action on the proposed vacation of 13th Avenue back to the Village's Development Committee.

The Committee determined that vacating a portion of the public street was in the best interest of Komarek's planned development and would improve public safety and traffic flow in the area. As such, the Committee also determined that the following conditions needed to be met before taking final action on the vacation of the street:

1. Restrict public access to the alley just north of Komarek School from the proposed on-site parking lot and require a fence be extended on the north end of the parking lot to block the glare of car headlights to the homes just north of the alley.
2. Require the installation of additional traffic blocking balusters north of the proposed fence at 13th Avenue in order to prevent a large truck ore vehicle from driving through the fence into the proposed courtyard area.
3. Require a change in the proposed fence material installed throughout the property from chain linked to a more decorative and aesthetically pleased material.
4. Require a future public hearing to discuss the permanent change in traffic flow to the following streets:
 - A. Northbound only on 12th Avenue from 24th Street to 23rd Street
 - B. Northbound only on 13th Avenue from 23rd Place to 23rd Street
 - C. Southbound only on 13th Avenue from 24th Street to Forestview Drive
 - D. Westbound only on alley north of School between 12th Avenue and 13th Avenues
5. Discuss with the District the install of two additional shut off valves to the 13th Avenue watermain underneath the section of the street proposed to be closed.

REPORT OF TRUSTEES (continued)

6. Discuss with the District replacement of the original watermain along 13th Avenue and upgrading the service from 6" to 8" watermain.
7. Televisе the existing sewer located along 13th Avenue and identify any structural deficiencies.

Items 5 through 7 will be discussed with the District and incorporated into the permanent easement agreement between the parties at a later date.

Trustee Bianco moved and Trustee Demopoulos seconded to require additional parking and fencing restrictions to be incorporated into the proposed planned development for Komarek School District 94 and to direct the Village Attorney to make these part of the Village's conditional approval of the PUD application. Roll Call Vote:

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

NAYS: None. Motion carried

Trustee Bianco read the following Request for Board Action:

On April 8, 2021, the Joint Planned Commission/ZBA held the required public hearing, to review and deliberations on the planned development request for the Komarek School building improvements. Minutes of this public hearing were submitted to the Board separately.

Komarek School District 94 is seeking variances to the Village's Zoning Ordinances as it relates to parking, floor area ratios, and setback and landscaping requirements. Komarek is also requesting vacating 13th Avenue between 23rd Place and 24th Street to allow the area be improved as an outdoor play area.

The Commission finds that the proposed planned development as requested is both reasonable and necessary for the benefit of the general public. As such, the Joint Planned Commission/ZBA is recommending conditional approval of the project, including all the requested waivers and variations to the Village's Zoning Ordinance subject to the satisfactory completion of the conditions set forth in the attached staff report.

Trustee Bainco moved and Trustee Demopoulos seconded to concur with the findings and recommendations of the Joint Planned Commission/ZBA approving the requested planned development for Komarek School and authorize the Village Attorney to prepare the necessary ordinance for final consideration. Roll Call Vote:

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

NAYS: None. Motion carried

REPORT OF TRUSTEES (continued)

Trustee Bianco read the following Request for Board Action:

On May 24, 2021, the Development Committee met to discuss a request by Komarek School District 94 to permanently vacate a portion of 13th Avenue, between 23rd Place and 24th Street, to allow the area to be improved as an outdoor play area in conjunction with Komarek's requested planned development application.

The School District plans to break ground on its planned building improvements on June 8, 2021 and start construction of its multi-phase build out renovation authorized by voter referendum. Traditionally, 13th Avenue south of 23rd Place to 24th Street has been closed during school hours to prevent through traffic on the street between school buildings and address ongoing public safety concerns while school is in session. In order to provide improved public safety and better design layout, Komarek would like to create a planned on-campus outdoor recreational and play area between their east and west buildings.

Village staff discussed the implications on the Village's existing underground infrastructure if such a request was granted. Given the age of the existing underground water and sewer mains located beneath 13th Avenue as well as the other utility easements previously granted to ComEd and Nicor Gas, the committee agreed that further discussion would be need to occur between the parties to address access and upgrade of the existing infrastructure prior to the approval of vacating the street. However, the Committee did agree that vacating the street would be in the best interest of the public safety and improved traffic flow to the surrounding neighborhood, and agreed to authorize a temporary construction easement to Komarek School to block off that portion of the street during its planned construction while discussions continued between the parties on acceptable terms and conditions governing vacating the roadway.

Trustee Bianco moved and Trustee Demopoulos seconded to grant a temporary construction easement to Komarek School to block off a portion of 13th Avenue, south of 23rd Place to 24th Street, and to allow for the staging of construction equipment needed for the building improvements planned on their party. Roll Call Vote:

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

NAYS: None. Motion carried

Trustee Czajka

Trustee Czajka read the Parks and Recreation report as follows:

Last week, Day Camp Counselors received 30 hours of training including certification for First Aid, CPR and AED, inclusion training with West Suburban Special Recreation and much more.

REPORT OF TRUSTEES (continued)

Our Day Camp season will officially open tomorrow on Tuesday, June 8th for all camps. We have limited availability for those still summer planning.

We are currently accepting registration for our summer Car Bingo held on Friday, June 18th and our Fall Flea Market on September 12th.

For some free fun, our Sounds of Summer Concerts are back! The series kicks off on Thursday, June 24th. Please take a look at our Fun Guide for details.

Trustee Demopoulos- No report

Trustee Flores- No report

Trustee Mandel

Trustee Mandel read an email from a resident with concerns about the increased traffic and excessive speeding on 23rd Street during morning and evening rush hours.

Mayor Mengoni asked Trustee Mandel to please forward that email to Administrator Scarpiniti. Administrator Scarpiniti also stated that she has recently been in contact with the NRPD regarding this issue as Trustee Sarro had brought this to the staff's attention a month ago. The NRPD is currently doing a traffic study on 23rd street

Trustee Sarro

Trustee Sarro called for two budget meeting dates which would be held on June 21st immediately following the Village Board Meeting and the second on June 22nd to begin at 6pm.

MAYORAL REPORT

Mayor Mengoni explained the reasoning for putting the Audience portion before any official reports and ordinances. This would give the residents an opportunity to speak before any votes are taken on official business.

CORRESPONDENCE- None

APPROVAL OF BILLS

Trustee Sarro moved and Trustee Bianco seconded to approve the List of Bills submitted for this meeting totaling of \$824,615.47 and to have them paid out of proper funds when such funds become available. Roll Call Vote:

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

NAYS: Trustee Mandel

Motion carried

ORDINANCES AND RESOLUTIONS

Trustee Sarro moved and Trustee Flores seconded to Approve an Ordinance Amending Title 5 of the Village Code Regarding Alcoholic Beverages and to waive reading **(21-O-05)**. Roll Call Vote;

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

NAYS: None. Motion carried

Trustee Bianco moved and Trustee Demopoulos seconded to approve an Ordinance Approving an R-1 PUD to Allow for Development of Komarek School and to waive the reading **(21-O-06)**. Roll Call Vote:

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

NAYS: None. Motion carried

Trustee Bianco moved and Trustee Demopoulos seconded to approve a Resolution Approving Temporary Construction Easement with Komarek School District 94 and to waive the reading **(21-R-06)**. Roll Call Vote:

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

NAYS: None. Motion carried

UNFNISHED BUSINESS-None

NEW BUSINESS

Mayor Mengoni read a Proclamation designating June as LGBTQ+ Pride Month.

ADJOURNMENT

Trustee Bianco moved and Trustee Flores seconded for adjournment of this meeting at 7:35 pm.
Motion carried unanimously.

Respectfully Submitted,

**KATHY RANIERI
VILLAGE CLERK**