

Public comments received by email or in writing by the Village Clerk prior to 5:00 p.m. on the day of the meeting were welcome on any topic. Public comments were also allowed in person; however, public access to the physical meeting site was limited to ten (10) people due to the ongoing COVID-19 public health emergency, and based on Executive Order 2020-38, issued by Governor Pritzker on May 29, 2020, limiting public gatherings. Speakers were allowed into the meeting room one at a time to make their comments.



VILLAGE OF RIVERSIDE
BOARD OF TRUSTEES REGULAR MEETING
Minutes

I. Call to Order: The Regular Meeting of the Village of Riverside Board of Trustees was held on Thursday, June 4, 2020, in Room 4 of the Riverside Township Hall, 27 Riverside Road, Riverside, IL. President Sells called the Regular Meeting to order at 7:22 p.m., immediately following the Public Hearings for the proposed Harlem Avenue Business District No. 2 & proposed Ogden-Harlem Business District No. 3.

II. Roll Call:

<i>Present:</i>	President Sells Trustee Hannon Trustee Peters Trustee Pollock Trustee Evans
Participating by phone:	Trustee Gallegos Trustee Jisa
Also Present:	Village Attorney Marrs Community Development Director Abt
Also on the Phone Call:	Village Manager Frances Village Clerk Haley

III. Pledge of Allegiance

IV. Presentations and Public Comment

A. Public Comment

Resident John Plunkett of Pine Avenue stated that he and his wife are both retired and live on a fixed income. Replacing their gravel driveway would be a significant expense and they see no positive impact to removing gravel driveways. He noted that there

are only a few gravel driveways left in the village and asked that the Board weigh the financial burden replacing them would cause for those 35 families against the limited positive impact on the general welfare of the village. He asked that existing gravel driveways be allowed to remain in perpetuity with appropriate maintenance standards.

Resident Lad Kulhanek of Groveland Avenue stated that a neighbor on Groveland installed a new gravel driveway and it looks nice. He noted that the BNSF railroad tracks are supported by gravel. He stated that there is a lot of gravel visible in Riverside including the driveway at Indian Gardens. He believes the Village's position that gravel is not permeable is flawed and noted that the new permeable paver parking lot drains nicely too. He noted that when the village was originally planned, little consideration was given to parking; however, parking is now a necessity, and with proper maintenance, gravel can look good. He stated that there are many asphalt driveways that are not being maintained to an acceptable standard.

Resident Claudia Kulhanek stated that the gravel driveways on Groveland, Lincoln and Kimbark help rain water percolate into the ground quickly. She believes gravel driveways in these flood prone areas should be grandfathered in.

Lad Kulhanek expressed concern regarding the height of the river during this most recent flood event.

Georgia Albertsen of Shenstone Road stated that gravel driveways contribute to the unique beauty of the village and she believes they should be allowed to stay. She also noted that many homes with gravel driveways are owned by seniors and being required to replace a gravel driveway will create a significant financial hardship for these property owners. She also stated that there are many driveways of different materials that are in need of maintenance and repair and noted that this issue is creating a lot of stress for property owners. She asked if neighboring communities are pursuing a similar course of action. She again stated that the variety of building styles is one of the things that makes Riverside unique and special.

Resident Mike Tomecek of Pine Avenue stated that when he bought his house, he was told that the gravel driveway was grandfathered in. He stated that other communities allow gravel driveways and he is concerned about the expense associated with replacing his gravel driveway with another material. He does not believe gravel driveways are a public health or safety issue so he does not understand why the village is considering mandating their removal. He said he took a bike ride past the other homes with gravel driveways, and in his opinion, none of the driveways looked bad. He noted that he did see several asphalt and concrete driveways in disrepair though. He stated that PZC Chairperson Mateo expressed the opinion that gravel is no better or worse than concrete. He said he finds it odd that the village is considering compelling residents to install a non-permeable surface while emphasizing the importance of permeable surfaces. He asked that the Board please allow existing gravel driveways to remain. He stated that he has a shared driveway which makes his

situation even more complicated.

Resident Kenneth Karpez of Pine Avenue expressed concern regarding the expense associated with replacing his gravel driveway. He is a 55 year resident of the village. He is on a fixed income and does not regard the expense as “nominal” as some others have characterized it.

V. *Reports of Village Officers*

A. Village President’s Report

President Sells commented on the recent threat of violence in neighboring communities. He stated that Riverside’s Police, Fire and Public Works Departments responded with professionalism and courtesy to ensure the safety of residents and also assisted in neighboring communities. He thanked business owners for closing their doors and incurring additional losses in order to keep everyone safe and also thanked residents for their cooperation in staying home because that took a lot of pressure off of the village’s first responders.

President Sells noted that the Village Board issued a statement earlier in the day regarding the death of George Floyd in Minneapolis and he read the statement aloud. That statement is attached to and forms a part of these meeting minutes. Sells stated that Chief Weitzel will address the Board in the near future to talk about what the Riverside Police Department is doing to ensure that everyone they encounter is treated with dignity and respect. He also noted that there will also be a public forum on this topic later this summer. He extended condolences to Mr. Floyd’s family and asked for blessings upon all who are still struggling to be treated with dignity and respect.

1. Board and Commission Appointments and Reappointments

President Sells read the names of those being reappointed to various village boards and commissions and the terms of their reappointments. He thanked everyone who agreed to continue serving the village in this capacity.

Trustee **Pollock made a motion** to approve. Trustee **Peters seconded** the motion.

AYES: Trustees Hannon, Peters, Pollock, Evans, Gallegos & Jisa.

NAYS: None.

Motion passed.

B. Village Manager’s Report

Village Manager Frances provided an update regarding the Ordinance Providing Relief Measures to local businesses due to the pandemic that was approved by the Board at their Special Meeting on May 27. Since the Board last met, Aunt Diana’s requested a 15 minute parking space in front of their business to facilitate curb-side pickup and this request was approved.

Manager Frances also noted that the deadline to renew vehicle stickers and pet licenses has been extended to July 31 and there will be no over-the-counter sales this year. The village will mail out renewal forms soon and stickers will also be mailed to

residents.

VI. *Approval of Consent Agenda*

President Sells read the Consent Agenda aloud.

- A. Approve Voucher List of Bills June 4, 2020
- B. Approve Village Board of Trustees Regular Meeting Minutes May 21, 2020
- C. Approve Village Board of Trustees Special Meeting Minutes May 27, 2020
- D. Review and file Historical Commission Meeting Minutes February 17, 2020
- E. Review and file Landscape Advisory Commission Meeting Minutes March 10, 2020
- F. Review and file Police Pension Board Meeting Minutes April 22, 2019
- G. Review and file Police Pension Board Meeting Minutes April 21, 2020
- H. A Resolution to Approve an Amendment to the Village Administered Section 457 Deferred Compensation Plan pursuant to the CARES Act

President Sells asked if any of the Trustees required an item to be removed from the Consent Agenda for discussion. Hearing no requests, he called for a motion and second to approve the Consent Agenda.

Trustee **Pollock made a motion** to approve the Consent Agenda. Trustee **Hannon seconded** the motion.

AYES: Trustees Hannon, Peters, Pollock, Evans, Gallegos & Jisa.

NAYS: None.

Motion passed.

VII. *Reports of Departments, Commissions and Trustee Liaisons* – None.

VIII. *Ordinances and Resolutions*

- A. An Ordinance Amending various sections of the Village of Riverside Zoning Ordinance relative to Gravel Driveways (continued from March 19, 2020)
Community Development Director Abt provided a recap of this matter. She stated that during the Public Hearing for a gravel driveway variation for a shared driveway at 124 & 128 Barrypoint, the Planning and Zoning Commission noted that certain sections of the code were unclear and recommended that the code be amended to provide clarity. The Village Board considered the variation request and the PZC recommendation and tabled the discussion of the variation to the January 16, 2020 Village Board meeting to allow the Village Attorney to draft a text amendment to clarify gravel driveway regulations. The PZC conducted a Public Hearing on December 16, 2019, at which a number of residents with existing gravel driveways spoke. The PZC recommended approval of the ordinance, with certain changes, by a vote of 5-0.

The Preservation Commission reviewed the proposed text amendment at their January 14, 2020 meeting and determined that the changes recommended by the PZC would not have a negative impact on the Village's National Historic Landmark designation or the General Plan of Riverside.

The Village Board then discussed the recommendations at their January 16, 2020 meeting and remanded the text amendment to the PZC again to consider the following additional topics: allowing pea gravel driveways for non-landmarked properties; including additional pervious pavement options and evaluating the pros and cons of

allowing crushed gravel driveways. They also asked that staff verify the number of properties that have gravel driveways.

Director Abt noted that there are 35 gravel driveways or parking pads in the village. This is six more than originally noted. There are also several gravel alleys. The PZC recommended the following with regard to the remanded topics:

With regard to allowing decorative pea gravel driveways for non-landmarked properties: Yes. Use engineer's recommended standards.

With regard to additional pervious pavement options: Yes. Expand approved list to include permeable pavers, pea gravel, permeable concrete, porous asphalt, grasscrete or similar void structures.

With regard to the pros and cons of crushed gravel and whether it should be removed or grandfathered: The commissioners were divided on this matter. Two Commissioners did not believe the pros were sufficient to change their previous recommendation to replace the driveway at the time the property is sold. Two Commissioners believed that the cons were not sufficient to show that gravel was significantly worse than concrete or asphalt, provided the gravel driveway was maintained properly. They recommended grandfathering the existing gravel driveways but requiring that they be maintained.

The commissioners did not feel that the six additional gravel driveways had an impact on their previous recommendations. The commissioners also discussed including gravel driveway construction and maintenance standards in the Building Code rather than the Zoning Code. Staff would like direction from the Board with regard to these recommendations.

President Sells asked the Trustees for their feedback.

With regard to allowing decorative pea gravel driveways for non-landmarked properties: Consensus - Yes. Concur with PZC.

With regard to additional pervious pavement options: Consensus - Yes. Concur with PZC.

With regarding to moving gravel driveway construction and maintenance standards to Building Code rather than the Zoning Code: Consensus - Yes.

With regard to grandfathering existing gravel driveways: Trustee Pollock thanked the PZC for their work reviewing this matter and commended them for their thorough consideration. He stated that anytime the village seeks to impose a requirement on residents that creates a financial burden, there should be a compelling reason to do so, whether it be public health, pollution control or public safety. He does not see a compelling reason to require the removal of existing gravel driveways. He favors

allowing residents to maintain existing gravel driveways.

Trustee Evans concurred with Trustee Pollock. She expressed concern regarding the financial burden the proposed ordinance would place on homeowners.

Trustee Hannon asked for clarification regarding the terms “grandfather” vs “non-conforming”. Director Abt stated that the terms are similar in that they both allow for the continued existence and upkeep of the noncompliant property feature; however, the non-compliant feature cannot be expanded or enlarged. Trustee Hannon thanked residents for their comments and stated that the Board does not want to burden homeowners. He also believes it makes sense to move the maintenance standards to the Building Code.

Trustee Peters agreed with the comments of her fellow Board members. She noted that there are only 35 gravel driveways in the village, but she is certain that there used to be many more. She believes the market is working to address this issue, although the pace of change may be slower than some would like to see.

Trustee Jisa agreed with Trustee Hannon.

Trustee Gallegos asked for confirmation that there are no gravel aprons in the Village. Director Abt stated that there are a few gravel aprons. Gallegos expressed concern regarding their impact on public works machinery.

President Sells noted that the remaining gravel driveway aprons can be replaced when the village repaves the streets where they are located.

Director Abt read the emailed comments from residents Carolyn McNally of Lincoln Avenue and Thomas Holecek of Des Plaines Avenue, both of whom expressed opposition to mandating the removal of existing gravel driveways. Ms. McNally supports the use of gravel as a more environmentally friendly pavement option than non-permeable surfaces. Mr. Holecek expressed concern regarding the accuracy and completeness of the village’s list of gravel driveways and also noted that the village has several gravel driveways. He urged the board of grandfather the existing gravel driveways.

President Sells thanked the Trustees, the PZC and residents for their input on this topic. Staff will incorporate the feedback into the proposed ordinance and the revised ordinance will appear on a future agenda for consideration by the Board.

- B. An Ordinance Approving Variations to allow an existing shared gravel driveway to be maintained and remain at 124 and 128 Barrypoint Road – Jindal & Schlessler (continued from March 19, 2020)

President Sells stated that there may no longer any need for this variation due to the Board’s intent to approve a text amendment regarding gravel driveways at an upcoming meeting. He asked Attorney Marrs to weigh in. Attorney Marrs stated that

consideration of the ordinance should be continued to the June 18, 2020 meeting.
Consensus: Continue to June 18, 2020.

IX. Considerations – None.

X. New Business

Trustee Peters announced that her last meeting will be June 18. She is resigning from the Board of Trustees because she has accepted a new job in Michigan and she will be moving soon. She said it has been an honor to serve as a Trustee. President Sells stated that the Board will honor Trustee Peters for her service at the June 18 meeting.

XI. Adjournment

President Sells stated that there was no need for an Executive Session and asked for a motion and second to adjourn the Regular Meeting. Trustee **Pollock made a motion** to adjourn. Trustee **Evans seconded**.

AYES: Trustees Hannon, Peters, Pollock, Evans, Gallegos & Jisa.

NAYES: None.

Motion passed.

President Sells declared the meeting adjourned at 8:38 p.m.

Respectfully submitted:

Village Clerk Haley

Date Approved

XII. Executive Session – None.