

**REPORT OF PROCEEDINGS
OF THE
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF NORTHFIELD
TUESDAY, April 19, 2022 - 7:00 p.m.**

As provided by public notice, the Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall at 7:00 p.m. on Tuesday, April 19, 2022, for the Regular Board meeting. The meeting was called to order by President Greg Lungmus. The Village Clerk took the roll call.

PRESENT: President Greg Lungmus

 Trustees Todd Fowler
 Barnaby Dinges
 Tom Whittaker
 Matt Galin
 Tracey Mendrek
 Charles Orth

ABSENT:

ALSO PRESENT: Attorney Buzz Hill

CONSENT AGENDA ITEMS

Village President asked the Clerk to read the Consent Agenda items into the record. Those were reported as follows:

1. Approve the Report of Proceedings from the March 15, 2022 Village Board meeting
2. Bills and Disbursements from March 1, 2022 to March 31, 2022, in the amount of \$696,524.69
3. Approval of the Motor Fuel Tax (MFT) resolution required by IDOT for the maintenance of streets and highways for FY2022-23 and FY 2023-24
4. Approval of a resolution honoring G. Kirk Bennett for his 17 years of service to the Village of Northfield
5. Approval of the following Commission appointments:

 Police Pension Board – Term: 2 years
 Donald Whiteman, re-appointment 05-22 to 5-24

Board of Police Commissioners – Term: 3 years
Richard Joutras, re-appointment 05-22 to 05-25

Trustee Orth made a motion, seconded by Trustee Whittaker to approve Consent Agenda items 1 through 5.

Upon the following roll call vote, a motion to approve Consent Agenda items 1 through 4 was approved.

AYES: Fowler NAYS: 0 ABSTAIN: 0 ABSENT:
Dinges
Whittaker
Galín
Mendrek
Orth

CONSIDERATION OF A SPECIAL USE ORDINANCE FOR A GARAGE AT 345 MAPLE ROW

Trustee Whittaker made a motion, seconded by Trustee Mendrek, to consider a Special Use ordinance for a garage at 345 Maple Row.

Village Manager Sigman stated the petitioner seeks a special use to build a new detached two-car garage that will have 715 square feet of garage floor area at 345 Maple Row. The existing home has an attached garage with 1,176 square feet of floor area so the combined total garage floor area would be 1,891 square feet. The property is located in the R-1 Single Family Residential District and the Village’s Zoning Code’s R-1 District regulations require a special use permit for a garage floor area that exceeds 1,200 square feet. On April 5, 2022, the Plan & Zoning Commission voted unanimously to recommend approval of the proposed special use amendment.

President Lungmus indicated that VM Sigman said there were no written comments on this matter. He then asked for public comment. There was none.

President Lungmus requested a roll call vote to approve a Special Use ordinance for a detached garage at 345 Maple Row.

AYES: Fowler NAYS: 0 ABSTAIN: 0 ABSENT:
Dinges
Whittaker
Galín
Mendrek
Orth

CONSIDERATION OF AN ORDINANCE ADOPTING THE FY2022/2023 VILLAGE BUDGET

Trustee Fowler made a motion, seconded by Trustee Dinges, to approve an ordinance adopting the FY2022/2023 Village budget.

Finance Director Morley stated that the Village operates under the Budget Officer System and is required by State law to adopt a budget ordinance before the start of its fiscal year on May 1, 2022. The proposed FY2022/23 Village Budget represents the input of the Village Board, the public, and staff during the budget preparation process, including the February 15th Committee of the Whole meeting, March 1st Budget Workshop/Committee of the Whole meeting, and March 15th Public Hearing. The budget includes \$355,000 in additional transfers from the general fund to the capital improvement fund reserves for the Board's projects that include business support, pedestrian crosswalk enhancements, downtown way-finding sign designs, community event support, and the renovation of council chambers. The ordinance and the FY2022/23 Village Budget satisfy the requirements set forth in the Budget Officer Act. After approval, the staff will compile the Budget document and make it available to the public through the Village website.

President Lungmus indicated that VM Sigman said there were no written comments on this matter. He then asked for public comment. There was none.

Trustee Whittaker remarked how the budget process was an ongoing learning process. He recommended that in the future, for the edification of new board members, that the staff provide the budget from the previous year to use as a comparison point. This will also allow new members to see which staff positions were eliminated from the previous year in the event that trustees may believe that the positions should be restored. The previous year's budget will also aid in succession planning.

President Lungmus thanked the leadership and staff for their terrific job in preparing the budget.

Village Manager Sigman stated that many of the Village's prior budgets are available online. In every category, analytics exist comparing the prior year's numbers, year-to-date estimates, and the upcoming budget forecast.

Trustee Dinges commented that the whole staffing and succession planning could be a Committee of the Whole topic. The goal would be to hire additional staff to plan out and execute numerous improvement projects for the Village.

President Lungmus stressed the Village Manager and department heads were very cognizant of the tax dollars involved. Staff benefits and salaries represent 60% of the budget and he approved of running a lean machine and believed that no services were lacking in the Village.

President Lungmus requested a roll call vote to approve an ordinance adopting the FY2022/2023 Village budget.

AYES: Fowler NAYS: 0 ABSTAIN: 0 ABSENT:
Dinges
Whittaker
Galín
Mendrek
Orth

PUBLIC COMMENT

Ryan Huddlestun noted he had a background in commercial real estate and had worked for the last 2-1/2 years with the owners of the dilapidated area at 778 and 790 Frontage Road to redevelop it into a senior housing facility. He assembled the developers, McCaffery & Buck, who do outstanding work and are also local residents passionate about Northfield. At the Committee of the Whole meeting on January 18, 2022, the Board considered the \$80 million Senior Housing Facility and it was well-received. However, the developers were requesting a zoning change and the meeting ended with a negative vote. Huddlestun remarked that the meeting ended without inquiry for further research, a public hearing, or additional studies. From the January 18th meeting agenda, Huddlestun and the owners had questions on the sales tax assumptions concerning the revenue of auto dealerships, the Gruen & Gruen report on how retail change is affecting automobile dealerships, and the legal opinion which they felt was written to influence the answer of no. Huddlestun and the owners want the following questions answered: Were sales tax projections correct? Why wasn't a third-party report done for senior living? Why was the legal opinion written in a format to influence the Board to vote no? Huddlestun stressed that an opportunity was truly missed and respectfully asked the Board to collaborate, get answers to their questions, and come up with a solution for the three parcels on the northern corner of the Village.

Jeb Scherb stated that he was part of a company that owned the building at 778 Frontage Road. He was told that the Village of Northfield would like to have a senior housing facility and believed the proposed area would be a great site for its assemblage. He did understand this was zoned as an O/R District where senior housing was a prohibited use. Scherb's noted that obviously the senior housing facility was shot down at the January meeting, but was mainly concerned if this was due to tax revenue numbers regarding auto dealerships needing to be vetted more. His understanding was that the Village's sales tax revenue was about \$2.8 million with \$1.05 million being generated from auto sales tax from four dealerships, which equates to approximately \$250,000 from each dealership. The Gruen & Gruen report stated that a dealership could bring in up to \$750,000 of sales tax revenue. He also stressed that this is a unique opportunity in a time when three property owners are willing to work with a developer. He stressed that 31 of the top auto manufacturers were already represented in a 7-mile radius and it would be a very small minority of dealerships that could come into this proposed space. He noted that this finite dealership opportunity exists tonight but might not in the future. The Senior

Center is this space would be a great way for the Village to fill a void and he urged the Board to reconsider their decision.

Harry Hoopis noted that he was the owner of 790 Frontage Road and stressed that the office building business was in dire straits. He said there were numerous “for rent” signs on Frontage Road with many buildings deteriorating. He remarked that he had written a letter to the Board with the message that if this consortium dissolves, there is no space for a dealership on any of the individual parcels on Frontage Road. Hoopis requested a public hearing and stated they would appeal this to Cook County, if necessary. He preferred to have another discussion with the Board to figure out how to solve the problem. One solution he proposed to McCaffery & Buck was a room tax for 10 years that closes the tax revenue gap. He challenged the sales tax revenue numbers from car dealerships estimated at the January meeting. Hoopis noted that in Village Attorney Hill’s legal memo for the January meeting, he included the following LaSalle/Sinclair Factor, “The suitability of the subject property for its currently zoned purposes.” Hoopis stressed that the building he owned was not suitable for a car dealership and as a property owner, he had rights. He urged the Board to not miss the opportunity to have a Senior Housing Facility on this site.

President Lungmus stated that every correspondence that has been sent to the Board has been read and understands your position on the issue.

Village Attorney Hill remarked that his understanding after discussion with the attorney for the consortium was they desired to get a read from the Village Board as to the viability of their project. He believed they were given that opportunity in January and it was precisely what they requested. He stressed they have every right to petition for a Special Use and the Village will accommodate this. They also had the right to petition for a rezoning. But this was not what they were asking for previously. Attorney Hill sent Mr. Huddlestun a letter recently and he believed that they were requesting a new meeting with Village officials to understand what the Village wished to see at this site. The Village of Northfield has a long-standing policy that they do not give advice concerning rezoning, PUDs, and Special Uses, but rather they respond to projects. It is a road that leads to bad endings if the Village were to suggest projects for private property to a developer. Attorney Hill noted that they have every right to a public hearing before the Plan & Zoning Commission before the project is brought back to the Village Board.

Harry Hoopis noted the following two considerations the Village could hire a real estate firm to find an auto dealership buyer in something like a 4-month timeframe and they will pay the commission if they are successful. Or the Village buys these consolidated parcels of land since they are all for sale right now. Hoopis stated the Village should stop waiting for an unlikely dealership and allow a showpiece project to be built at this location.

DEPARTMENT UPDATES

Administration

VM Sigman remarked that the Illinois Environmental Protection Agency (EPA) is the entity legally charged with monitoring drinking water and establishing testing and standards. Water producers (like Winnetka and Glencoe) and water distribution agencies like Northfield

must take regular water samples and have the results of those samples submitted to the EPA. Specifically, Northfield is mandated to take three water samples two times a month and have them tested. Those test results are then submitted and reviewed by the Illinois Environmental Protection Agency, and the results are published on their web page. In March or April, the Illinois Environmental Protection Agency produces an annual consolidated water quality report that is generally published in late April or early May. The Village of Northfield must share the annual consolidated results from Northfield and Winnetka with all of our water customers. Up to now, Perfluoroalkyl substances (PFAS), which are a group of man-made chemicals used in industrial and consumer products since the 1950s, have never been listed in these reports, as they were not a substance for which testing was required. Although that was still true for the 2021 consolidated report – the IEPA has verbally directed the Village to include that notice on that report as well.

In August and September of 2021, the Illinois Environmental Protection Agency sent out testing teams to all of the water producers in the area to run an initial set of tests for PFAS. From what the Village has been told, every test location initially showed very low levels of PFAS - around 2.2-2.4 parts per trillion. In discussing this with water producers, the Agency indicated that they are trying to establish the region’s baseline levels to eventually adopt a regulated maximum level. Following their initial tests, the Agency then directed water producers to start testing for PFASs quarterly and report any test result over 2.0 parts per trillion, which is the minimum level that current technology can detect. Any test result under 2.0 parts per trillion is considered as not detected. It is important to note that neither the Illinois Environmental Protection Agency nor the U.S. EPA has developed enforceable PFAS standards for drinking water. In 2016, the USEPA issued drinking water health advisories for PFOA and PFOS at 70 parts per trillion – but these standards are non-binding, non-regulatory, and were only meant to provide technical information to state agencies and other public health officials.

To benchmark this substance in our Lake Michigan water, the IEPA established a guideline of 2 parts per trillion. This followed their initial tests, where readings were found in the 2.2-2.4 parts per trillion range. They then notified water producers to start including this substance in their regular testing protocols. All of the water producers have since been doing so, and more recent tests have been below 2.0. The following are the PFAS test results from Winnetka and Glencoe:

<u>Glencoe</u>	<u>Parts per trillion</u>	<u>Winnetka</u>	<u>Parts per trillion</u>
8-3-21	2.3	9-3-21	2.2
9-2-21	2.3	11-17-21	2.2
12-6-21	ND	1-3-22	ND
3-7-21	ND		

In early 2022, the Illinois Environmental Protection Agency published a Public Notice, specifically for water producers, directing them to notify all of the customers of the PFAS sample results. Initially, the notice requirements were unclear since this is still not a regulated substance in Illinois. By March, local water producers had worked with the IEPA to clarify those notice requirements, and towns began developing the actual notices. Northfield received notice from Winnetka on this issue on March 31 and from Glencoe on April 12. Since then, our staff has worked with these communities' village managers, water plant superintendents, and the

Illinois Environmental Protection Agency to better understand the issues and how they relate to us as a water distributor and our customers.

There are still no regulatory standards. Water producers are only required to test quarterly for PFAS, report results to the EPA, and notify customers if they get results above two parts per trillion. Notices are annual. Water providers are not required to take corrective actions. It is anticipated that the Illinois Environmental Protection Agency will require gathering this baseline information over the next two years or so to use it to establish a regulatory level. Once a regulatory level is adopted, any detection over that amount would result in the water producer taking corrective measures to bring the level back down to the regulated level. It was unclear whether water distributors must notify their customers of the PFAS tests. We consulted with the IEPA who indicated that water distributors will be required to provide notice in essentially the same format as water providers. Staff has begun working on the notice incorporating the Winnetka test results, as well as results from Glencoe which is Village of Northfield's emergency backup water supplier. Consistent with how other towns communicate, Northfield plans to add hyperlinks on water bills and the Village's website to access this detailed information.

Trustee Orth inquired if this tested with all suppliers of Lake Michigan water or just regional. Village Manager Sigman replied that within Northfield's surrounding communities, the water tested similarly, but was unaware of the test results in other areas, as well as from other Great Lakes.

Trustee Dinges stated that Perfluoroalkyl substances (PFAS) are going to become an issue that is more well-known and noted there was a recent article on this in the New York Times. Residents turning on their tap water want to be confident that it is as safe as possible. The Village should try to be transparent and the best source of information on PFAS and make safe and reliable water a top priority.

Trustee Galin questioned whether the Village received verbal guidance today to notify the residents of the PFAS test results based on staff's proactive phone call to the IEPA. Village Manager Sigman confirmed this information and that it needs to be published in the same format as the water producers such as Winnetka. She noted there has been no guidance on testing for PFAS for Northfield as a water distributor, but the Village will comply if mandated. She reiterated that the latest testing of PFAS was coming in the non-detectable range.

Trustee Whittaker stated by publishing this, residents will have the information to eliminate any panic.

Trustee Orth inquired if any research had been done on the health issues caused by PFAS. Village Manager Sigman replied that at certain levels, there could be health risks but more studies would need to be done.

President Lungmus noted that this class of chemical compounds, PFAS, are ubiquitous and people come into contact with them constantly in items such as fast foods, plastics, and waterproof clothing.

Village Manager Sigman stated the Village received news last week that they received an additional \$2.7 million grant for the Happ Road Phase II project so it is fully funded. Cook County will be providing the matching funds to the STP funds secured. The Village will be applying this fall for ITEP funds for the enhancement side of the project for items such as decorative light poles and landscaping. The Village sent an exhibit and is working with Cook County to get a contract to lease land to add parking to the east side of town behind Stormy's and Taco Nano. Cook County supports this but needs IDOT's approval to move forward on it.

Village Manager Sigman noted that the Village is finishing up its agreement with Glencoe to use their existing antennas for the water meter program since they have the same system and there is the capacity to service both communities. Glencoe has 2 antennas on their major water tower and their Public Works building. These antennas will be able to service 100% of Northfield and will save money for both villages. The Village will be entering into an intergovernmental agreement for shared ownership of these antennas which should be presented to the Board for consideration at the May meeting. There will be a kickoff meeting on May 10 with the installers and then staff will work to communicate the details of the water meter program to residents. The installation of new meters and the transferring of existing meters (that don't need to be replaced) to these antennas is anticipated to start on June 1, 2022.

Community Development Department & Building Department

There were no applications for the Plan & Zoning Commission for May. Director Gutierrez was absent so no update was given.

Finance Department

Finance Director Morley stated that in the General Fund for the fiscal year of May through February, revenues were up over expenses by \$377,000, which is \$1.6 million greater than the projected budget. Most of this is the intergovernmental revenues, which is the home rule sales and income tax, equating to \$4.5 million versus the budgeted \$3.4 million so a positive variance of \$1.1 million. When year-end numbers are added in, this positive variance will increase to approximately \$1.3 million, so overall the revenue numbers look great. Expenses are \$21,000 over budget which is related to retirements. Within the water area, revenues are close to budget and up by \$89,000 and expenses are below budget by \$352,000 due to some capital projects, particularly the water main replacement, not being done yet.

Fire-Rescue & Public Works Departments

Chief Nystrand reported that the fire-rescue department responded to 125 calls since the last board meeting. There has been a slight increase in COVID calls, but they are in good shape with their PPE equipment which is monitored closely. More people have been interviewed for staffing purposes and staffing is looking much more promising.

Public Works has been busy reading water meters, exercising water valves, and repairing water main breaks.

Police Department

Chief Lustig reported that the new stop sign on Northfield Road by Mariano's has had a lot of impact on people stopping properly. Enforcing the no turn on a red sign at Northfield Road is complicated by the fact that there is no place for the officer to sit and break out into

traffic safely to chase offenders. This will require a motorcycle officer sitting there when the weather gets nicer and/or two officers in tandem where one officer sits and observes offenders and then calls for the other officer to chase and pull them over. At the last board meeting, many residents complained about the excessive speeding of 50-60 mph on Winnetka Avenue from Sunset Ridge West to Waukegan. For the last three weeks, there has been a speed monitor present -the speed limit is 35 mph and the average speeds tracked have been 38-43mph, not the complained about excessive 50-60mph. Chief Lustig called the Homeowner Association President and explained this information. Two new officers are out patrolling the streets and doing well, but unfortunately, two officers are injured. He noted that he is seeing many babies in Northfield for the first time in decades which he believes is pretty exciting.

Trustee Fowler inquired if a flashing no turn on a red sign could be placed at Northfield Road.

Trustee Whittaker asked Chief Lustig to repeat the story that he shared at the PTO meeting. Trustee Whittaker noted that there is a game called Paranoia being played by students at New Trier and other surrounding high schools. Chief Lustig went on to state that a week and a half ago on a Saturday, he had just got home from the grocery store when his watch commander called and said they were on their way to his house. The police had received a call from Chief Lustig's neighbor who reported a man in complete camouflage with a gun running toward his home. Chief was standing in his driveway but did not see the subject because the subject was hiding behind a car across the street. The officers drove quickly down the street, drew down on the subject, and took his mask off to discover it was a 17-year-old male playing Paranoia. The subject had a Nerf gun but had spray painted the orange tip on it black, making it look like a real gun. Chief was grateful the subject did not point the gun at the officers and complimented the officers for responding fast, not using excessive force, and ultimately releasing the subject. Trustee Whittaker stressed that a second round of the game, Paranoia, was beginning the next day. He said that if anyone sees anything to call the police but to be aware that kids could be wandering around the neighborhoods playing this game.

Trustee Orth noted that the sign at Northfield Road was working and people were stopping.

Trustee Whittaker noted that District #29 will be observing Earth Day and with proper permission and safety protocols, students will be picking up trash on Friday, April 22. This could be moved to April 21, depending on the weather. If the date changes, the school would send out a communication.

Village Manager Sigman thanked Trustee Whittaker for his help in orchestrating the clean-up in Northfield along with the necessary safety protocols and was hopeful it would continue in the future.

Kathy Estabrooke inquired if the other school district in town could be a part of the Earth Day activities.

Trustee Orth inquired if a Committee of the Whole meeting could be held every month, so issues not on the agenda could be open for discussion.

ADJOURNMENT

There being no further business or issues to come before the Board, Trustee Whittaker made a motion, seconded by Trustee Fowler to adjourn the meeting.

Upon the following roll call vote, the motion was approved.

AYES:	Fowler	NAYS: 0	ABSTAIN: 0	ABSENT:
	Dinges			
	Whittaker			
	Galín			
	Mendrek			
	Orth			

The meeting was adjourned at 8:18 PM.