

MINUTES of a regular meeting of the Mayor and the Board of Trustees of the Village of Skokie, Cook County, Illinois held in the Council Chambers at 5127 Oakton Street at 7:30 p.m. on Monday September 19, 2022

DRAFT

Motion to permit Trustee Khoen to participate remotely for this meeting.

Moved: Trustee Johnson **Seconded: Trustee Klein**

Ayes: Sutker, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Robinson, Pure Slovin

MOTION CARRIED



Pledge of Allegiance led by Village Clerk Pramod C. Shah.

Mayor Van Dusen called the meeting to order.

The Clerk called the Roll. Those present were Trustees Sutker, Khoen, Johnson, Klein and Mayor Van Dusen.

Motion to approve the Consent Agenda.

Moved: Trustee Sutker **Seconded: Trustee Klein**

Ayes: Sutker, Khoen, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Robinson, Pure Slovin

MOTION CARRIED

* Approve, as submitted, minutes of regular meeting held Tuesday, September 6, 2022.
Omnibus vote.

* Approve Voucher List #9-FY23 of September 19, 2022.
Omnibus vote.

* Appointments, Reappointments and Resignations.

A. Appointments

Board of Fire and Police Commission: Ferdinand Soco and Helene Levin as Vice Chair

Board of Health: Dr. Edward Linn as Chair

Fine Arts Commission: Michelle Beatrice

B. Resignations

Board of Fire and Police Commission: Beryl Rabinowitz as Vice Chair

Board of Health: Dr. William Werner as Chair

Commission on Family Services: Jaime Garcia, Jr.

Mayor Van Dusen recognized Beryl Rabinowitz for 35 years of dedication on the Board of Fire and Police Commission. Trustee Sutker also thanked him for his years of service.

Omnibus vote.

Trustee Robinson arrived and was seated.

Report of the Village Manager.

A. Information Session regarding potential ownership structural change at Maple Tower at Optima, 9739 Woods Drive.

Jesse Karasik, Chief Investment Officer made a brief informational session regarding potential ownership structural changes at Maple Tower at Optima, 9739 Woods Drive. He spoke about the process of deconversion, needed 75% of residents to agree, incentives given, relocation help, lease terms, market values. He answered questions from the Board.

Kelly Elmore, Principal at the law firm Kovitz Shifrin Nesbit is an authority on the deconversion process and is retained by the Maple Tower Association also made a presentation and answered questions from the Board.

Rabbi Ruebner and Eric Inboboy spoke about the conflict of interest, study of the impact of deconversion, and a moratorium on the proposed plan.

Trustee Sutker made a motion to enact an Ordinance to change from 75% to 85% of the condominium unit owners in the Maple Association to agree to sell in order to bind the remaining unit owners and effectuate a sale.

Moved: Trustee Sutker **Seconded: Trustee**

Ayes: Sutker, Robinson, Khoen, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin

MOTION CARRIED

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B. Renewal of the Cable Franchise Agreement with Comcast.

Resolution 22-9-R-1542

Motion to concur with staff that the Village Board approve a ten-year renewal cable franchise agreement with Comcast.

Moved: Trustee Sutker

Seconded: Trustee

Ayes: Sutker, Robinson, Khoehn, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin

MOTION CARRIED

*C. Illinois Transportation Enhancement Program Grant Application – Resolution of financial Commitment.

Resolution 22-9-R-1543

Motion to proceed with the grant application authorizing the financial commitment for the Church street bicycle lane improvement project from Linder Avenue to McCormick Boulevard.

Resolution 22-9-R-1544

Motion to proceed with the grant application authorizing the financial commitment for the Gross Point Road improvement project from Church Street to -MainStreet.

Omnibus vote.

*D. Automated License Plate Reader Cameras.

Motion to concur with staff's recommendation to approve a contract for the purchase and installation of twelve Falcon Cameras be awarded to Flock Group.

Omnibus vote.

Report of the Corporation Counsel.

CONSENT:

*A. Ordinance 22-9-Z-4615

An ordinance approving a plat of dedication for property located at 8047 Floral Avenue, Skokie, Illinois in a CX Core Mixed-Use district. This item is on the consent agenda for second reading and adoption. The first reading was on September 6, 2022.

Omnibus vote.

*B. Ordinance 22-9-C-4616

An ordinance amending Chapter 118, Sections 118-183, 118-185, 218-218 and the Appendix A Use Table, of the Skokie Village Code pertaining to retail streets and the regulation of restricted uses. This item is on the consent agenda for second reading and adoption. The first reading was on August 15, 2022.

Omnibus vote.

New Business.

Plan Commission.

Steve Elrod, co-founder partner of Elrod Friedman LLP gave a brief overview of the project. Scott Gidwitz, developer and co-owner of Linder Touhy LLC, and Mike Breclaw, architect from Fitzgerald Associates also spoke about the proposed project.

These residents spoke about lack of affordable housing in Skokie with the new development. Gail Schechter, Sue from the Connection for the Homeless, Ted Smulker, Maggie Vandermeer, Emi Yamauchi, and Carrie Bradean.

Lauren Grodnicki spoke about the possibility of green roof, green wall, electricity and gas.

Rob Silverstein, co-owner of Central Sheet Metal Fabricators at 7251 Linder had questions about the re-zoning request.

Trustee Johnson spoke about inclusion zoning. Mayor Van Dusen and Manager Lockerby spoke about his concerns.

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A. Plan Commission Case 2022-22P – Zoning Map Amendment: 5404-5440 Touhy Avenue and 7235 Linder Avenue.

Motion to concur with the Plan Commission that the petitioner's request for the zoning map amendment, subdivision/dedication and site plan at 5404-5440 Touhy Avenue and 7235 Linder Avenue in a B4 Regional Mixed-Use shopping district be approved subject to all conditions.

Moved: Trustee Sutker **Seconded: Trustee Klein**
Ayes: Sutker, Robinson, Khoeun, Klein and Mayor Van Dusen
Nays: Johnson.
Absent: Pure Slovin
MOTION CARRIED

B. Plan Commission Case 2022-23P – Subdivision: 5404-5440 Touhy Avenue and 7235 Linder Avenue.

Motion to concur with the Plan Commission to approve the request for a 3-lot subdivision/dedication of 5405-5440 Touhy and 7235 Linder Avenue.

Moved: Trustee Sutker **Seconded: Trustee Klein**
Ayes: Sutker, Robinson, Khoeun, Klein and Mayor Van Dusen
Nays: Johnson
Absent: Pure Slovin
MOTION CARRIED

C. Plan Commission Case 2022-24P – Site Plan Approval: 5404-5440 Touhy Avenue and 7235 Linder Avenue.

Motion to concur with the Plan Commission to approve a site plan as presented to develop a new mixed-use development to include first floor retail sales or services, including a possible cannabis dispensary and upper-story residential over nonresidential uses at 5404-5440 Touhy and 7235 Linder.

Moved: Trustee Klein **Seconded: Trustee Sutker**
Ayes: Sutker, Robinson, Khoeun, Klein and Mayor Van Dusen
Nays: Johnson
Absent: Pure Slovin
MOTION CARRIED

Public Comment.

John Youkhana spoke about the property at 4043 & 4045 Main St. Sala Evangelica De La Sana Doctrina Chicago, a Spanish speaking Evangelical Religious Organization would like to purchase the property and convert it into a teaching room and prayer room. The owner of the property will make an appointment with the Mayor, Corporation Counsel and Manager to discuss the project.

Zephyr Alleshouse spoke about recycling in apartment buildings, condos and businesses. The Manager will look into the situation.

Lauren Grodnicki spoke about composting, plants and CO2.

Public Comments by email.

Ken Ditowsky, Ed Vallejo and Janet Phalen sent information concerning Mr. Sallas. Emi Yamauchi sent concerns about the Mixed-Use Development on Touhy/Linder and the Potential De-Conversion of Optima's Maple Tower.

Paul and Frances Kent-copy of Optima resident correspondence to members of the Village of Skokie Board members and Trustees.

Ehud Kalai- Professor Emeritus of Managerial Economics at Northwestern University regarding monopoly and conflict of interest in Optima Old Orchard.

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Adjournment.

Motion to adjourn at 10:00 p.m.

Moved: Trustee Sutker

Seconded: Trustee Klein

Ayes: Sutker, Robinson, Khoeun, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin.

MOTION CARRIED

Pramod Shah, Village Clerk

Approved:

Mayor Van Dusen

Items marked with an asterisk (*) indicate they are part of the Consent Agenda that contains routine items or items which have already been discussed by the Mayor and Board at a previous public meeting and require a second reading. Items on the Consent Agenda are passed in one vote at the beginning of the Board Meeting. Prior to the vote on the Consent Agenda, the Mayor will inquire if there is any matter which anyone wishes to remove from the Consent Agenda. If there is an item on the Consent Agenda which you wish to address, please inform the Mayor at that time you wish to remove it from the Consent Agenda.