

**VILLAGE OF RIVER FOREST**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES**  
**November 13, 2017**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, November 13, 2017 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

**1. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Corsini, Cargie, Gibbs, Vazquez, and Henek

Absent: Trustee Conti

Also Present: Village Clerk Katherine Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief Greg Weiss, Deputy Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Public Works Director John Anderson, Management Analyst Jonathan Pape, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZENS COMMENTS**

Joan Green, 721 Monroe Avenue, stated that her home was recently broken into on a Sunday afternoon. She stated that she is concerned about crime and crime prevention in River Forest. She requested police notification when a crime occurs in the vicinity, additional police surveillance, public education, and the formation of neighborhood watch groups. Ms. Green indicated that the website crime alerts has not been updated in some time and said she would like to see the page updated. She thanked the Police officers for how they handled the incident. She stated that she also supports the bee ordinance and discussed her personal experience with bees.

Gale Anders, founder of Fitness Formula Clubs (FFC) at 1114 Lake Street in Oak Park, discussed the history of the club which began with the vitalization of downtown Oak Park. He stated that he is here on behalf of fitness facilities in River Forest and Oak Park. He said he was recently made aware of a new, planned, tax exempt Park District fitness facility that would include many of the same types of facilities as the fitness facilities he is representing here tonight. He indicated the Park District facility would cost more than three times the cost of FFC. Mr. Anders discussed the real estate taxes FFC has paid and stated that it is troubling that a new Park District facility would be tax exempt and funded by taxes paid by other area fitness facilities and additional bonds. He said this is unfair competition to these existing area facilities. He suggested that the typical park district fitness facilities operate in the red which puts an additional tax burden on all tax payers whether they use the park district facility or not. He discussed the jobs created by the existing facilities that already serve the area. He encouraged the Board to maintain a business friendly environment by not supporting or participating in the proposed Park District facility.

President Adduci inquired whether Mr. Anders has gone to the Park District. He stated they are in the process of having discussions with the Park District as well as Oak Park River Forest High School.

#### **4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS**

Trustee Gibbs stated that last Saturday he celebrated Veterans Day. He praised the sacrifices of these men and women. He stated he had the opportunity to see a football game at West Point and felt that everyone present would be proud of the entire establishment.

Trustee Henek noted that leaves have not all fallen and that the Village's collection is scheduled to conclude in two weeks. She asked if collection would be extended to accommodate that. Public Works Director Anderson explained that Roy Strom will conduct a bagged collection after the Village has concluded its program and noted the Village will extend pick up by one week.

Clerk Brand-White reported that she and Trustee Vazquez attended the dedication of a sculpture at the Cook County Forest Preserve headquarters. She said it was done in cooperation with Oak Park River Forest (OPRF) High School students and is quite impressive. She encouraged all to see it when they are in the vicinity of Lake and Harlem. She reported that she attended a meeting of the Municipal Clerks Association of Cook County and briefly discussed that experience.

Trustee Vazquez invited everyone to a community meeting on Wednesday, November 15<sup>th</sup> at OPRF regarding trends for educational facilities, an opportunity for community input, and an update from their Imagine group of which he is a member.

Trustee Cargie noted that Village Administrator Palm updated the Board in regard to the Collaborative Committee at the last Board meeting. He reported that as of November 11<sup>th</sup>, 563 responses were received and said they are hoping to have a total of at least 1,000 responses at the conclusion of the communications survey. He stated Jasculca Terman, the communications consultant, indicated that the response to the survey is significant. In response to a question from President Adduci, Trustee Cargie stated that emails were sent out, paper copies of the survey can be found at the Village Hall and the Library, and surveys are available on every agency's website. He noted community input is important.

Trustee Corsini wished a belated Veteran's Day to all and thanked veterans for their service. She reported that she attended the combined Finance Committee and Police & Fire Pension meeting on November 2<sup>nd</sup> and briefly discussed that meeting and upcoming meetings. She said she attended an OPRF Community Council meeting. She reminded everyone that Comprehensive Plan surveys are active and encouraged community members to participate in the Town Hall Meeting at Concordia University on November 16<sup>th</sup> or take the survey online.

President Adduci reiterated Trustee Corsini's comments regarding the Comprehensive Plan. She noted the Collaborative Committee survey is the first real initiative where all the taxing bodies are working together to better communicate with residents collectively. She also encouraged participation in both the Comprehensive Plan and communication survey. She reported that she attended the Community Works Advisory Board meeting earlier in the day and explained that it

is part of the Community Foundation. President Adduci stated that she had the opportunity to travel to Paris, France and visited Normandy. She said it was an unbelievable experience and thanked veterans for their service.

a. Swearing-In of New Firefighter Matthew Basa

Fire Chief Kurt Bohlmann introduced Firefighter/Paramedic Matthew Basa and discussed his qualifications. Clerk Brand-White administered the Oath of Office.

b. Certificate in Performance Measurement ICMA

Management Analysts Jonathan Pape presented the Village Board with the Certificate in Performance Measurement from International City and County Managers Association (ICMA) for the Village's efforts in measuring the performance of the municipal organization.

## 5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – October 23, 2017
- b. Executive Session Meeting Minutes – October 23, 2017
- c. Waive Formal Bid and Purchase of a 2018 Ford Explorer Police Interceptor through the Suburban Purchasing Cooperative from Currie Motors Fleet for \$29,287
- d. Waive Formal Bid and Award Contract for Village Hall Efficiency Improvements to FGM Architects for \$25,400
- e. Monthly Department Reports
- f. Monthly Performance Measurement Report
- g. Village Administrator's Report

Trustee Gibbs made a motion, seconded by Trustee Corsini, to approve the Consent Agenda in its entirety.

In response to a question from Trustee Henek, Chief Weiss stated that in the past month there were 14 more Part I offenses than the previous October. He explained that these offenses range from murder all the way down to property crimes such as theft. He stated that one of the major increases was in burglaries (occurring in storage, a garage, or a residence). He noted that there were four additional residential burglaries which represent an 80% increase because the number of incidences is low. Chief Weiss reported that the other major increase was in thefts (which could include signs, flags, and retail) and there were five more than the previous October representing a 42% increase. He said there are year-to-date and the same month in the previous year comparisons and noted that the year-to-date comparison of Part I offenses are 4% less than in the previous year. He stated that when there is a residential burglary, Police officers canvas the immediate area of the neighborhood, which includes knocking on doors and informing neighbors that there has been a burglary. He noted that weekend burglaries are rare and most burglaries take place on weekdays during the day. Chief Weiss stated that when there is a burglary, they send out extra patrols. He said they are working to get the message out better with the Village's Geographic Information System (GIS) which can produce a crime map. He warned that they need to be careful of an oversaturation of information as well. He reiterated that overall Part I offenses are down 4% and noted that total arrests are up 21% for Part I offenses and up by 8% for Part II offences. He explained that Part II arrests include traffic arrests.

Trustee Cargie questioned whether communicating crime pattern information would suggest to criminals that they should strike in another part of the Village. Chief Weiss responded that it is a challenge and the Police Department endeavors to balance the need of the community to know with the information that needs to be kept secure.

President Adduci suggested that based on the comments, the Police need to work on that balance of communication.

Roll call:

Ayes: Trustees Gibbs, Corsini, Conti, Henek, and Vazquez  
Absent: Trustee Conti  
Nays: None

Motion Passes.

## **6. CONSENT ITEMS FOR SEPARATE CONSIDERATION**

None.

## **7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES**

- a. Development Review Board – Recommendation on a Major Amendment to the Planned Development Permit for Saint Vincent Ferrer Church Regarding a Condition on Window Mullion Color – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Henek, to adopt an Ordinance permitting a Major Amendment to the Planned Development Permit for Saint Vincent Ferrer Church regarding a condition on window mullion color.

Father Tom McDermott, Pastor of St. Vincent Ferrer, stated that he is here on behalf of the Parish Council, School Board, and Finance Council. He thanked the Village Board for the opportunity to speak. He noted that the Village Board approved putty colored mullions. He reported that dark brown colored mullions were ordered in error and installed months ago. He reported that the Village alerted the Parish and he was alarmed at the news. Father McDermott stated that at no point was the parish aware that a change in color had been made, no one (he or any members of the building committee) authorized the architect to change the color to dark brown, and the architect did not inform the Parish of the change in color. He stated that the mistake was solely that of the architect. He said the Parish does not have building experts on staff and expected the architect to get it right. He reported that Nevin Hedlund Architects no longer speaks for the Parish. Father McDermott stated that the removal and replacement of the 13 gothic style windows would cost approximately \$100,000 and would affect the structure of the building. He said that experts told them that there are no other options and the paint would peel off. He reported that the building is scheduled to be dedicated December 10<sup>th</sup>.

Father McDermott stated that the Parish made several changes to the plans based on recommendations from the Development Review Board (DRB) and he recognized the value of

the DRB recommendations. He said an additional \$100,000 would be a burden on the parishioners. He stated that no disrespect was ever intended to the DRB or Village Board of Trustees. He asked the Village Board of Trustees to approve the ordinance allowing the church to keep the windows as they are.

President Adduci reminded all present that because this is a major amendment and reversal of the DRB decision she is not able to break a tie or vote on this matter.

Trustee Gibbs stated that the Board has been put in a position to weigh the enforcement of Village Code with consideration for the citizenry and, in this case, what would be a large financial burden. He said he came in seeking answers to three questions: What is the remedy, how much would it cost, and who is responsible. He said it is his intention to grant this request but he wished Mr. Hedlund was here to hear what he has to say. He stated he is not as concerned about it being precedent-setting because the Ordinance says each request stands on its own merits.

Trustee Henek stated that when she heard of the situation she was conflicted. She said she realizes that they hired a professional but there is a conflict with the commission that oversees these matters. She said she appreciates the first-hand account of this rather than what was shared with the Development Review Board. She stated she thinks the extra cost is a hardship and it would not be a very "green" project to replace the windows. She reiterated that she is conflicted going against the Development Review Board's recommendation and wants to ensure that there will not be issues like this going forward.

Trustee Cargie stated that he is very deferential to the Development Review Board and is not inclined to vote against a 6-0 recommendation. He said in this case he disagrees with the recommendation because the Board has facts that the Development Review Board did not have. He noted that the architect told the Development Review Board that the decision to change the color of the windows was made aesthetically and justifiably the Development Review Board declined to recommend the Amendment. Trustee Cargie stated that he believes that this is an entirely unique situation and believes that if the Development Review Board heard the truth they would have been more sympathetic to the situation.

In response to a question from Trustee Cargie, Father Tom stated that they are in the process of separating service with Hedlund Architects.

Trustee Cargie stated he appreciates the church's complete candor with the Village and will vote in favor of the Amendment.

In response to a question from Trustee Vazquez, Father McDermott stated that the church's attorney is not present. Trustee Vazquez said he has had the experience of working in government and he does not like misrepresentations made to government. He stated that his first question was "Why is it the Village's problem?" He said he wondered why the Parish cannot go after Hedlund but he knows that there is a cost to litigation as well. Trustee Vazquez stated that while he is troubled by it, but he understands it is only the color. He said a structural problem will not arise from the mistake and so he is inclined to grant it.

Trustee Corsini stated that she has been on the record regarding this project. She said she feels conflicted on many levels. She said she was surprised to hear the architect testify that the Church purposely went against the conditions of the permit and changed the color. She indicated that the building is considered an accessory structure to the sanctuary and as such the condition regarding the window color is that it is to match the sanctuary windows. Trustee Corsini stated she agreed with the Development Review Board's decision because it appeared to be a deliberate action. She said the color is not going to make that much of a difference and it would be a financial hardship to rectify this. She stated despite her personal struggle with the project she will support the Variance.

Village Administrator Palm reminded the Board that the Ordinance presented tonight removes the condition as requested by the St. Vincent Parish.

In response to a question from Trustee Cargie, Village Administrator Palm stated there were no redactions in the minutes, it was actually highlighted text, and the change in formatting was the result of the large size of the electronic file.

Trustee Corsini stated for the record that she does not want any other developers to get the idea that they can haphazardly go against permit conditions

Trustee Cargie stated that the Village should explore what recourse it has against Mr. Hedlund and take any recourse available. He said there needs to be a mechanism to get to at the truth.

Trustee Henek stated that she troubled was that the architect is a resident and sat on the Development Review Board.

President Adduci said she believes it will be taken care of by St. Vincent's, the market, and the DRB.

Roll call:

Ayes:	Trustees Gibbs, Corsini, Cargie, Vazquez, and Henek
Absent:	Trustee Conti
Nays:	None

Motion Passes.

b. Sustainability Commission – Recommendation Regarding Regulations for Bees and Beekeeping – Ordinance

President Adduci noted that there will not be vote taken on this matter and it is for discussion purposes only.

Katie Brennan, Sustainability Commission Chair, introduced Commission members who worked on the project. She provided background information regarding why the Commission was asked to research and recommend a beekeeping ordinance. She discussed the extensive research process the Commission members performed. Commission Chair Brennan stated that based on

their research and analysis the Commission recommends that the Village adopts a beekeeping ordinance that allows a limited number of beehives by a limited number of beekeepers in River Forest. She said the proposed ordinance is permit based, requires proof of notice to neighbors, requires registration with the Illinois Department of Agriculture, it authorizes the inspection of hives, and it takes appropriate precautions such as hive orientation, fencing, and signage. She noted that the vast majority of legwork was done by Sue Crothers-Gee and Mary Masella. Commission Chair Brennan predicted that meeting attendees will see and hear a thorough, thoughtful, and even-handed presentation.

Harry Patterson, an Oak Park resident, stated he has been a beekeeper for over 40 years. He stated he participated with the Commission, was very impressed with their work, and supports their proposed ordinance. He briefly discussed his beekeeping credentials. He noted that bees are essential for human life. Mr. Patterson stated that he will provide his phone number to the River Forest Police and Fire departments and offered his services to remove bees if it becomes necessary. He described the different types of bees and the different behavior of bees. He stated that honey bees do not threaten people unless they are in their hives and that is why they smoke them. He described the method of removing hives from trees.

In response to a question from Trustee Cargie based on an email he received suggesting honey bees are an invasive species, Mr. Patterson stated there are wild bees in trees as well as honey bees. In response to a follow-up question from Trustee Cargie, Mr. Patterson stated Africanized bees resulted from a scientist beekeeper bringing bees from Africa to Brazil because of their aggressiveness and higher profitability. He said these bees have been moving northward in spite of traps set at the Panama Canal. Trustee Cargie questioned whether there is a difference in the appearance of honey bees and African bees and how one would know the difference. Mr. Patterson stated the only difference is the aggressiveness. He said a beekeeper would monitor the behavior and if there is an aggressive queen bee it can be replaced in order to maintain the hive.

Neal Huston, 631 Edgewood Place, read a letter written by Raymond B. Simons, attorney at law, who lives at 617 Edgewood Place. The letter described the Huston family's safe and responsible care of their bees and stated Mr. Simons' support of the ordinance drafted by the Sustainability Commission.

Sue Crothers-Gee, a member of the Sustainability Commission, stated that in researching the ordinance they met with beekeepers, bee teachers, academics and experts; reviewed other ordinances and spoke with other municipality leaders; visited Garfield Conservatory hives and local River Forest hives; and spoke with neighboring residents of beekeepers. She stated that in their research they discovered that most people who are nervous about bees generally lack information and once informed and having experience around bees their apprehension diminishes. She noted that once a honey bee stings it loses its life and is likely to avoid it. Commissioner Crothers-Gee said that many people mistake yellow jackets, which are actually a type of wasp, for honey bees. She noted that yellow jackets will sting multiple times and are aggressive. She indicated that bees from neighboring communities can be found in River Forest because bees will forage from two to five miles from their hive. She stressed the importance of bees as pollinators and noted that they pollinate approximately 30% of food-producing plants and 90% of wild plants. She noted that bees are suffering from colony collapse. She discussed the rising popularity of beekeeping in urban areas. Commissioner Crothers-Gee stated that the



Commission has listened to public comment, have written and revised their proposed ordinance based on their research, and believe that their ordinance proposal considers both beekeepers and non-beekeepers in the community as well as consideration to native pollinators.

Commissioner Crothers-Gee stated that the proposed ordinance has colony density limits restricting the total number of hives to 44 and two per resident to provide an adequate foraging area and protect other native pollinators. She described how the Commission determined this number. She noted that although bees fly up to five miles from the hive, adjacent neighbors will be subject to more activity and any health and safety issues for these neighbors must be taken into consideration. She noted that if an adjacent neighbor produced a physician's letter stating a family member suffers anaphylaxis the hive permit would be denied. Commissioner Crothers-Gee noted there would be an annual \$25 permit fee to cover administrative costs and the permit would not be transferrable to other persons or entities. In regard to residents with permits moving elsewhere in River Forest, she stated that if the new property met the requirements, the permit would be transferrable. She said maintenance standards are included in the proposed ordinance as well as insuring access to water for the bees. She stated that the location of the hive on the property must be at least five feet from the property line and this number was determined based on other municipal ordinances and lot sizes in River Forest. Commissioner Crothers-Gee mentioned that fly lines are included in the proposed ordinance. She stated signage is also required that would include State and River Forest permit numbers and is to alert persons with anaphylaxis of the presence of bees. She stated that the Commission met with Dominican University and carved out an opportunity for ongoing beekeeping community workshops free to all residents courtesy of the University.

Ellen McManus, beekeeper at Dominican University, stated that there have been no reports of bee stings from their apiary which began three years ago and noted there is a lot of activity on campus. She discussed the goals and success of the project including the introduction of local school children to the importance of bees, other projects inspired by the apiary, and additional opportunities. She stated there are now four hives in the apiary and the project has been safe and well maintained. Ms. McManus stated her supported of the ordinance as drafted by Sustainability Commission.

In response to a question from Trustee Gibbs, Commissioner Crothers-Gee stated there is an exception into the proposed ordinance to grandfather Dominican's four hives provided Dominican continues to provide beekeeping education to the River Forest community.

Marcin Matelski, head beekeeper at the Garfield Park Conservatory, discussed Africanized bees and noted that certain facilities have genetic testing to help eliminate Africanized bees. He stated that Africanized bees do not store honey and cannot survive cold winters. He added that it would be highly unlikely to find Africanized bees in this area. He noted that honey bees are not native to North America and were brought over by settlers but studies have found that native bees and honey bees complement each other in regard to pollination. Mr. Matelski noted that it is illegal in the United States to keep Africanized bees.

Trustee Cargie stated his concerns that the Village will not have a bee expert *on staff* to inspect the hives and enforce a beekeeping ordinance. Mr. Matelski stated that every beekeeper has to register with the State and the State has eight inspectors who will inspect the hives at no cost. In response to a question from Trustee Cargie, Mr. Matelski stated that there are currently



approximately 1,800 hives registered in the state of Illinois. Trustee Cargie reiterated his concerns regarding whether Village staff could determine whether or not a resident is properly maintaining the hive. Commissioner Crothers-Gee stated that the Commission considered this and stated other municipalities have a staff member who is designated to enforce the beekeeping ordinance but is not necessarily knowledgeable about bees. She noted that Riverside, St. Charles, and Evanston only respond to complaints. She stated the Commission suggests that River Forest take the same course and rely on experts at Dominican University and elsewhere. Trustee Cargie complimented the Commission on their thorough presentation of the proposed ordinance.

Trustee Vazquez suggested designating a consultant and include in the ordinance that the beekeeper has to pay for inspections whether they are for granting a permit or responding to a complaint. Commissioner Crothers-Gee cautioned the Board that a complaint against a beekeeper could be based on a slight increase of bees that may or may not be due to that beekeeper. In regard to resources, she stated that the beekeeping community is a tightly knit group and the Village could rely on local beekeepers. Trustee Vazquez stated his suggestion was in regard to compliance. President Adduci responded to his comment with concerns regarding over regulation. Mr. Patterson offered to do inspections at no charge.

Trustee Corsini recognized that there are undocumented beekeepers in town. She questioned whether there are more than 44 hives and whether they would comply with new regulations. In response, Commissioner Crothers-Gee stated that she does not think there are more than 44 but technically there could be. She said she is not inclined to increase the number of hive permits available because of the flora/food source and native pollinators. In regard to unpermitted beekeepers, she stated that neighbors would be aware and the fine under the nuisance act is \$500.

In response to a question from Trustee Corsini, President Adduci stated that the purpose of this discussion is to get into the details and later get into the legalese.

Trustee Corsini indicated that the ordinance is limiting beekeeping to residential properties. Commissioner Crothers-Gee noted that some of the language will have to be changed because Dominican University is not a residence. She said it is important that the ordinance states it is non-commercial and for residents of River Forest. She added that the Commission had discussions regarding renters verses homeowners and concluded the ordinance will apply to residents in order to not discriminate. In response to a question from Trustee Corsini, Commissioner Crothers-Gee stated a renter would need the consent of the property owner in order to obtain a permit.

In response to a question from Trustee Cargie, Commissioner Crothers-Gee stated it is possible that some people could be unaware they have a severe allergy to bees and people are allergic in varying degrees. She noted the people could also be stung by a wasp or other pollinators. She acknowledged that there is an increased risk of being stung closer to a hive. She said this was considered and that is why there is no exception when a neighbor has a serious bee allergy.

Trustee Cargie expressed concerns that Dominican University has more than allowed in the proposed ordinance and it would preclude Concordia or Trinity from obtaining a permit. President Adduci stated it would be up to the Board. Commissioner Crothers-Gee suggested the ordinance include institutions and only Dominican would be grandfathered. She added that there will be 30 days for current beekeepers to obtain their permit.

Trustee Vazquez inquired whether the Commission considered a whether a physician-documented fear of bees would have the same weight as an allergy in regard to granting a permit. Commissioner Crothers-Gee stated they were advised to replace the word "bee" for "dog" as an exercise in crafting the ordinance but they did not consider a fear of bees.

In response to a question from Trustee Corsini, Commissioner Crothers-Gee stated Riverside requires a copy of the beekeeper's homeowners' insurance that shows there is no exemption for beekeeping. She said she contacted an insurance agent who told her it was not even a consideration on homeowner policies. A meeting attendee interjected that there are beekeepers that do have insurance. Trustee Corsini stated that an insurance requirement would protect residents.

Trustee Gibbs stated that he is not comfortable with the dog analogy. He compared a contractor license with a beekeeper license and stated he does not think the fees support the cost. He questioned whether the Village would be liable for permitting it. He said he is not comfortable with staff making the determination that an apiary is not in good repair if they are not properly trained. Trustee Gibbs stated he is not opposed to beekeeping but wants to be sure the Village and residents are protected.

In response to a question from Trustee Corsini, Commissioner Crothers-Gee stated all the River Forest beekeepers are hobbyists but there is one beekeeper who is selling honey at the Good Earth Greenhouse.

In response to Trustee Gibbs' comment, Commissioner Crothers-Gee stated only Skokie and Riverside have a liability insurance check and the remainder of municipalities does not. She said fees vary greatly and there is no expectation that the Village will employ a special beekeeper inspector.

In response to a question from President Adduci, Commissioner Crothers-Gee stated as long as administrative costs for the Village are covered the Commission felt the \$25 permit fee would be sufficient because the Village could lean on free available inspection services and they assumed most of the permitting process would be done electronically.

Trustee Cargie thanked Commissioners Crothers-Gee and Masella for the tremendous effort they put into this project. He said they addressed the principle issues he was concerned about. Commissioner Crothers-Gee reported that there has only been one complaint about beekeeping which was withdrawn after their concerns were address by the Commission and said that this illustrates why the education piece is so important.

President Adduci stated that she likes the simplicity of the proposed ordinance but thinks there needs to be some tweaks to it such as including institutions. She asked the Board for consensus to draft an ordinance based on the recommendation.

Trustee Henek commended the Commission on their work and the information presentation.

In response to a question from Trustee Henek, Village Attorney Smith stated that all zoning applications must go to neighbors within 500 feet of the subject property and this distance is present elsewhere in Village Code. He said that adjacency may be too narrow of a band because

of anaphylaxis and there are certainly policy debates within this concept. Trustee Henek said she thought 500 feet might be too cumbersome for the permit applicant. Commissioner Crothers-Gee stated that in the first draft there was a 100 foot requirement but they removed it because bees can come from neighboring municipalities and the Commission was unaware of the 500 foot standard. She noted that other municipal beekeeping ordinances vary widely in terms of the notification requirement. Village Attorney Smith stated that ultimately this is a policy decision to be made by the Board in consultation with the Commission and noted it had been considered by the Commission. In response to a follow up question from Trustee Henek, Village Attorney Smith stated 500 feet is a standard but not legally required in the Village.

In response to a question from Trustee Henek, Village Attorney Smith stated that is it a matter of policy and not a legal requirement for the Board and Committee to consider whose medical condition should be considered and noted that in the ordinance as drafted it is members of adjacent households only who could prevent a beekeeper from obtaining a permit. He explained that a frequent visitor to a home such as a nanny would not be considered in the draft presented. Commissioner Crothers-Gee stated that she had not considered a nanny but did consider visitors. She discussed how complicated the issue can become and why they limited it to a very serious condition only.

Trustee Corsini requested a review of the village attorney's suggested revisions. Village Attorney Smith stated that the Village has a disciplinary process for business license holders who do not follow the rules and he feels that it is appropriate to include these same steps, including an appeal process, should apply to beekeepers. In regard to beekeepers moving within River Forest, he stated it is appropriate for them to retain their permit but only if the new property is eligible for the permit.

In response to a question from Trustee Gibbs, Mr. Matelski stated that fences should be at least four feet high to keep bees flying above the height of most people. He noted that his hives are not fenced. Commissioner Crothers-Gee stated the reason for the four foot fence in the flyway is to force the bees to fly upward and the requirement for the fence surrounding the hive is for yards with no perimeter fence and the fence must be five feet from the hive the keep it out of reach.

Trustee Gibbs recommended including basic bee information with the neighbor notification. Commissioner Crothers-Gee concurred with Trustee Gibbs. Trustee Gibbs suggested that Village Hall would get fewer calls regarding beekeeping if notifications are sent out with educational information.

In response to the concerns regarding hive maintenance inspections, Mr. Matelski stated that most beekeepers take pride in their equipment and it is to their benefit and to the benefit of the bees to maintain the hive properly. He stated that in his eight years of beekeeping, he has never seen a beehive falling apart or propped up by a rope. He indicated that hives in poor condition are found in commercial beekeeping settings. Commissioner Crothers-Gee noted that beekeeping is not inexpensive and it is in the best interest of the beekeeper to maintain the hives or the bees will not thrive.

Trustee Gibbs called attention to the language regarding beekeeping logs. He suggested there should be guidelines regarding how the logs are to be kept. In response to a question from

Trustee Adduci, Commissioner Crothers-Gee stated some regulations regard beekeeping logs are specific and others are not and suggested the Village defer to the Illinois registry standards. Mr. Matelski stated there are not specific requirements for these records but best practice listings. He noted that the climate affects what information is recorded on the logs.

Trustee Corsini stated there will be issues that will need to be revisited and concurred with President Adduci regarding over-regulation. She suggested going with the proposed draft with the village attorney's modifications and remarked about how thorough the Commission was on this project. In response to a question from Trustee Gibbs, Commissioner Crothers-Gee stated Riverside is in a pilot program only. Village Administrator Palm stated he spoke to the village manager of Riverside and was told there have not been any issues with the program.

President Adduci thanked Commissioners Crothers-Gee and Masella and the entire Sustainability for all their efforts. She stated an ordinance will be drafted and she hopes to get it on the next Board meeting's agenda.

Commissioner Crothers-Gee thanked Mr. Matelski and Dominican University for attending the meeting and providing materials and information.

c. Lake & Park Workgroup – Request for Qualifications for Lake and Park Redevelopment

Trustee Corsini made a motion, seconded by Trustee Cargie, to approve issuance of the attached RFQ/RFP to the development community.

Trustee Corsini stated a committee consisting of several members of the Economic Development Commission (EDC) including Bob O'Connell, Tim Brangle, and Bob Graham; Trustee Conti; and herself worked closely with Jennifer Tammen of Ehlers and Associates. Trustee Corsini said they had several meetings and developed a clever process which she believes will work for the Village. She thanked all who worked on it.

Bob O'Connell, Chairman of the Economic Development Commission, praised Ms. Tammen and her team, Village Administrator Palm and staff, and Tim Brangle for putting together a product he believes they will be proud of.

Ms. Tammen introduced herself as a municipal advisor and a principle with Ehlers and Associates.

In response to a question from President Adduci, Village Administrator Palm stated the alternate scenarios will be changed out for the two Village parcels and the Jack Strand property on the corner. He said the concept scenarios that are there to give the developer a visualization of what may or may not happen there and they will only include those three parcels. Ms. Tammen stated that those concepts were specifically added in response to some critical feedback received during discussions with the real estate community discussion round tables. President Adduci stated she wants to ensure the scenarios match Village priorities. Ms. Tammen stated the document will be modified to reflect the site-specific scenarios only.

Ms. Tammen explained how the proposal will be offered electronically and noted that a registration process will be included to make sure the communication regarding it is effective.

She discussed the two-step process outlined in the document. She stated the Village's predevelopment investments are highlighted in the document. She said the Village's Comprehensive Plan process and the ways the Village is engaging the public is a very powerful and meaningful tool. She noted the North Avenue and Madison Avenue market analysis report will provide critical information that pertains to the entire Village. Ms. Tammen stated she wanted to highlight the feedback from the workgroup regarding tying in and connecting River Forest with Oak Park.

In response to a question from Trustee Cargie, Ms. Tammen stated the star on the map was intended to indicate the Lake & Park development site and the blue box illustrates the corridor.

Ms. Tammen continued to review the document and noted if it is approved it would be released on November 20, 2017 to interested parties and posted on the Village's website. She said they have also explored other advertising mechanisms for the document. She stated there will be a Q&A period through December 8<sup>th</sup>, and RFQ submittals will be due by Friday, December 15<sup>th</sup> at 4:00 p.m. She said the shortlisting and notification will take place in January, 2018. She noted that the first item under the RFP phase (short list of respondents to meet with the owner of 7777 Lake Street) is important because the Village does not have control of that site but has a very good working relationship with property owner. Ms. Tammen said another key component of the process is the optional pre-submittal meetings with the Lake Park Workgroup to allow the respondent to know if the designs are in line with the Village's vision. She noted that these meetings would be confidential to prevent disadvantages to other respondents. She said final proposals will be due March 23<sup>rd</sup>, the review/interview process would take place in March and April, and the selection would occur in June of 2018 at which time the Village Board could approve staff to begin negotiations for the development with the preferred group.

Ms. Tammen stated that the Village of River Forest is very fortunate to have a lot of talented individuals that have good insights to this type of project and not all communities are as fortunate.

Trustee Corsini noted that the Village has gone through this process and has learned what steps the Village can take to help the process along from those ups and downs. She stressed the importance of learning what the residents and businesses of River Forest are looking for.

In response to a question from Trustee Henek, Ms. Tammen stated she believes there will be a healthy turnout. In response to a follow up question from Trustee Henek, Ms. Tammen stated the time period for this project is an industry standard and appropriate.

President Adduci concurred with Trustee Corsini regarding the community involvement.

Roll call:

Ayes:	Trustees Gibbs, Corsini, Cargie, Vazquez, and Henek
Absent:	Trustee Conti
Nays:	None

## 8. UNFINISHED BUSINESS

a. Discussion and Direction: NSMP Outfall Structure

Public Works Director Anderson stated that he looked into Trustee Gibbs' concern about the structure and asked Christopher Burke Engineering to see what they could come up with. He said Burke reached out to Bolder Contractors, who were the contractors for the NSMP project, for an estimate of a grate to put over the structure. He reported that the estimate was \$34,000 and he asked Burke to look into it further. He said Burke's structural engineering group proposed reducing the size of the openings from 12 x 12 to 4 x 4. Public Works Director Anderson stated Bolder recommended against this because of the potential for the pipe to be blocked with debris. He discussed signage and noted that a fence could be compromised when the ground shifts. He said cameras could be installed but would have to be monitored and maintained. He recommended signage as a good first step.

Trustee Henek noted that it is a safety issue and suggested it read "danger" rather than "no trespassing" or "restricted area". There was a brief discussion regarding what the signage should read.

Village Attorney Smith stated that if there is no concern about aesthetics more signage is better. He said that warning that violators will be prosecuted is the most important from a legal perspective. Trustee Gibbs said that it is not an aesthetic thing because the signage will face the river.

Trustee Cargie stated that he is concerned that signage will cause the area to become an attractive nuisance or more of a challenge for kids. President Adduci said she does not think a sign will invite them more. Trustee Corsini stated it will help the Village from a liability standpoint.

President Adduci directed Public Works Director Anderson to place signage with strong language to deter people from the outfall structure.

## 9. NEW BUSINESS

a. Acceptance of the Estimate for the 2017 Corporate (Aggregate) Property Tax Levy in the amount of \$7,855,558

Trustee Corsini made a motion, seconded by Trustee Vazquez, to accept the estimate for the 2017 Corporate (Aggregate) Property Tax Levy in the amount of \$7,855,558.

Finance Director Rock discussed the process required and noted that the estimate is a 4% increase over the 2016 extension. She reported that new property has been roughly estimated at \$10,000,000 based on building permit data. She said that the average resident should see about a 2.1% increase in their Village property tax levy because of the increase in the CPI and that the additional amount in the levy will be on any new property. She noted that her estimate is higher than she would normally estimate because it is a reassessment year. Finance Director Rock stated that the amount levied for the pension funds has increased by \$223,000 from the prior year based on the Village's pension funding policy. She noted the Village is in the fourth year of the pension funding transition plan. She said the Village does not currently have a debt service amount levied but the Village plans to issue bonds in early 2018 for public works projects.

In response to a question from Trustee Cargie, Village Attorney Smith stated property is not considered new construction until the certificate of occupancy has been issued.

Trustee Corsini thanked all involved.

Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie, Vazquez, and Henek  
Absent: Trustee Conti  
Nays: None

Motion Passes.

- b. Amend Title 8, Chapter 5 of the Village Code to Permit a Class 1 and Class 4B Liquor License – Good Earth Café – Ordinance

Trustee Corsini made a motion, seconded by Trustee Gibbs, to pass an Ordinance amending Title 8, Chapter 5 of the Village Code to permit a Class 1 and a Class 4B Liquor License.

Regan Cronin, of Good Earth Café, stated that they are adding a wine department to complement their food service.

In response to a question from Trustee Corsini, Ms. Cronin stated there will be no changes to their hours of operation and no structural changes.

In response to a question from President Adduci, Ms. Cronin stated they plan to serve wine but will not do that initially.

In response to a question from Trustee Cargie, Village Administrator Palm stated the Village Code was revised to allow a business to have a restaurant license and also have a license for packaged sales. He said this will be the first establishment in the Village to have these two licenses. In response to a follow-up question from Trustee Cargie, Ms. Cronin stated they intend to sell wine initially and use the entire license later if they are issued it. She explained that they are not intending to set up a bar but something they could use for special events in the future. She said it would not qualify as a liquor store and they would only sell specialty items.

In response to a follow-up question from Trustee Cargie, Village Attorney Smith stated that a Class 4B liquor license is a restaurant package alcoholic liquor license which allows the sale of alcoholic liquor for consumption not on the premises and subject to several conditions.

In response to a question from Trustee Henek, Ms. Cronin stated they do not expect to expand their hours but their hours do vary seasonally.

President Adduci stated it will be an opportunity for the business to grow.

Trustee Corsini stated that the Village's local businesses are looking to thrive and the new housing development should bring more walk-ins.



Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie, Vazquez, and Henek  
Absent: Trustee Conti  
Nays: None

Motion Passes.

c. Discussion and Direction: Alley at Bonnie Brae and Thomas

Village Administrator Palm reported that the Village has some feedback from the residents and noted the issue is timing with the new condominium development at that location. He noted that the Village's policy for alleys is to reconstruct with stormwater management improvement. He stated that staff does not want tear up a project that was just worked on. He said the residents are concerned that the condo project could stall in perpetuity and the alley would never get done. Village Administrator Palm stated staff will design both the east-west and north-south components of the alley this winter. He said another project on Gale in spring of 2018 and this project would be targeted for the fall of 2018. He indicated that if the condo work has not been completed the east-west portion would be started, if the condo work was stalled the Village will re-evaluate at that time, and if the condo was not going to proceed in the near future the north-south portion would be done first.

In response to a question from Trustee Corsini, Village Administrator Palm stated the Village will pay for the project.

Trustee Gibbs stated it is not uncommon for the Village to put a project on hold until another project that would impact it is finished. He said he is in favor of the plan because it is not in the Village's interest to do the work twice.

Village Administrator Palm stated the Village will look into any other issues that could arise before resurfacing Chicago Avenue. He noted that the alley work cannot be done until after the design process.

Trustee Gibbs stated that he hopes the Village will not do the alley in two sections and that it makes more sense to do east-west and north-south at the same time to minimize the cost of mobilization. Village Administrator Palm stated that staff is looking at economy of scale and will bid it out in two pieces with mobilization costs included. He said the Village has established best practices in terms of stormwater management in alleys.

In response to a question from Trustee Corsini, Village Administrator Palm stated that he would circle back with the resident. Trustee Henek stated she spoke with the resident and reported that she was more comfortable knowing that there was not an indefinite timeline.

## 10. EXECUTIVE SESSION

President Adduci stated that if the Trustees want to go into executive session, this is the opportunity to do so.

a. Purchase of Lutheran Children & Family Services in the Madison Street TIF District

- i. Authorize a Real Estate Purchase and Sales Contract (7620 Madison Street, River Forest, Illinois - Lutheran Children and Family Services) for \$1,000,000 – Resolution

Trustee Gibbs made a motion, seconded by Trustee Corsini, to pass a Resolution authorizing purchase of 7620 W. Madison Street, River Forest, Illinois for the purchase price of \$1,000,000.

Anne Mills, 30 Ashland, voiced her disapproval of the purchase. She said the property should be left to the private market. She stated that the lots are likely to remain vacant for many years and not generate any tax revenue and she referenced the lot at Lake and Lathrop which was slated for development in 2009. Ms. Mills stated that the lots are not deep enough to be desirable to commercial developers and questioned who would purchase them. She suggested zoning regulations would control what is built on the property. She said this purchase is making residents on Ashland nervous that their homes will be purchased through eminent domain. She asked the Board to reconsider the purchase of this property.

President Adduci stated that the Village will not be utilizing eminent domain to take adjacent residential property. She referenced the market analysis study prepared by Houseal from 2015 which indicates marketability for the shallow lots.

Trustee Vazquez stated he has a common law conflict of interest, recused himself from the discussion, asked that the clerk not call him for a vote, and stepped out of the meeting.

President Adduci complimented Village Attorney Smith and Village Administrator Palm on negotiating this and noted the Village will not lose tax dollars.

Susan Altier, 12 Ashland, said that residents heard throughout the TIF process that Lutheran Children and Family Services wanted to sell their building and the building was cited as an example of why a TIF is needed. She said she was surprised that there was not one mention of the property being located in a TIF district in their marketing materials. Village Administrator Palm stated their real estate broker was aware that a TIF district was in place.

Laura Good stated that her family owns of 7610 W. Madison. She said there is a disconcerting typo on the website that includes their building as part of the purchase. She reported that they have no intention of selling their building. She asked that it be clarified that their building is not involved in the purchase and it is not owned by Lutheran Children and Family Services.

Village Administrator Palm and President Adduci apologized for the error.

In response to a question from Trustee Corsini, Village Administrator Palm stated Ms. Good's building is the two-flat located in between Lutheran Children and Family Services and Pete's and the address was incorrect in the press release.

Trustee Gibbs stated this is the first piece of puzzle of exactly what the Board said it wants to do with Madison Street. He noted a large amount of property for sale at Lutheran Church in

Elmhurst was parceled out into six lots and individually sold. He discussed opportunities that have come up that the Village has acted upon.

Trustee Corsini clarified that the Village is not borrowing money but is doing an inter-fund transfer from the General Fund to the TIF Fund that will be repaid.

Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie and Henek  
Absent: Trustee Conti  
Nays: None

Motion Passes.

- ii. Authorize a Loan from the Village General Fund to the Madison Street Tax Increment Financing Fund – Ordinance

Trustee Cargie made a motion, seconded by Trustee Henek, to pass an Ordinance authorizing a loan of \$1,025,000 to cover the cost of the purchase and any other related closing expenses for the property at 7620 Madison Street, River Forest, Illinois.

Village Administrator Palm explained the documents that will be recorded in the budget.

Trustee Corsini requested that the motion is amended to read a loan from the Village General Fund to the Madison Street Tax Increment Financing Fund to avoid confusion. President Adduci stated it is in the Ordinance. Trustee Cargie and Henek amended the motion.

Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie, and Henek  
Absent: Trustee Conti  
Nays: None

Motion Passes.

- iii. Amend the Annual Budget of the Village – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Cargie, to pass an Ordinance amending the Annual Budget of the Village of River Forest.

Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie, and Henek  
Absent: Trustee Conti  
Nays: None

Motion Passes.

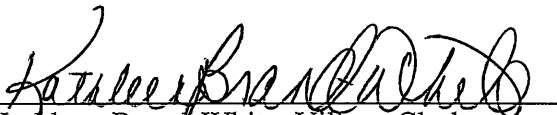
**11. ADJOURNMENT**

Trustee Cargie made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 10:18 p.m.

Roll call:

Ayes: Trustees Corsini, Cargie, Henek, Gibbs, and Vazquez  
Absent: Trustee Conti  
Nays: None

Motion Passes.

  
Kathleen Brand-White, Village Clerk