

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
November 27, 2017**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, November 27, 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 7:04 p.m. Upon roll call, the following persons were:

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

Absent: Trustee Gibbs

Also Present: Village Clerk Kathleen 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 Jon Pape, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Corsini stated that she hoped everyone had a nice Thanksgiving and had no further reports.

Trustee Cargie said that the Collaboration Committee survey is done and according to an email he received that afternoon, there have been over 712 surveys received and that there may be some paper surveys still out there. He stated that Jasculca Terman will compile the information and report at the next Collaboration Committee meeting.

Trustee Vazquez stated that he attended the November 15th Imagine work group meeting introductory presentation at Oak Park River Forest (OPRF) High School. In response to a question from President Adduci, Trustee Vazquez stated that the Imagine work group is focused on issues that are directly related to the high school and explained that the Park District is in discussions with OPRF regarding a separate gym/fitness facility. He explained there is an overlap with Imagine and the group working with the Park District which is causing confusion. He indicated that the parking facility property is owned by the Village of Oak Park and there are disagreements regarding renovations performed and distribution of revenue from the parking garage.

President Adduci stated that she hoped that everyone had a nice Thanksgiving. She said she was

copied on a letter from Terry William, 435 William, president of the William Place Condo Association, to the CTA Green Line property owners regarding the dilapidated condition of the facility. President Adduci read the letter aloud and asked Village Administrator Palm to work with the CTA to try to improve the facility. She said she also has been contacted by other residents who are concerned about train idling, speed, and horn noise.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – November 13, 2017
- b. Authorizing Submittal of a Illinois Transportation Enhancement Program (ITEP) Grant Application with the Village of Elmwood Park for North Avenue Streetscape Improvements – Resolution
- c. Approval of 2018 Schedule of Public Meetings
- d. Monthly Financial Report
- e. Accounts Payable – October 2017 - \$1,585,191.71

Trustee Cargie made a motion, seconded by Trustee Vazquez, to approve the Consent Agenda items a. through e.

In response to a question from Trustee Cargie, Village Administrator Palm stated that any contractor who disturbs the North Avenue streetscape improvements will be responsible for returning it to its previous condition.

Roll call:

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

6. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION

- a. Vendor Payments for North Avenue TIF - \$2,974.71

Trustee Cargie made a motion, seconded by Trustee Henek, to approve Vendor Payments for North Avenue TIF in the amount of \$2,974.71.

Roll call:

Ayes: Trustees Cargie, Corsini, Henek, and Conti
 Absent: Trustee Gibbs
 Nays: None
 Abstain: Trustee Vazquez (Common Law Conflict of Interest)
 Motion Passes.

7. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS

- a. Sustainability Commission – Amend Title 8 of the Village Code – Regulation of Bees and Beekeeping – Ordinance

Scott Creer, biology professor at Dominican University, stated he is fully in support of the beekeeping ordinance. He said the beekeepers at Dominican have a concern in regard to the colony density language in the ordinance. He stated that while they are happy that the four hives will be grandfathered, they are concerned about the statement regarding the abandonment clause. He explained that the hives go dormant during the winter and there is no beekeeper activity during that time. Mr. Creer requested that the clause be removed altogether or changed to one year in acknowledgement of the reality.

In response to a question from Trustee Cargie, Mr. Creer stated that the bees are not dormant just during winter and can be dormant for six months of the year. There was a brief discussion regarding the interpretation of the clause.

In response to a question from Trustee Vazquez, Mr. Creer stated the frequency and regularity of beekeeping changes seasonally and it may appear that a hive is not being cared for. In response to a follow up question from Trustee Cargie, Mr. Creer affirmed that the records required by the State of Illinois would show that the hive is being maintained. Sustainability Commissioner Sue Crothers-Gee stated that there was no language regarding abandonment in their draft and it was added by the Village later. She discussed the variability of the length of the bee pollination season. Commissioner Crothers-Gee stated abandonment of the hive could look like colony collapse. Trustee Conti suggested removing the clause and President Adduci concurred. Commissioner Crothers-Gee called attention to the educational value Dominican is providing to students and the community. Trustees Vazquez and Cargie concurred that the clause should be removed. Trustee Corsini requested an explanation of why the language was added. Village Attorney Smith stated that it is a grandfathered use and most zoning ordinances contain objective criteria for grandfathered uses to achieve compliance. He stated that in this case the deletion of that clause is appropriate.

Bruce Faland, 321 Franklin, discussed the importance of education in regard to fear of bees. He stated that he has been keeping bees for over 30 years and has never had an issue with visitors. He stated that a new beekeeper made a mistake which led to the beekeeping ordinance. He noted that the City of Chicago and the State of Illinois require beekeeper registration. He discussed the activities of the Sustainability Commission regarding this issue. He said he has an issue with the number of hives that will be allowed and believes that his bees will starve if the Village allows 22 locations with two hives at each location. He stated that he collected over 140 signatures, most of whom support beekeeping with no regulation.

Trustees Cargie and Corsini questioned why Mr. Faland was taking an issue with the regulation that would limit the number of hives if he is concerned that his bees will starve. Mr. Faland stated he has had discussions with other beekeepers and no one has the answer. President Adduci stated she believes beekeeping has become much more popular in recent years but the purpose of the Ordinance is because the Board wants residents to have beehives. She said she believes it is not over-regulation but a balance to protect all residents.

Mr. Faland suggested the Village contact a group called Westside Apiary Exchange (WAX) to find out how many beekeepers exist in River Forest. President Adduci suggested inserting information regarding WAX in the list of FAQs material for the adjacent and for people new to beekeeping.

In response to a question from Mr. Faland, President Adduci stated that the adjacent neighbor notification requires that the form and information is sent via U.S. mail.

Trustee Corsini indicated that the Village does not know the number of existing hives and wondered how to reconcile the number of hives limit with that number and whether there will be an effect on the pollinator ecosystem.

Bill Gee, 807 Forest Avenue, discussed the process of crafting the Ordinance and the differing opinions of beekeepers. He stated in regard to the six month issue that it is too late to replace a colony that collapses early in the season and a beekeeper could go several months without bees in this circumstance. He stated that the 250 foot distance requirement for notification seems arduous. He said he thinks it is appropriate to notify properties contiguous and added that the seven day response time may not be long enough for someone who has a serious anaphylactic condition. Mr. Gee suggested revisiting the notification section and return to the Sustainability Commission's original language. He said \$500 per day for a violation is steep for an infraction when language already exists that allows the Village to shut down a hive.

Maureen Huston, 631 Edgewood, reiterated an earlier comment regarding State of Illinois regulation. She said that some municipalities affirmatively allow beekeeping and then refer to the State's regulations which address all issues. She stated she agrees with Mr. Gee's comment regarding the 250 foot radius and added that it is expensive and isn't supported by the behavior of bees. She asked about annual renewal, whether annual notification is required, and what the beekeeper's responsibility is when a new neighbor moves in. Ms. Huston said she finds it objectionable and egregious that her hobby is subject to the whims of a neighbor. She indicated that wasps are responsible more than 75% of stings and that often the venom used for testing for bee allergies is from wasps.

Village President Adduci briefly discussed the notification radius and the thought process behind it. Village Administrator Palm stated that major zoning variances require a 500 foot notification radius and minor zoning variances require a 250 foot notification radius. He said the Village leans towards over notification and noted that neighbors do not necessarily have a veto. He stated that notification is not an unreasonable request and noted that it is not a requirement to notify via certified mail. Trustee Cargie said initially he wondered how a resident would determine who lives within a 250 radius but was informed that the Village can provide that list.

Village President Adduci stated that the Village will give the form along with the names and addresses and all the applicant has to do is put the notifications in envelopes and mail them. Trustee Cargie questioned how the applicant could prove that they complied with the notification if the Village is now not requiring proof of service. Village Administrator Palm stated the resident would sign an affidavit. He noted that annual notification would be required. Trustee Corsini commented that annual notification is a hardship. There was some discussion regarding the annual renewal process. Commissioner Crothers-Gee stated that Ms. Huston shared a Google map showing a 250 foot radius which could include up to 30 neighbors in some areas. She suggested that the radius is in a sense arbitrary since bees can travel two to five miles. She noted that the Commission looked at the potential for immediate contact which would include adjacent properties only. Trustee Corsini concurred with notification for only adjacent/contiguous properties and stated she does not want this to become onerous as it is a hobby. Trustee Cargie agreed that adjacent neighbor notification is appropriate. President Adduci called attention to criticism that there is not enough communication and suggested the

250 foot notification radius is maintained but notification would take place with the initial permit application and annually if there is a new adjacent neighbor.

Commissioner Crothers-Gee clarified for Ms. Huston that in the latest draft ordinance visiting relatives, nannies, etc. could not prevent a beekeeper from obtaining a permit.

There was a discussion regarding notification for Dominican and the language allowing institutions to hold a permit. Commissioner Crothers-Gee asked the Board to consider whether a neighbor with anaphylaxis who lives several houses away could veto a permit since there are pollinators from various sources in the Village. Trustee Cargie questioned whether the Village could notify neighbors within the 250 foot radius electronically. Commissioner Crothers-Gee stated she believes Oak Park provides notification and noted it is a lot of administrative work that the Commission was trying to avoid. President Adduci commented that the issue is giving non-adjacent neighbors a veto right. Commissioner Crothers-Gee suggested that the sign would give other neighbors notification of the hive(s).

Village Attorney Smith suggested building a GIS layer identifying locations of permitted beehives. Village Administrator Palm announced that a community portal will be available in December providing zoning information for property addresses in River Forest. Commissioner Crothers-Gee stated the importance of including a fact sheet with the notifications. It was agreed to post educational information about beehives on the Village website.

Trustee Corsini questioned whether a seven day response period is adequate. Trustee Cargie stated he feels seven days would be adequate. Village Administrator Palm suggested going back to the Commission's original proposal for notification of adjacent neighbors only. President Adduci noted the Board concurred with that suggestion and added that notification is required when a new neighbor moves into an adjoining property.

Trustee Cargie suggested adding a definition for "persons" to exclude commercial properties from keeping beehives.

Village Attorneys Smith reviewed the changes to the Ordinance.

Trustee Henek said that pet licenses are \$12 and suggested the \$25 permit fee is reduced for renewals. President Adduci noted business licenses have a \$25 registration fee.

President Adduci asked for clarification regarding the 250 foot notification. Village Administrator Palm stated that the Village will not complete that notification.

Trustee Corsini inquired about who would receive notification of an adjacent neighbor's anaphylactic condition. Commissioner Crothers-Gee stated that the Commission, looking at what is done in other Villages, thought the process would include adjacent neighbor signatures for receipt of notification which would be submitted with the permit application and the neighbor would contact the Village submitting a physician's letter if there is an anaphylactic or life-threatening condition.

As requested by the trustees, Village Attorney Smith stated that the Board will vote on the Ordinance as presented in the packet (attached to Village Administrator Palm's memo dated November 22, 2017) with the following changes: 1) In Section 8-14-1 the addition of a definition

of a person as any natural person or educational institution; 2) Section 8-14-2b will be changed to read “permit shall expire on November 30th of each calendar year. Permit holders must apply to renew their permit annually and shall complete a renewal application, pay a \$25 non-refundable permit renewal fee, and give the notice required under Section 8-14-3 to new adjacent property owners, if any, since the date last permit was issued”; 3) In Section 8-14-3, change the beginning of the first sentence to “Prior to applying for an initial permit...”, striking reference to within 250 feet in the middle of the sentence, and to provide instead “all properties adjacent to the applicant’s lot”; 4) In Section 8-14-4b, delete the language beginning with “in so long as Dominican University does not abandon the colonies” through the end of that sentence.

Tama Weisman, a professor at Dominican University, expressed her concern regarding the adjacent neighbor notification because of the impact these hives have on their educational programs. She noted that adjacent housing is the equivalent of 10 houses away from the hives. She requested that Dominican be exempted from the notification because of where the hives are located. In response to a question from President Adduci, Ms. Weisman stated the hives are located near the soccer field and the pathway that leads towards Thatcher woods.

In response to a question from Trustee Corsini, Village Attorney Smith stated that the change to the Ordinance would be an addition to Section 8-14-3 that would simply state that Dominican University is exempted and to the language in Section 8-14-2b regarding renewal.

Trustee Corsini stated the comment regarding penalties for violations was not addressed. Village Administrator Palm stated that the penalty is standard but in reality the administrative law judge makes the final decision and imposes the fine.

Trustee Cargie made a motion, seconded by Trustee Conti, to pass an ordinance amending Title 8 of the Village Code regulating bees and beekeeping in accordance with the record established tonight.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

b. Traffic and Safety Commission

- i. Accept the Recommendation from the Traffic and Safety Commission and Amend Title 9 of the Village Code to Install a Two-Way Stop Sign at Keystone and Vine; with northbound and southbound traffic stopping on Keystone at its intersection with Vine – Ordinance

Trustee Henek made a motion, seconded by Trustee Vazquez, to pass an ordinance accepting the recommendation from the Traffic & Safety Commission and Amend Title 9 of the Village Code to install a two-way stop sign at Keystone & Vine; with northbound and southbound traffic stopping at Keystone at its intersection with Vine.

Public Works Director Anderson stated the initial resident request was to install speed bumps because of concerns regarding speeding in the area. He reported that the traffic consultant

recommended against this and that the Traffic and Safety Commission recommended installing a stop sign on Keystone to stop northbound and southbound traffic at Vine to slow down traffic. He noted that the resident was fine with the stop sign recommendation.

In response to a question from Trustee Cargie, Public Works Director Anderson stated that there was not an accident but a speeding concern. Trustee Cargie stated that the consultant's report suggested there is not a speeding problem on the block. He said he is concerned that a stop sign would be a traffic deterrent and move traffic to another street which could result in another stop sign request. He questioned whether that was considered in the Traffic and Safety recommendation. In response to a question from Trustee Cargie, Public Works Director Anderson reiterated the stop sign was recommended to slow down traffic. Trustee Henek stated she attended the Traffic and Safety Commission meeting and the resident was concerned that the data was skewed resulting from the large sign indicating vehicle speed and that sign caused motorists to slow down. Public Works Director Anderson stated the counts were done after the traffic trailer was removed and there was a counter argument that motorists are aware and are slowing down.

Trustee Conti stated it is her main thoroughfare and noted several warning signs were put up. She said she does not like it but sees that it could be necessary and helpful.

Trust Cargie reiterated his concern about using stop signs and questioned whether accident criteria are historically used in regard to installation of stop signs. He stated he is concerned about precedent. Public Works Director Anderson pointed out that it is an acceleration issue.

Clerk Brand-White stated she has observed cars speeding at this intersection. She said she is concerned about safety at twilight and the visibility of children to motorists.

Trustee Corsini stated to Trustee Cargie's point, this is outside the standard review. Trustee Cargie said he cannot think of an instance in the past five years when a stop sign was used for speed control and noted that speed bumps are not used in the Village.

In response to a question from President Adduci, Public Works Director Anderson said the Traffic and Safety Committee did not want speed bumps and this was a way to try to find a middle ground with the requesting resident.

In response to a question from Trustee Corsini, Police Chief Weiss said officers were out there enforcing the speed limit. He said they had the opportunity to shut off the speed trailer and still get a count. He added that he did not personally check accident reports at that intersection but imagines it was part of what was sent to Traffic and Safety.

Stuart Weiner stated that he started the petition after he moved in a few years ago. He said the 100 block of Keystone has turned over from empty nesters to families and there are close to 30 children under the age of 10 on the block. He reported a number of close calls and a number of people speeding and feels there should be something with some teeth in it.

President Adduci suggested a permanent sign displaying motorists' speed because it gives the impression that someone is watching. In response to a question from Trustee Corsini, Mr. Weiner stated the Traffic and Safety Commission considered that type of sign but thought it was overly expensive. Village Administrator Palm stated the cost of those signs is around

\$2,000 to \$4,000 each. He said the concerns are the expense and the number of requests for the signage growing. He indicated that there have been discussions regarding establishing the framework for installing those devices.

In response to a question from Trustee Corsini, Public Works Director Anderson stated the stop signs will be flagged when they are installed.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

- ii. Accept the Recommendations of the Traffic and Safety Commission Regarding Safety to install signage similar to that at Franklin Avenue and Linden Street in the east and west directions at Franklin Avenue and Ashland Avenue at their intersections with Oak Avenue, as well as to stripe ladder-style crosswalks on all four legs at both of these intersections

Trustee Cargie made a motion, seconded by Trustee Conti, to accept the recommendation from the Traffic and Safety Commission to install signage similar to that at Franklin Avenue and Linden Street in the east and west directions at Franklin Avenue and Ashland Avenue at their intersections with Oak Avenue, as well as to stripe ladder-style crosswalks on all four legs at both of these intersections.

Public Works Director Anderson stated a request was made to enhance the pedestrian safety at Franklin and Ashland at Oak. He noted the intersections are used by school children. He reported that the Commission recommended enhancing the striping and adding “stop for pedestrian” signage at each of these intersections.

Trustee Cargie stated his agreement with the authors of the report in regard to District 90 needing to work with the students on education deterring phone usage while bicycling. He suggested that the problem is more with pedestrians and bicyclists than the drivers and commented that he was struck by the officers’ reports. Trustee Conti added that District 90 should also communicate with parents regarding parking on both sides of the street which creates funneling at the intersection.

In response to a question from Trustee Conti, Public Works Director Anderson stated he will look into District 90’s process for getting a crossing guard at the intersection but believes the District stated they require incident information. He added that there are multiple schools in that area.

Trustee Corsini stated that comments were disturbing regarding bicyclists and that bicyclists tend not to follow the rules of the road.

There was a discussion regarding enforcement of bicycle and pedestrian safety and providing District 90 with the officers’ reports. In response to a question from President Adduci, Village Administrator Palm stated he is not aware of an objective standard in regard to the addition of a

crossing guard. Police Chief Weiss stated District 90 designates routes for students to travel and that may be how they determine the locations for crossing guards.

Trustee Cargie requested some background from Police Chief Weiss regarding the possibility of a distracted bicycling ordinance. In response to a question from Trustee Corsini, Police Chief Weiss stated they have had a bike patrol in the past and have provided safety education in the schools.

Trustee Henek stated she is aware of bike safety classes being held in 2nd grade and suggested offering it to older children in regard to phone usage. Trustee Conti stated that children are encouraged to walk or ride their bikes to school as part of a green initiative so there may be a greater number of kids traveling to school that way.

President Adduci suggested having a conversation with Dr. Condon regarding student safety and hold off on any legal changes.

In response to a question from Trustee Conti, Public Works Director Anderson stated that the funneling might be managed with parking restricted to one side of the street only. Trustee Corsini discussed a global look at where stop signs are located, etc. and have traffic safety, parking restrictions, etc. incorporated into the Comprehensive Plan.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

- iii. Accept the recommendation from the Traffic and Safety Commission to install a No Parking Zone on Division Street between the western limit of the existing parking lane and Thatcher Avenue and to update section 9-3-5 of the Village Ordinance to reflect current Pace routes throughout the Village – Ordinances

Trustee Vazquez made a motion, seconded by Trustee Corsini, to accept the recommendation from the Traffic and Safety Commission to install a No Parking Zone on Division Street between the western limit of the existing parking lane and Thatcher Avenue and to update section 9-3-5 of the Village Ordinance to reflect current Pace routes throughout the Village.

Public Works Director Anderson stated that the parking striping in the area created confusion and while looking into the Ordinance to clarify it they found there are Pace stops in the Ordinance that no longer exist. He noted that the changes are to update the Ordinance.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- a. Introduction of Potential Planned Development Application – Independent Living Project at Chicago & Harlem

Village Administrator Palm noted this discussion is regarding the potential redevelopment of the northwest corner of Chicago and Harlem (TCF Bank property) into an independent and assisted living facility.

Jay Patel of Kaufman Jacobs stated that Kaufman Jacobs is a real estate investment firm that has been in operation for seven years and is family owned and operated. He stated they do ground-up development of independent, assisted living, and memory care communities and partner with senior lifestyle corporations who take over the day to day operations.

Bob Garonski, vice president of development at Senior Lifestyle Corporation (SLC), stated SLC is a Chicago-based developer, owner, and operator of senior housing and the firm is located at 303 East Wacker. He stated they have over 19,000 apartments in 190 communities located in 30 different states, from affordable to luxury housing. He said while they do some skilled nursing, their focus is hospitality. He noted that it is good to get feedback from community leaders early in the process to avoid wasting each other's time. Mr. Garonski acknowledged that the proposed location is a relatively tight urban site but they have experience with this and are comfortable with it. He stated they may have to alter the proposed unit mix towards more assisted living and memory care because of the density issues but the footprint is not likely to change.

President Adduci stated there is a demand for independent living in River Forest. Mr. Garonski stated the economics and parking requirements make it difficult to have more independent living units.

In response to a question from Trustee Corsini, Mr. Garonski stated assisted living units are typically one bedroom units with a handful of studios and very, few if, any two bedroom apartments. He explained that assisted living provides some level of personal care and activities and noted that licensing is required. He said that with independent living they may provide meals, housekeeping, entertainment, and transportation. In response to a follow-up question from Trustee Corsini, Mr. Garonski stated they try to have multiple dining options in all housing. He discussed their facility on Sunset Ridge in Northbrook and noted the elevations might not be the same.

In response to a question from Trustee Conti, Mr. Garonski stated their website is www.seniorlifestyle.com.

In response to a question from Trustee Cargie, Lee Winter of Kaufman Jacobs stated they did quite an exhaustive search for retail tenants on the first floor and were not successful. He explained that Chicago and Harlem is a "tweener", between two major intersections, and retailers typically go in packs. He said their rehab facility could be located on the first floor and be open to the public as a compromise. He stated that many services are available within the facility such as a café and hair salon.

In response to a question from Trustee Cargie, Mr. Garonski stated that all but one of their assisted living facilities in Cook County are considered Class 3, Residential and noted they pay

full taxes based on Class 3 (10% of market value). He said that once they figure out the unit mix and costs they will have a tax analysis that they will share with the Board. He added that the services that look and feel commercial will be located on the ground floor for the most part. He discussed a facility at the end of a commercial area that was designed to look contiguous with it and noted that the commercial uses are there primarily to serve their residents.

Mr. Winter stated that the property in site sketch A is just the TCF Bank facility and currently owned by the bank. He said that when they started the process nearly two years ago staff suggested they look at acquiring additional lots to create a larger footprint. He stated that site sketch B includes the property owned by Mr. and Mrs. Sam who are open to selling their property. He said site sketch C includes the next property belonging to Mr. and Mrs. Johnson who are also open to selling but it would be subject to the ability of the Sam's to find a house. Mr. Winter indicated that with each scheme they go from a smaller footprint, taller building to a larger footprint with a four to five story split to a four story building.

Trustee Conti affirmed that independent and assisted living units are needed in River Forest. In response to a question from Trustee Conti, Mr. Garonski stated the costs could range from \$3,400 per month to the high \$6,000's per month depending on level of care. In response to a follow up question from Trustee Conti, Mr. Garonski stated that the cost be in the 95th percentile. He said they see the market as devoid of any high end product and believe this is a good location for it. He noted that the facility in Oak Park is always full.

Mr. Winter stated that the reason they brought all three plans is to get the Village Board of Trustees' input to determine if the plan is viable so that they don't unnecessarily disrupt the homeowners' lives.

President Adduci noted it is a fair question for the Board. She said the Developers could go forward and attempt Plan C if there are no objections from the Board and if the Developers continue negotiations in good faith.

In response to a question from Trustee Cargie, Mr. Winter said they would like the Board to be in favor of however they can get this structured. He noted that TCF has already found a facility but the Sams have been in the Village for several years and the Johnsons recently moved to River Forest for the schools. He said they care about their reputation and do not want to leave people high and dry. Mr. Winter stated their preference is plan C but it depends on whether the homeowners choose to sell. He added that plan A is feasible but it is not the best they can do.

In response to a question from President Adduci, Mr. Winter stated that they have offered assistance to help the Sams and Johnsons find as good or better housing in River Forest.

President Adduci asked if there were any trustee objections to plan C. Trustee Conti stated she believes the corner could handle it and other trustees concurred. Trustee Corsini stated from a shared density perspective more land would make a better project and be beneficial to the Village.

In response to a question from Trustee Henek, Mr. Garonski stated that there will not be open green space but they will incorporate green and permeable surfaces with the surface parking. He noted that a need for underground parking could sink the project. In response to a question from Trustee Corsini, Mr. Garonski stated the parking requirement for assisted living is less than for

independent living and noted there is excellent access to public transportation. In response to a question from Trustee Corsini, Mr. Garonski stated parking is primarily allocated for visitors, outside professional services, and a small percentage of staff. In response to a question from Trustee Corsini, Mr. Garonski stated they have installed green roofs but aside from the environmental benefits no one is able to appreciate them. He said they have outdoor terraces that incorporate green space for resident use and programming.

Trustee Corsini raised the question of traffic inflows and outflows and the impact to the neighbors. Mr. Garonski stated the building is placed away from the neighbors on Bonnie Brae. In regard to access to and from the property, Mr. Garonski said they are in negotiations with IDOT. He stated realistically they are looking for right in/right out access with a left in on Harlem and full access on Chicago. Village Administrator Palm stated that it is preliminary and there needs to be a traffic study. He noted that negotiating with IDOT is a long process.

10. EXECUTIVE SESSION

Trustee Cargie made a motion, seconded by Trustee Henek, to go into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

Trustee Corsini made a motion, seconded by Trustee Cargie, to return to the regular session of the Village Board of Trustees meeting.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, and Conti

Absent: Trustee Gibbs

Nays: None

Motion Passes.

11. ADJOURNMENT

Trustee Corsini made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:38 p.m.

Roll call:

Ayes: Trustees Cargie, Vazquez, Conti, Henek, and Corsini

Absent: Trustee Gibbs

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk