



**VILLAGE OF FOREST PARK
REGULAR COUNCIL MEETING AGENDA**

Monday, July 9, 2007
Lower Level of Village Hall
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES FROM THE JUNE 18, 2007 SPECIAL MEETING OF THE COUNCIL

APPROVAL OF THE MINUTES FROM THE JUNE 25, 2007 REGULAR MEETING OF THE COUNCIL

APPROVAL OF THE MINUTES FROM THE JUNE 25, 2007 CLOSED MEETING OF THE COUNCIL

PUBLIC COMMENT

COMMUNICATIONS:

1. Request from Knights of Columbus to permit their annual fundraising drive in September.

DEPARTMENT REPORTS:

1. Finance Report

BILLS BY RESOLUTION

UNFINISHED BUSINESS:

1. **Motion to Reconsider the motion to deny the request to amend the conditional use granted by Ordinance 0-24-04 re: ZBA 2007-11 Proviso Math and Science Academy**
2. **Motion to direct the Village Attorney to prepare an ordinance re: Proviso Math & Science Academy.**

CLOSED SESSION:

To discuss the purchase or lease of real property for the use of the public body or to discuss whether a particular parcel should be acquired, or to discuss setting the price for sale or lease of real estate owned by the public body.

NEW BUSINESS:

1. **Resolution authorizing the sale of surplus village owned real property (7.77 Acre parcel west of Van Buren).** This Resolution allows the Village of Forest Park to sell the property on the south side of the Altenheim to the West Cook YMCA, Inc.
2. **Resolution approving a real estate sale contract between the West Cook YMCA, Inc., and the Village of Forest Park.** The agreement sets a sale price of \$4.3 million for the property.
3. **821 Hannah – Ordinance.** The Village Council directed that this ordinance be prepared which would approve an increase of permitted lot coverage to 42.7% to allow the construction of a two-car detached garage.
4. **532 Hannah – Ordinance.** The Village Council directed that this ordinance be prepared which would approve the structural alteration of a legal-nonconforming two-family structure, which has a non-conforming northern side yard of 1.98 feet when 5.0 feet is required, in order to allow the alteration of the roof structure and internal remodeling of the attic to create additional living space. A gabled feature may replace the dormers, pending final staff calculations.
5. **7542 Adams – First Reading for zoning relief related to condominium conversion.** The ZBA has recommended permitting structural alterations for a legal non-conforming structure, and variation to reduce required off-street parking to permit the conversion of a 40-unit apartment building to a 23-unit condominium building.
6. **Motion to petition the Zoning Board of Appeals for Zoning Text Amendments related to non-conforming uses, structures, side yard setbacks, notice of public hearings, minimum lot coverage and adult use.** The attached memorandum from the Village Administrator provides suggested text amendment language and rationale for these zoning code amendments.

ADMINISTRATOR'S REPORT

COMMISSIONER REPORTS

ADDITIONAL NEW BUSINESS:

ADJOURNMENT

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

ROLL CALL

COUNCIL MEMBERS:	PRESENT	ABSENT
COMMISSIONER HOSKINS		
COMMISSIONER CURRY		
COMMISSIONER HOSTY		
COMMISSIONER TELLALIAN		
MAYOR CALDERONE		

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Minutes from the June 18, 2007 Special meeting of the Council be approved without reading as each member has received a copy thereof and found same to be correct.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

**THE SPECIAL MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING JUNE 18, 2007**

Mayor Calderone called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone answered the Roll Call.

Mayor Calderone stated that the sole purpose of this meeting is to discuss the budget for the fiscal year 2007-08.

Village Administrator, Michael J. Sturino gave an overview presentation. Mr. Sturino stated that the projected revenue in the proposed budget is \$21,377,741 and the projected expenses are estimated at \$21,221,370. Salaries comprise \$8 million of the expenses and salaries and benefits total \$11.35 million, which is about 52% of the total expenses.

Finance Director, Judy Kovacs, explained the tax levy process and stated that in December, 2006 we submitted our levy for the 2006 taxes. It is still not known if that number is approved. The Village would need to have a referendum if we levied more than 5% over the last year's levy.

Mr. Sturino asked whether the Council would mind if we skip forward to the Health and Safety Department section as Mr. Boyle has another commitment at 7:00. There were no objections.

HEALTH AND SAFETY DEPARTMENT

Commissioner Hosty asked what revenue is projected for the Roos project permits. Mr. Boyle stated that it is under \$100,000. Mr. Sturino stated that the \$525,000 revenue for public improvements is not in the budget because it will be a wash.

Commissioner Curry asked Mr. Boyle to further explain the office furniture that is budgeted. Mr. Boyle stated that this year we remodeled the clerical area and next year he would like to remodel the inspector's work spaces.

Mr. Sturino stated that we also plan to propose to the Village Council to include language in variance ordinances that all fees (including bill-backs) be paid before building permits or occupancy permits are issued.

Commissioner Tellalian asked whether there is any budget for work on the zoning code. Mr. Sturino stated that he has experience with zoning re-writes and he would expect to use in-house expertise at no extra charge to the Village.

Commissioner Tellalian stated that he noticed new line items for different types of permits and asked whether this is something new. Mr. Boyle stated that these permits have been budgeted in the past, however they haven't been broken out on separate lines and some have been moved around.

REVENUE

Mr. Sturino stated that he has included proposed fee increases in the revenue assumption.

Commissioner Hoskins asked for an explanation on the telecommunications taxes, line 15. He further stated that we did not collect the proposed amount this year and we are increasing our estimated revenue for next year. Mr. Sturino stated that some of the telecommunication vendors are not paying us the correct amount of the tax. That is why we hired an auditor recently.

Commissioner Hosty asked whether the 911 tax is collected for cell phones according to billing address. Mr. Sturino stated that they are.

POLICE DEPARTMENT

Commissioner Hosty asked whether we see overtime coming down now that the department is at full staffing level. D.C. Aftanas stated that we do, barring any injuries or long term illness.

Commissioner Tellalian asked whether we charge outside entities for police protection for their special events.

Mr. Sturino stated that we cover community wide events at no charge; however we try to use our auxiliary police. For events at one location, such as Wal-Mart, we do charge. Commissioner Tellalian stated that he thinks it is appropriate to charge for police services. Mayor Calderone stated that the Living Word Church does pay for Sunday traffic control services.

Commissioner Hosty suggested that it may be better to budget for more part-time officers in order to cut overtime. Mayor Calderone stated that although the department has a full roster, they will not be at full staffing levels for at least 6 months because we have 2 officers in the academy and once they come out, there will be field training. Commissioner Hosty asked to see a cost vs. benefit analysis of using part time officers more.

Commissioner Tellalian asked where the 1000 Beloit expenses are in the budget. Mr. Sturino stated that they are shown under public property.

Mayor Calderone asked what the effectiveness is of the canine unit. D.C. Aftanas stated that he believes the dog could be used more often. Mayor Calderone asked if we would be worse off without the dog. D.C. Aftanas stated probably not. There are many municipalities who do not have dogs. It is a benefit at a handful of times. Commissioner Tellalian suggested sharing the expense with other departments who depend on our canine unit. Mayor Calderone asked D.C. Aftanas to identify the annual cost, including the stipend – 100% of the cost and report back to the Council.

Mayor Calderone stated that the expense on line PD50 is for the trailer rental. That trailer has been rented for about 5 years because the department does not have enough work space. Mayor Calderone further stated that the Council will need to talk about expansion soon because we could be using that rental expense money for debt service or something else.

Commissioner Curry asked whether we could have our own gun range. D.C. Aftanas stated that would not be possible in the space that we currently have. We could purchase a portable range, but we have nowhere to put it. We currently use Oak Park and River Forest and Kendall County's ranges for free. The only expense we have is that we help them clean it up once a year.

COMMUNITY CENTER

Community Center Director, Beverly Thompson, stated that we have 96 kids in our summer program, with three more starting tomorrow. We are competitive with other program fees in the area. The fees for the fall program will go up minimally.

FIRE DEPARTMENT

Chief Glinke stated that the revenue for the VA contract is included in this year's estimate. We do not pay other departments or charge other departments for regular mutual aid. We do pay other departments for mutual aid on the VA site because we are collecting fees for protecting them. We mainly use Maywood and North Riverside at the Hines VA site.

Commissioner Hosty stated that he noticed a major jump in overtime. Chief Glinke stated that we have one department member who has been called to active military duty 3 times in the last 5 years. One day of overtime costs approximately \$800. This year we are scheduling a large amount of training on the Hines site to familiarize our staff with the 147 buildings on the grounds. The Hines property has a daytime population of about 15,000 people. The staff has been performing a building by building tour of the site. In addition, we have one member on maternity duty and who is performing much needed administrative duties. Mr. Sturino added that we do not have a light duty policy, but this is a special agreement with the firefighter's union.

Commissioner Hosty stated that there is a new fire truck in the budget and asked whether it would be possible to purchase a refurbished truck rather than a new truck. Chief Glinke stated that we have had bad experiences with used apparatus. We get 15 to 20 years on a

pumper and use a suburban purchasing coop through the West Suburban Municipal Conference to obtain the best prices. Chief Glinke further stated that the purchase of the new truck is dependent on the receipt of a \$200,000.00 grant. The balance of the truck will be paid in installments. Commissioner Tellalian stated that he would like to see us stretch out the length of time we use our vehicles. Commissioner Hoskins stated that he thinks we do an excellent job in keeping up our vehicles. The residents expect quick services and well-maintained equipment. Commissioner Hoskins further stated that he thinks it is important to have reliable equipment. Commissioner Hosty stated that if we get the \$200,000 grant and buy the engine, we would spend less than the \$33,000 in expected maintenance costs for the existing engine. Mayor Calderone stated that sometimes the information is limited. A clear example is in Public Works. We bought a truck in 1992 and that truck stayed in service, year round, until the fall of 2006. We have one fire truck that was purchased in 2003. Our two engines are 15 and 18 years old. The public works boom truck was used for 27 years. The only reason we had to replace it is because we could no longer obtain parts to repair it. Mayor Calderone stated that he thinks the departments do a good job to make their vehicles last.

Mayor Calderone asked whether a part time fire inspector is adequate to fulfill the department's goals. Chief Glinke stated that he found out today that this line item was cut by 25%. He further stated that he would like to move forward with that for now and feels that with the Hines contract we will be alright with \$30,000. We may need more in the 3rd quarter; however the cost is 50% less using a part-time vs. full-time inspector. Mr. Sturino stated that should the appropriated amount not be adequate, we will need to amend the appropriation ordinance later in the year (as done in the past).

Commissioner Hosty asked what the revenue is expected to be from Hines. Chief Glinke stated that the gross is \$384,000 and the net is \$261,000. Commissioner Hosty asked whether that includes the inspector. Chief Glinke responded that \$261,000 is the true net.

Commissioner Hoskins asked for an explanation on the \$30,000 budgeted for medical supplies. Chief Glinke stated that it is for a replacement monitor/defibrillator. With the addition of advanced life support on the fire engines, we have doubled our equipment needs. We need a defibrillator on the engine to be certified. The unit we are replacing is 10 years old. We plan to put the new unit on the ambulance and put the ambulance unit on the engine. Mayor Calderone asked how long the defibrillator units last. Chief Glinke stated that they last until they stop working, about 7-8 years.

Mr. Sturino stated that we are also recommending an increase in ambulance billing rates. The can be adjusted to meet the Medicare threshold. We budgeted \$230,000 last year. With a 6% increase, we can go up about \$15,000.

STREETS AND PUBLIC IMPROVEMENTS

Mr. Sturino stated that the garbage figures on lines SP28-SP31 reflect the proposed fee increases.

Mr. Kutak stated that the street sweeper should be replaced. It is only 7 years old, however due to sweeping all winter, the sweeper has a shorter life span and increased maintenance costs. We spent \$12,000 last year on maintenance and expect to spend another \$10-12,000 this year, according to the fleet manager. If we purchase a new sweeper, we can get a longer life expectancy if we discontinue winter street sweeping. Mayor Calderone asked Mr. Kutak to do a comparative analysis on outsourcing the street sweeping services. Commissioner Hosty suggested using the \$10-12,000 we would spend on maintaining the sweeper this year for lease payments on a new machine. Mayor Calderone stated that he has a large network of Mayors and many other municipalities outsource the sweeping services resulting in maximizing a smaller work group. Commissioner Hosty stated that he would like staff to look at the possibility of leasing the sweeper. Mr. Sturino stated that staff would put together different scenarios showing a longer financing option, a shorter financing option and putting off the purchase for 1 year, leasing and outsourcing. Commissioner Tellalian stated that he would like the Village to try to stretch the life of our vehicles.

Commissioner Hosty asked what the man power situation is currently. Mr. Kutak stated that we are short 1 full-time employee due to the IMRF early retirement incentive, 1 full-time employee is out due to knee surgery for 4-6 weeks. The budget does not reflect replacing the retired employee, but we did hire 2 additional summer help workers through Labor Day. The extra summer help was approved by the union.

Mr. Sturino stated that the budget reflects the introduction of "Park, Pay and Go" technology for four or 5 municipal parking lots. Mayor Calderone stated that Public Works employee, Mike Raimondi, is putting together a report with regard to the existing meters, parts availability, etc. We may be able to use the parts from meters replaced by "Park, Pay and Go" for the other meters that will remain. Commissioner Hosty suggested using all permit parking in specified lots and then not allowing permit parking in the others in an effort to eliminate the need for meters or collection machines in the permit lots altogether.

Commissioner Tellalian expressed his concern about the Madison Street upgrades. He stated that the bricks should not be settling that much and that we should evaluate the sub-surface to see if the installation was done properly. Mayor Calderone stated that he would like to hear the engineer's opinion on the condition of the sub-surface.

Mr. Sturino noted that we received free paint from the light pole manufacturer. Mr. Kutak added that we would have to pay for outside labor to repaint the poles in place. Our staff is not able to repaint the light poles.

Commissioner Hosty stated that he thinks that crosswalks should be a priority. Mr. Sturino stated that staff is awaiting the recommendation from the Traffic & Safety Committee with regard to adding stop signs on Madison.

PUBLIC PROPERTY

Mayor Calderone asked about the proposed salt dome and whether it was eliminated from the budget. Mr. Sturino stated that he would like to make a case for the need of a salt

storage dome. Mayor Calderone stated that he believes there is a lot of salt wasted due to being exposed to the elements. Mr. Kutak stated that there are property line questions that need to be answered before we can determine whether we have room for the dome, however we will definitely save on salt expense due to waste. Mr. Sturino asked whether the dome is portable. Mr. Kutak stated that we would need approximately a 150' by 150' space for a dome. Mayor Calderone stated that he would like to see the salt dome included in the budget

Commissioner Tellalian noted that he would like to see the vehicle purchases delayed one year if possible. In addition, he suggested using part of the \$75,000 earmarked for playgrounds to move the equipment at the Thomas and Adams lot to the east and to add parking on that lot with access from the alley.

WATER

Mr. Sturino stated that the SCADA replacement has been spread over two fiscal years.

Commissioner Tellalian asked for an explanation of what line WF13-Regular Expenditures is. Mr. Kutak stated that we have one additional water operator salary included for Sal Stella.

Mayor Calderone asked what is included in the \$1,900.00 allocated for Community Relations. Mr. Kutak stated that he would report back on lines 22, 23 and 24 regarding community relations, postage and printing.

Commissioner Tellalian asked for an explanation on the easement charge to the village and the increase from \$600,000 to \$800,000. Ms. Kovacs explained that this is actually a transfer from the water fund into the general fund.

Commissioner Hosty asked why, if the rates have gone up, the water revenues are expected to go down. Ms. Kovacs stated that 11-12% is a normal rate of loss for a water system. Our system had a 17% loss. Mr. Sturino and Ms. Kovacs will research and report back to the Council.

Commissioner Tellalian asked for an explanation on the battery replacement plan. Mr. Kutak explained that the remote read meters have batteries that are expected to last up to 7 years. If the battery runs out, the mechanical meter can still be read and the battery replaced. The replacement plan is to change all the batteries over a 3 year span. There are currently 3,300 metered accounts.

PARKING

Mr. Sturino stated that this budget includes technology and equipment to install pay stations in six municipal parking lots as well as \$100,000 allocated for acquisition of property (over the grant amount). Commissioner Curry asked whether the property acquisition would be discussed in closed session on June 25. Mayor Calderone confirmed that it would. Mr.

Sturino stated that the park and pay machines will be held pending further research and discussion.

VEHICLES

Mr. Sturino stated that we will gather more information on the street sweeper and the purchase of the fire truck is dependent on receiving a grant.

Commissioner Hosty asked whether the Health and Safety vehicle is for Director Boyle. Mr. Sturino stated that originally that vehicle was slated for a rental inspector and has been eliminated. Ms. Kovacs stated that the \$345,000 shown on the vehicle requests sheet has already been committed to. It was noted that the police department is moving away from the Crown Victoria to the Dodge Charger. Mayor Calderone stated that the police department is also getting away from purchasing vehicles "just because" and now are using a mileage criterion for replacements. Mayor Calderone stressed that we need to develop policies and promote better care of our vehicles by employees. Mr. Sturino stated that this issue will be discussed at the staff meeting.

SALARY ORDINANCE

Mr. Sturino stated that the Salary Ordinance in the budget packet is the current ordinance that was approved effective May 1, 2006.

REVENUE ENHANCEMENTS

Mr. Sturino gave a power point presentation regarding ideas for enhancing revenues. One of the ideas is to increase garbage fees. Mr. Sturino stated that he spoke with the waste hauler and they said that cutting service would not save much overall. Commissioner Hosty stated that he has no interest in decreasing the level of garbage service to the residents. Mayor Calderone asked whether any of the commissioners were interested in continuing the garbage subsidy by the Village at the current level. Commissioners Hosty and Tellalian stated that they were not interested at this rate. Mr. Sturino stated that Karen Rozmus, recycling coordinator for the Village of Oak Park and Forest Park resident, stated that if we raise rates, it will raise awareness and a higher volume of recycling will result. Commissioner Hosty suggested raising rates to \$10.00 in July, 2007, \$12.00 in January, 2008 and \$14.00 in 2009. Commissioner Curry concurred with Commissioner Hosty.

NEXT MEETING

It was agreed that the next budget workshop meeting will be held on Monday, July 2, 2007 at 6:30 p.m.

ADJOURNMENT

There being no further business to be addressed, Commissioner Curry motioned to adjourn the meeting. Commissioner Hosty seconded the motion. The motion carried.

Mayor Calderone declared the meeting adjourned at 10:23 P.M.

Respectfully submitted,

Vanessa Moritz, Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
 (Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Minutes from the June 25, 2007 Regular meeting of the Council be approved without reading as each member has received a copy thereof and found same to be correct.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

 Vanessa Moritz
 Village Clerk

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON WEDNESDAY EVENING JUNE 25, 2007**

Mayor Calderone led all assembled in the Pledge of Allegiance at 7:00 p.m.

ROLL CALL

Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone answered the Roll Call.

Mayor Calderone asked all in attendance to observe a moment of silence to mourn the death of former Mayor Lorraine Popelka, who died yesterday.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the minutes from the Regular Council meeting on June 11, 2007 be approved, as amended, without reading, as everyone has received copies thereof, and found same to be correct.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

PUBLIC COMMENT

Mr. Richard Scafidi of 815 Marengo suggested that we utilize our commuter parking lots and shuttle Madison Street employees. Mr. Scafidi further stated that he would like to complement the Mayor on the new format for the meeting agenda. The explanations are a big help.

Ms. Karen Mohr Richards of 7239 Jackson stated that she has been calling the Mayor's office and met with the Village Administrator and neither called her back. She further stated that there was a cover up in her son's death and she would like the case re-opened. Mayor Calderone told Ms. Richards that several years ago she and the police chief and he spoke and met several times. Mayor Calderone stated that they advised Ms. Richards at that time of remedies she could use if she felt that the case was not handled properly. One of those remedies was to call the Cook County State's Attorney's office. Ms. Richards stated that the State's Attorney told her that they couldn't do anything unless the Village of Forest Park pressed charges. Mayor Calderone stated that would not be appropriate and advised Ms. Richards that if she thinks the Chief of Police is not advancing your claims, she would need to report that. Ms. Richards reiterated that she would like the case reopened. Mr. Sturino stated that he would call Ms. Richards back during regular business hours. Ms. Richards presented a newspaper article to the mayor, but did not leave it, rather stated that she would bring a photocopy for the mayor to read.

COMMUNICATIONS:

Mr. David McNeilly of the Forest Park Library Board requested that the ginkgo tree on the Jackson parkway be removed due to an offensive odor and mess. Commissioner Curry asked whether the library would do the work or the Public Works department. Mr. Brayden stated that the Library would be agreeable to any arrangement the Village would like. Commissioner Hosty suggested that the Public Works department remove the tree and the Library arrange for the installation of the replacement tree. Mr. Brayden agreed and there were no objections from the Council.

Ms. Kathleen Hanrahan of Forest Park Main Street requested permission to hold the annual Progressive Dinner on Madison Street on July 22. She further stated that she would arrange to meet with the Police, Fire and Public Works departments regarding safety, installation of banners and chalk artist needs. There were no objections and the Village Clerk was instructed to notify Ms. Hanrahan of the approval.

DEPARTMENT REPORTS:

The Community Center, Public Health and Safety and Police Departments submitted their May Reports.

APPROVAL OF BILLS

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the Resolution providing for the payment of bills be adopted. The Commissioner of Accounts and Finance has reviewed the bills as applicable to each department and found the aggregate amounts to be correct and recommends payment when funds are available. The bills totaled \$339,061.99.

**R-42-07
RESOLUTION FOR THE
PAYMENT OF BILLS IN THE
AMOUNT OF \$339,061.99
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

UNFINISHED BUSINESS

It was moved by Commissioner Tellalian and seconded by Commissioner Hosty that the Ordinance granting a variation to 9-3B-4A and authorizing preliminary and final plat approval pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-07 / PC 2007-03: 814 Circle Avenue be adopted.

**O-24-07
ORDINANCE GRANTING A
VARIATION TO 9-3B-4A RE:
ZBA 2007-07/PC 2007-03:
814 CIRCLE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins that the Ordinance granting a variation to 9-7-5E(2) to reduce the required number of shade trees and a variation to Section 9-7-5E(3(d)) to reduce the required height of landscaping and approving a site plan pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-03 / PC 2007-02: 143-147 Harlem Avenue be adopted.

**O-25-07
ORDINANCE GRANTING A
VARIATION TO 9-7-5E(2)
AND 9-7-5E(3(d)) RE: ZBA
2007-03/PC 2007-02: 143-
147 HARLEM AVENUE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Curry and seconded by Commissioner Tellalian that the Ordinance granting a variation to Section 9-3B-4A to allow construction on an existing 35' wide lot of record that was not vacant as of June 27, 2005 pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-08: 157 Rockford Avenue be adopted.

**0-26-07
ORDINANCE GRANTING A
VARIATION TO 9-3B-4A RE:
ZBA 2007-08: 157
ROCKFORD AVENUE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

NEW BUSINESS:

Mr. Chuck Hoene gave a presentation regarding the Madison Street Employee Parking Pilot Program. A copy of the presentation handout is attached. In summary, Mr. Hoene outlined the perceived parking shortage, the various options and proposed a pilot program where the employees of the Madison Street businesses be allowed to park for unlimited time periods on the South side of Adams and the North and South sides of Jackson Blvd by permit. This would, in theory, free up more parking that is closer to the businesses for customers. In addition, the 2 hour parking on the north/south streets from Elgin to Ferdinand will be changed to 3 hour and strictly enforced.

**PRESENTATION BY CHUCK
HOENE OF AD-HOC
PARKING COMMITTEE RE:
MADISON EMPLOYEE
PILOT PROGRAM**

Commissioner Hosty stated that he sees no down side to this program and he thinks it is time to start this program. Mayor Calderone stated that there are some operational issues that are being worked on at the staff level such as using a sticker vs. a hanging tag, and getting the business community to buy

Into the idea. The Chamber and Main Street are currently taking a survey to gather more data and opinions. Mayor Calderone stated that he advocates a no charge permit and stressed that the business owners must insist that their employees who are able to participate, must participate. Commissioner Curry suggested having a police officer or private security available to escort employees to their cars as needed. Mayor Calderone stated that this is a pilot program. There will be obstacles and hopefully we will learn if we commit and are ready to adjust. Commissioner Hosty stated that he already completed the survey and he has some employees who leave at 10:00 p.m. and others that leave at 2:00 a.m. He will insist that the employees who leave before midnight park on Adams or Jackson and the others be allowed to park closer for safety's sake. Commissioner Tellalian stated that this program should be free and on a voluntary basis. He further stated that he did not think we should burden the police, but rather use judgment. Commissioner Tellalian further stated that both he and the Mayor live on Jackson, facing Jackson and he still supports the program and thinks it will work. Mayor Calderone stated that Art Sundry is on the Ad-hoc Parking Committee and Mr. Sundry is looking into a multi-location valet service funded by the business community. Other options discussed were using St. John's parking lot and Zimmerman Funeral Home lot when they are not in use. Mayor Calderone stated that unless there are strong reservations by the Council, staff will be directed to move forward with this pilot program.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to deny the request to amend the conditional use granted by Ordinance O-24-04 allowing for the facility to be used by Triton College and other accredited adult higher education entities during non-District 209 classes; for the facility to be used by professional businesses and their associated organizations for small business meetings, training sessions, and/or seminars; and to allow students and faculty to utilize outdoor spaces on the property for supervised learning experiences, excluding physical education or other recreational uses subject to the conditions recommended by the Zoning Board of Appeals re: ZBA 2007-11 Proviso Math and Science Academy. Commissioner Hosty stated that when the PMSA first came for a variance there were issues that he was concerned about; the size of the school; that the school would come back to the community for more funding and that they didn't have their act together. The conditions on page 4, number 1, 2 and three should have been taken care of before original occupancy. Commissioner Hosty stated that now they are asking for more variances. Commissioner Hosty further stated that he thinks it is in the best interest to deny expanding the use of the property. Commissioner Tellalian asked whether we are trying to send the message that the school

**MOTION TO DENY
GRANTING VARIATION RE:
ZBA 2007-11 PROVISIO
MATH AND SCIENCE
ACADEMY
APPROVED**

shouldn't exist. Commissioner Tellalian further stated that he shares Commissioner Hosty's concern at the disregard for the three condition items, but feels that the expanded use fits with the nature of the building and offers convenience to our residents and revenue from business meetings. Commissioner Hoskins stated that he is concerned that this is a very young high school that was designed to be a specialty school that serves Forest Park and the surrounding community. Commissioner Hoskins further stated that the mission of the school is creeping away and the school should have a chance to thrive rather than expand the use, in addition to any extra stress on the Fire and Police Departments. Commissioner Curry stated that he was chair of the ZBA when district 209 asked for the initial variances and they haven't followed up on their promises, so he agrees that this request should be denied. Commissioner Tellalian stated that initially he was concerned that this use would interfere with the high school, but when he saw the language stating that the Triton classes would only occur outside the regular school hours, he felt better about approving the request. Commissioner Hoskins stated that aside from the wear and tear, there is a concern about adequate parking. Commissioner Tellalian stated that he thinks there is enough parking. Mayor Calderone stated that this is an educational facility that should be used for educational purposes. He further stated that he is not going to vote to deny the request. We have a duty to enforce our Ordinances as they have a duty to comply. Mayor Calderone stated that if the Council is 100% against the proposed variances, then passing this motion would kill it. If there is room, the Council can vote to send the petitioner back to the ZBA with direction. Commissioner Hosty suggested that PMSA take care of the things they are supposed to do and then reapply for the variance and address the parking issues only once they are finished with the first variance process. Commissioner Hosty further stated that until they finish, we should not give them anything else because they are not responsive to our efforts to get them to comply.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, and Hosty

NAYS: Commissioner Tellalian and Mayor Calderone

ABSENT: None

The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-12 authorizing approval of a variation from Section 9-3A-3Bof the Zoning code to permit an increase of permitted lot coverage to 42.7% to allow the construction of a two-car detached garage for the property located at 821 Hannah Avenue, in a R-1 Low Density Residential District.

**MOTION DIRECTING
VILLAGE ATTORNEY TO
DRAFT AN ORDINANCE RE:
ZBA 2007-12 APPROVING A
VARIATION FOR 821
HANNAH
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-13 authorizing approval of the structural alteration of a legal-nonconforming two-family structure, which has a non-conforming northern side yard of 1.98 feet when 5.0 feet is required allowing alteration of the roof structure and internal remodeling of the attic to create additional living space for the property located at 532 Hannah Avenue, in a R-1 Low Density Residential District. Commissioner Tellalian stated that he had a few concerns. First the existing building is 2 or 2-1/2 story which is 34-35' high. If we allow a dormer, this will become a 3 story structure in a R-1 district which allows a maximum of 2-1/2 stories. Next, the report states that the alterations will have no impact on light and air for the adjacent properties. Commissioner Tellalian stated that the building next door has only a 4' side setback, so the two buildings are only 6' apart. Adding dormers would cut the light for the adjacent property. Last, the report states that the building was built as a 2-flat. Commissioner Tellalian is not sure that is true and they would be adding another floor to a non-conforming 2-flat in R-1 zoning district.

**MOTION DIRECTING
VILLAGE ATTORNEY TO
DRAFT AN ORDINANCE RE:
ZBA 2007-13 APPROVING
ALTERATIONS TO A NON-
CONFORMING TWO
FAMILY STRUCTURE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, and Mayor Calderone

NAYS: Commissioner Tellalian

ABSENT: None

The motion carried.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to accept the Zoning Board of Appeals and the Plan Commission's recommendations and deny the request to construct 5-6 townhomes on the property located at 137 Desplaines in an R-2 Medium Density Residential District regarding ZBA 2006-11 / PC 2007-01. Commissioner Hosty stated that since the property is currently has a 2 flat with a side yard, why doesn't the petitioner convert the 2 flat to a single family home and build another single family home. Petitioner, Barney O'Reilly stated that he would agree to build a single family home but asked whether he would have to deconvert the 2-flat. Mr. O'Reilly stated that his concern is that he would not be able to meet the parking requirements with the two flat since the lots would be 32 and 34 feet once

**MOTION TO DENY
REQUEST TO CONSTRUCT
TOWNHOMES RE: ZBA
2006-11/PC 2007-01
WITHDRAWN**

they are divided. Commissioner Curry stated that he would like to see two single family homes and asked the petitioner if he would see if that could be economically feasible. Mr. O'Reilly stated that he would agree to de-convert the two flat if the Council would agree that he could do it at the end in order to keep cash flowing while building the single family. He further stated that it takes about 6 months to build a house. Commissioner Tellalian stated that this structure was built as a 2-flat and he is not in favor of de-converting a building that was purposefully built as a two flat. Commissioner Tellalian stated that he would support subdividing the lot and building a single family home. Mr. O'Reilly reiterated that he did not think he could meet the parking requirement on that size lot, so the 2-flat would have to be de-converted. Village Attorney Michael Durkin suggested referring the case back to the ZBA. Commissioner Hoskins supported keeping the two flat because we need more affordable housing in Forest Park. Commissioner Curry withdrew his motion and Commissioner Hosty withdrew his second.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to refer ZBA 2006-11 / PC 2007-01 back to the Zoning Board of Appeals and Plan Commission.

**MOTION TO REFER ZBA
2006-11/PC2007-01 BACK
TO THE ZONING BOARD
OF APPEALS AND PLAN
COMMISSION
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Curry and seconded by Commissioner Hosty that the Ordinance authorizing the sale or disposition of surplus property of the Village of Forest Park, Cook County, Illinois be adopted. Commissioner Tellalian asked whether this is a requirement of disposing of property. Village Administrator, Michael J. Sturino, stated that it is the Village Administrator's duty to dispose of surplus property in any way he sees appropriate. Some of the equipment will be scrapped, some will be sold. Commissioner Tellalian asked to be included in the follow up of the disposal of this property.

**O-27-07
ORDINANCE AUTHORIZING
THE SALE OR
DISPOSITION OF SURPLUS
VILLAGE PROPERTY
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the Ordinance providing for the

**O-28-07
ORDINANCE PROVIDING**

declaration of the General Prevailing Rate of hourly wages for the Public Works within the Village of Forest Park be adopted.

**FOR DECLARATION OF
GENERAL PREVAILING
RATE OF HOURLY WAGES
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to authorize and direct the Fire and Police Commission of the Village of Forest Park to hire one additional firefighter to fill the vacancy to be created by a retirement, which shall occur on August 15, 2007.

**MOTION DIRECTING FIRE
AND POLICE COMMISSION
TO HIRE ONE ADDITIONAL
FIREFIGHTER
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone stated that he would appreciate it if the Council would make a motion to table item #9 due to a delay in the reason for waiving the IMRF hiring freeze.

It was moved by Commissioner Curry and seconded by Commissioner Hosty that the Resolution authorizing the waiver of the hiring freeze for IMRF employees regarding the hiring of a building inspector be tabled.

**MOTION TO TABLE THE
RESOLUTION FOR THE
WAIVER OF THE IMRF
HIRING FREEZE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

ADMINISTRATOR'S REPORT

Mr. Sturino stated that he intends to present proposed text amendments to the zoning code at the July 9th Council meeting. He further stated that he sees a pattern of routine matters and rather than adding cost and delay for residents, he would propose to amend the code. Some of the items include increasing lot coverage from 40% to 50% in R-1 and R-3 zones, grandfathering garage replacements as the current procedure is inefficient, adding side yard process (when not changing the side yard) for R-2 and R-3 to the Zoning Administrator process instead of ZBA and implementation of the first adult use ordinance. These are housekeeping items that will be proposed.

COMMISSIONER'S REPORTS

Commissioner Hoskins reported that he and Commissioner Curry attended the Illinois Municipal League workshop for Newly Elected Officials in Peoria last week. It was a positive experience and they were able to network with their peers.

Commissioner Curry reported that the Little League is sponsoring a dunk tank at the 4th of July celebration at the park and encouraged all in attendance to support this fund raising effort.

It was moved by Commissioner Hoskins and seconded by Commissioner Hosty to recess into closed session to consider The purchase or lease of real property for the use of the public Body, or to consider the setting of the price for sale or lease of Real estate owned by the public body.

**MOTION TO RECESS INTO
CLOSED SESSION AT 8:40 P.M.
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to reconvene to open session

**MOTION TO RECONVENE OPEN
SESSION AT 9:55 P.M.
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

ADJOURNMENT

There being no further business to be addressed, Commissioner Curry motioned to adjourn the meeting. Commissioner Hosty seconded the motion. The motion carried.

Mayor Calderone declared the meeting adjourned at 9:56 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Minutes from the June 25 Closed Session meeting of the Council be approved.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk



Knights of Columbus
Father Setter Council 1278
7248 Harrison St. Forest Park, Ill. 60130

Date:

To the Village Council of Forest Park Illinois

Honorable Mayor and Commissioners,

On September 21 and 21, Knights of Columbus Council #1278, in Forest Park, will participate in the K of C Illinois State Council Charities Mental Retardation/Learning Disability fund drive. As you may be aware, this annual charity event creates much needed funds for local charitable organizations, that serve those who suffer from both mental and learning disabilities.

This year, because this is such an important cause, we ask your village council's permission to solicit donations on public sidewalks near various business locations, CTA train locations and at various intersections throughout the village, on the dates indicated above. (THERE WILL BE ABSOLUTELY NO DOOR TO DOOR SOLICITATIONS.)

A copy of our Certificate of Insurance will be provided to the village clerk as soon as it is received from the Illinois State Council. If you have questions concerning this request, please feel free to contact me. My number is 773-606-0512.

On behalf of the officers and members of Father Setter Council #1278, thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "John Judge".

MR/LD Chairman



Anthony T. Calderone
MAYOR

517 DESPLAINES AVENUE
FOREST PARK, ILLINOIS 60130
708-366-2323
FAX 708-771-0177
www.forestpark.net

Rory E. Hoskins
COMMISSIONER
ACCOUNTS & FINANCE

Michael R. Curry
COMMISSIONER
PUBLIC HEALTH & SAFETY

Mark S. Hosty
COMMISSIONER
STREETS & PUBLIC IMPROVEMENTS

Martin L. Tellalian
COMMISSIONER
PUBLIC PROPERTY

Michael J. Sturino
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

To: Elected Officials

Date: July 9, 2007

From: Judy Kovacs
Finance Director

A handwritten signature in black ink that reads "Judy Kovacs".

Subject: Financial Report as of June 30, 2007

The balance sheet for the three major funds as of June 30, 2007, is attached. I did not prepare the revenue and expense statement since we do not have final budget figures as yet. Also the first two months of the fiscal year, a big portion of our revenue receipts are credited to the prior the fiscal year hence, it is hard to gauge financial position.

Comparing the balance sheet to this time last year, the operating cash balance has decreased from \$3.8 million to \$2.8 million, a decrease of 26.2% from last year. This brings our cash reserve ratio to 13.2% of budget, or 1.6 months of average expenditures. [Our goal is to have at least 25% of expenses (3 months) in cash reserves.] Also on the balance sheet, please note that the total loss for the first two months of the year is \$680,000 greater than this time last year. \$315,000 of that amount is due to the purchase of the 1000 Beloit building, paid for from reserves set aside from the proceeds of the sale of property on Madison Street in 2004.

Also attached is a summary of the Economic Incentive Agreements that are in force. I've included the Walgreens agreement because it just expired in FY07.

Please let me know if you have any specific questions or desire any other reports at this time.

**Village of Forest Park
Major Funds Balance Sheet
As of April 30, 2007**

	Fiscal Year Ending April 30, 2008				FY07
	General	Water	Parking	Total	@ 6/30/2006
Assets					
Infrastructure & Equipment		8,104,761	537,039	8,641,800	8,796,902
Cash and Cash Equivalents	(328,732)	900,057	2,255,160	2,826,485	3,827,688
Accounts Receivable	298,194	302,467	-	600,661	655,351
Other Receivables	1,852,962	-	-	1,852,962	2,411,742
Prepaid Costs	-	-	-	-	-
Total Assets	1,822,423	9,307,286	2,792,199	13,921,908	15,691,682
Liabilities					
Payables	(87,015)	126,926	-	39,910	425,771
Longterm Debt	-	5,511,186	193,064	5,704,250	5,982,646
Deferred Revenue	2,972,799	9,065	-	2,981,864	2,536,683
Due To/(Due From) Other Funds	(113,478)	6,000	-	(107,478)	7,889
Total Liabilities	2,772,305	5,653,177	193,064	8,618,545	8,952,990
Fund Balances	1,228,592	3,529,155	2,541,081	7,298,828	8,054,637
Net Income/(Loss) from Income Statement	(2,178,474)	124,954	58,054	(1,995,466)	(1,315,945)
Total Liabilities, Fund Balances	1,822,423	9,307,286	2,792,199	13,921,908	15,691,682

**Village of Forest Park
Economic Incentive Agreements**

Business	05/01/07 Approx. Annual Amount	Last Payment	Paid/owed to Date	Maximum Amount	Terms
Walgreens	\$ -	FY07	\$ 400,000	\$ 400,000	Village must rebate \$40,000 per year from sales tax receipts for ten years of payments up to \$400,000.
Trage	\$ 5,000	FY11	\$ 43,854	\$ 100,000	Eff. 10/1/01: Years 1-2, 50% of Sales Tax Years 3-4, 60% of Sales Tax over \$30,000 Years 5-9, 30% of Sales Tax over \$30,000
Famous Liquors	\$ 10,000	FY11	\$ 110,375	\$ 300,000	Effective 1999. First two years even split between Village and Famous. Years three through twelve-Village to receive \$40,000, then split and rebate 60% in excess of \$40,000 to Famous.
Molly Malone's	\$ 7,000	FY12	\$ 29,147	\$ 125,000	Eff. 11/01 Term of Agreement is 10 years or \$125,000, whichever comes first. Rebate amount is 60% of Municipal Sales Taxes.
Park Plaza Dodge	\$ 75,000	FY12	\$ 736,980	\$ 1,000,000	Eff. 1/97: Of the first \$200,000 sales tax generated each year, 60% rebated; over \$200,000 generated in year-75% rebated. Paid every six months.
Bed, Bath and Beyond	\$ 30,000	FY17	\$ 67,955	\$ 400,000	Eff. 2/04: 50% after each six months of Calendar Year For 13 years or \$400,000 maximum.

Approx. Annual: \$ 162,000

Paid from General Fund, Office of Public Affairs

FP Plaza*	\$ 150,000	Ends FY15	\$ 832,772	\$ 4,900,000	*Includes Property Tax rebate of 50%;
Ultra Foods	\$ 140,000	Begins FY15	\$ -	\$ 1,540,000	Paid from the Roosevelt/Hannah TIF

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Resolution for the payment of the bills in the amount of \$539,511.67 be adopted.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

RESOLUTION

BE IT RESOLVED by the Council of the Village of Forest Park, Cook County, Illinois, that we dispense with the reading of the individual bills inasmuch as each department head has approved and signed bills in the following aggregate amount for their respective departments.

Public Affairs/Police	\$	89,316.65
Community Center	\$	1,983.05
Accounts & Finance (Clerks Office)	\$	76,500.78
Accounts & Finance (Fire Department)	\$	24,489.98
Department of Health & Safety	\$	2,422.84
Street & Public Improvements	\$	84,946.67
Public Property	\$	51,511.02
Water Department	\$	208,340.68
TOTAL	\$	539,511.67

ADOPTED BY THE Council of the Village of Forest Park this 9th Day of July, 2007.

Ayes: _____
Nays: _____
Absent: _____

Anthony T. Calderone, Mayor

ATTEST:

Vanessa Moritz, Village Clerk



To: Mayor Calderone and Commissioners

Anthony T. Calderone
MAYOR

From: Michael J. Sturino, Village Administrator

A handwritten signature in black ink, appearing to read "MJS", is written over the printed name of Michael J. Sturino.

Subj: Proviso Math and Science Academy

517 DESPLAINES AVENUE
FOREST PARK, ILLINOIS 60130
708-366-2323
FAX 708-771-0177
www.forestpark.net

Date: July 3, 2007 for the July 9, 2007 Council Meeting

Rory E. Hoskins
COMMISSIONER
ACCOUNTS & FINANCE

The following motion to reconsider the denial of zoning relief for the Proviso Math and Science Academy is presented for your consideration. This action is allowed if a commissioner who voted to deny the project makes a motion to reconsider the vote. That motion can be approved by a simple majority vote.

Michael R. Curry
COMMISSIONER
PUBLIC HEALTH & SAFETY

Mark S. Hosty
COMMISSIONER
STREETS & PUBLIC IMPROVEMENTS

If the motion to reconsider is approved, the Council should make an additional motion to direct the Village Attorney to prepare an ordinance granting zoning relief to the PMSA. The Council can then continue their discussion of the petition under "first reading." The Council may include the addition of any conditions or modifications prior to it coming back for a formal vote. In this instance, the Council could direct staff that the Ordinance be prepared, but that it not be forwarded to the Council for a final vote until any required conditions are met.

Martin L. Tellalian
COMMISSIONER
PUBLIC PROPERTY

Michael J. Sturino
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

This additional requirement could include conditions that the landscape plan be submitted and approved by staff, and that a Plat of Subdivision be forwarded through the Plan Commission process. Ultimately the plat and the final reading of the ordinance authorizing the conditional use could appear on the same Council agenda, presumably at the end of August. In addition, the Council may also include a condition that evening class parking requirements be limited to one parking space per student and faculty.

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to to reconsider the motion to deny the request regarding ZBA 2007-11 to amend the conditional use granted by Ordinance 0-24-04 allowing for the facility to be used by Triton College and other accredited adult higher education entities during non-District 209 classes; for the facility to be used by professional businesses and their associated organizations for small business meetings, training sessions, and/or seminars; and to allow students and faculty to utilize outdoor spaces on the property for supervised learning experiences, excluding physical education or other recreational uses subject to the conditions recommended by the Zoning Board of Appeals.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS

Monday, June 25, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-11 amending the conditional use granted by Ordinance O-24-04 allowing for the facility to be used by Triton College and other accredited adult higher education entities during non-District 209 classes; for the facility to be used by professional businesses and their associated organizations for small business meetings, training sessions, and/or seminars; and to allow students and faculty to utilize outdoor spaces on the property for supervised learning experiences, excluding physical education or other recreational uses subject to the conditions recommended by the Zoning Board of Appeals.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

 Vanessa Moritz
 Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to recess into closed session to consider the purchase or lease of real property for the use of the public body, or to discuss whether a particular parcel should be acquired, or to consider the setting of the price for sale or lease of real estate owned by the public body.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

ROLL CALL

COUNCIL MEMBERS:	PRESENT	ABSENT
COMMISSIONER HOSKINS		
COMMISSIONER CURRY		
COMMISSIONER HOSTY		
COMMISSIONER TELLALIAN		
MAYOR CALDERONE		

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that we adjourn.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move that we reconvene to open session.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Resolution authorizing the execution of certain documents relating to the sale of Real Estate to the YMCA be adopted.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

**A RESOLUTION AUTHORIZING THE SALE
OF SURPLUS VILLAGE-OWNED REAL PROPERTY
(7.77 ACRE PARCEL WEST OF VAN BUREN STREET)**

WHEREAS, the Village of Forest Park (the “Village”) owns certain real property generally known as a portion of the “Altenheim Parcel” and generally described as an approximate 7.77 acre parcel of property lying on the west side of Van Buren Street and south of Madison Avenue in the Village of Forest Park, Illinois (the “Property”); and

WHEREAS, the Property is currently zoned R-3 High Density Residential District and is currently vacant; and

WHEREAS, the corporate authorities of the Village of Forest Park have determined that the Property is surplus public real estate, in that it is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village; and

WHEREAS, the corporate authorities of the Village of Forest Park have ascertained the value of the Property by a written MAI certified appraisal, which appraisal has been made available for public inspection; and

WHEREAS, West Cook YMCA, Inc. (the “Purchaser”) has offered to purchase the Property for the sum of Four Million Three Hundred Thousand Dollars (\$4,300,000.00); and

WHEREAS, it is in the best interest of the Village to sell the Property to West Cook YMCA, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Forest Park, Cook County, Illinois, as follows:

Section 1. The foregoing recital clauses to this Resolution are hereby adopted as the findings of the corporate authorities of the Village and are incorporated herein by specific reference.

Section 2. Pursuant to Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1), the corporate authorities of the Village find that the Property is surplus public real estate in that the Property is no longer necessary, appropriate, required for the use of, profitable to, or for the best

interests of the Village, and further find that it is in the best interest of the Village to sell the Property to the Purchaser for the consideration, as described hereinabove, said consideration being not less than eighty percent (80%) of the M.A.I. appraised value of the Property, and that such sale be conducted by the administrative staff of the Village.

Section 3. The officials, officers, employees and agents of the Village are authorized to execute such documents and take such actions as are necessary to carry out the purpose and intent of this Resolution and to convey the Property to the Purchaser.

Section 4. A copy of this Resolution shall be published at the first opportunity following its passage in a newspaper published in the Village or, if none, then in a newspaper published in Cook County, Illinois.

Section 5. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Resolved this ____ day of _____, 2007.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2007.

Anthony T. Calderone, Mayor

Attest:

Vanessa Moritz, Village Clerk

**A RESOLUTION APPROVING A REAL ESTATE SALE CONTRACT
BETWEEN THE WEST COOK YMCA, INC. AND THE VILLAGE OF FOREST PARK**

WHEREAS, the corporate authorities of the Village of Forest Park have determined, pursuant to Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1), that certain real property owned by the Village of Forest Park, generally described as an approximate 7.77 acre parcel of property lying on the west side of Van Buren Street in the Village of Forest Park, is surplus public real estate; and

WHEREAS, the corporate authorities of the Village of Forest Park have negotiated for the sale of said property at a price not less than 80% of the appraised value, as determined by a written M.A.I. certified appraisal.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Forest Park as follows:

Section 1. The Village of Forest Park hereby approves a Real Estate Sales Contract between the Village of Forest Park and the West Cook YMCA, Inc., for the sale of approximately 7.77 acres, as described in that contract, a copy of which is attached hereto as Exhibit A.

Section 2. The Mayor is hereby authorized to execute, and the Village Clerk is authorized to attest to said Real Estate Sale Contract.

Section 3. The officials, officers and employees of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Resolution and the Real Estate Sale Contract.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval as required by law.

ADOPTED by the Council of the Village of Forest Park, Cook County, Illinois this _____ day of _____, 2007.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2007.

Anthony T. Calderone, Mayor

Attest:

Vanessa Moritz, Village Clerk



Anthony T. Calderone
MAYOR

517 DESPLAINES AVENUE
FOREST PARK, ILLINOIS 60130
708-366-2323
FAX 708-771-0177
www.forestpark.net

Rory E. Hoskins
COMMISSIONER
ACCOUNTS & FINANCE

Michael R. Curry
COMMISSIONER
PUBLIC HEALTH & SAFETY

Mark S. Hosty
COMMISSIONER
STREETS & PUBLIC IMPROVEMENTS

Martin L. Tellalian
COMMISSIONER
PUBLIC PROPERTY

Michael J. Sturino
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

To: Mayor Calderone and Commissioners

From: Michael J. Sturino, Village Administrator *MJS*

Subj: 821 Hannah and 532 Hannah

Date: July 3, 2007 for the July 9, 2007 Council Meeting

The Village Council previously directed the Village Attorney to prepare ordinances approving zoning relief for the above captioned properties.

Staff has contacted the architect for the property at 532 Hannah to request that the petitioner alter the design from a dormer to a gable type feature. This change will considerably improve the aesthetic appearance of the property upon completion of the project. The architect plans are being reviewed to ensure that the dimensions meet the relief granted by the ZBA. Other than that alteration, no other provision in either ordinance has been altered from the Council's original direction.

Accordingly, I recommend that the ordinances granting zoning relief to 821 Hannah and 532 Hannah be approved.

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Ordinance granting a variation to Section 9-3A-3(B) and approving a variation in the regulations of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-12: 821 Hannah Avenue be adopted.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A VARIATION
IN THE REGULATIONS OF THE ZONING ORDINANCE OF
THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS**

(ZBA 2007-12: 821 Hannah Avenue)

WHEREAS, Andrew Fahey, the owner of the property commonly known as 821 Hannah Avenue, Forest Park, Cook County, Illinois (herein referred to as the “Subject Property”), has petitioned the Village for a variation to the lot coverage limitation in order to construct a two-car, detached garage in an R-1 Low Density Residential District; and

WHEREAS, Section 9-3A-3(B) of the Zoning Code of the Village of Forest Park, limits lot coverage by a principal and its accessory buildings to 40% of the area of the lot; and

WHEREAS, the Subject Property contains a single-family residential structure and a parking pad, upon which the owner currently parks his vehicles, and which cover less than 40% of the lot because parking pads are not considered when calculating lot coverage; and

WHEREAS, constructing a two-car detached garage on the existing parking pad will increase the lot coverage of the subject property to 42.7%; and

WHEREAS, the proposed two-car, detached garage on the Subject Property meets all the required set backs for an accessory structure located in an R-1 Low Density Residential District; and

WHEREAS, pursuant to proper legal notice, a public hearing was held before the Zoning Board of Appeals on June 18, 2007; and

WHEREAS, the Zoning Board of Appeals forwarded their recommendation for approval of the requested variation to the Village Council; and

WHEREAS, the Village Council has reviewed the findings and recommendations described above and now determines that it would be in the best interest of the Village to approve the requested variation, subject to the terms and conditions established by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS, as follows:

Section 1: The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

Section 2: This Ordinance is limited and restricted to the Subject Property, legally described as follows:

LOT 42 IN BLOCK 1 IN SUBDIVISION OF BLOCKS 1, 11, 12 AND 21 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 821 Hannah Avenue, Forest Park, Illinois

PIN: 15-13-403-026-0000

Section 3: Findings: The Corporate Authorities hereby find as follows:

- a. The Subject Property contains an existing single-family residential structure on a lot of record in a R-1 Low Density Residential District.
- b. The present extent of lot coverage was not an action of the current owner of the Subject Property.
- c. The owner is seeking a variation to increase lot coverage to provide a detached garage in the rear yard of the Subject Property, as is found throughout this neighborhood and the community.
- d. The variance sought is similar and comparable to variances sought by others in the community for the same or similar purposes and is not simply a desire to obtain a special privilege.

- e. The use of the Subject Property as a single-family home would not be altered by the presence of this detached garage and would be in harmony with the general standards of the zoning ordinance.
- f. The variation would not result in a development on the Subject Property that would be detrimental to the public welfare, impair adequate supply of light and air to the surrounding properties, increase congestion in the public streets, increase the danger of flood or fire, unduly tax public utilities and facilities; or endanger public health, because the new lot will continue to accommodate only one single family home.

Section 4: Variations Granted: The Owner is hereby granted the following variation

from the Forest Park Zoning Ordinance for the property described in Section 2 herein above:

A variation from Section 9-3A-3(B) to allow for the construction of a two-car, detached garage resulting in lot coverage of no more than forty-two and seven-tenths percent (42.7%) of the area of the lot.

Section 5: Conditions of Approval: The variation granted herein is subject to the

following terms and conditions:

- a. The new garage shall be constructed to meet all rear and side yard requirements in the R-1 Low Density Residential District and shall not exceed the lesser of one story or 16 feet in height.
- b. Except as modified by the variances granted herein, all construction shall comply with the building and zoning codes of the Village of Forest Park and shall require approval by the Department of Public Health and Safety.
- c. No building permits shall be issued and no final inspections shall be performed for the Subject Property by the Department of Public Health and Safety unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or inspections.
- d. Any violation of the above conditions will result in a violation of the Municipal Code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.
- e. The variations shall expire one (1) year after its passage and approval unless a building permit has been issued. The variation shall expire and cease to be of any force or effect if any use associated with said variation is removed and not replaced within six (6) months after such removal.

Section 6: This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED by the Council of the Village of Forest Park, Cook County, Illinois this 9th day of July, 2007.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
 (Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Ordinance granting a variation to Section 9-9-3(A) and approving a variation in the regulations of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-13: 532 Hannah Avenue be adopted.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

 Vanessa Moritz
 Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A VARIATION
IN THE REGULATIONS OF THE ZONING ORDINANCE OF
THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS**

(ZBA 2007-13: 532 Hannah Avenue)

WHEREAS, Edward O'Neill, the owner of the property commonly known as 532 Hannah Avenue, Forest Park, Cook County, Illinois (herein referred to as the "Subject Property"), has petitioned the Village for a permission to structurally alter the legal non-conforming two-family structure located on the Subject Property to allow the alteration of the roof structure and internal remodeling of the structure that is non-conforming due to its northern side yard being only 1.98 feet in width when 5.0 feet is required in an R-1 Low Density Residential District; and

WHEREAS, Section 9-9-3A of the Village of Forest Park Zoning Ordinance permits changes or alterations to a structure, which is non-conforming, when authorized by the Village Council by ordinance, but only after a public notice and hearing; and

WHEREAS, pursuant to proper legal notice, a public hearing was held before the Zoning Board of Appeals on June 18, 2007, regarding this matter; and

WHEREAS, the Zoning Board of Appeals forwarded its recommendation for approval of the requested change to a non-conforming building described herein to the Village Council; and

WHEREAS, the Village Council has reviewed the findings and recommendations and now determines that it would be in the interest of the Village to approve said change to a non-conforming building, subject to the terms and conditions established by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS, as follows:

Section 1: The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

Section 2: This Ordinance is limited and restricted to the Subject Property, legally described as follows:

LOT 18 IN BLOCK 5 IN RESUBDIVISION OF LOT 6 IN BLOCK 3, LOTS 6 AND 7 IN BLOCK 4, LOTS 1 AND 2 IN BLOCK 5 AND BLOCK 7 AND PART OF BLOCK 6 IN CARNEY'S ADDITION TO HARLEM IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 532 Hannah Avenue, Forest Park, Illinois.

PIN: 15-13-212-009-0000

Section 3: Findings: The Corporate Authorities hereby find as follows:

- a. The Subject Property contains an existing legal non-conforming two-family residential structure on a lot of record in a R-1 Low Density Residential District.
- b. The current position of the building within the required north side yard area is not the result of an action of the owner of the Subject Property.
- c. The owner is seeking zoning relief to structurally alter the building with a dormered roof structure and remodeling the attic to create additional living space, as is found throughout the community. The relief does not create any conditions that require variations or increase non-compliance with setbacks, use or other bulk area regulation.
- d. The pursuit of zoning relief to structurally alter a non-conforming building has been sought previously by others in the community and approved, therefore this would not be a unique condition or special privilege.
- e. The use of this property as a two-family residential structure would not be altered; the granting of the requested zoning relief and subsequent structural alterations will be in harmony with the general standards of the zoning ordinance.
- f. The variation would not result in a development on the Subject Property that would be detrimental to the public welfare, impair adequate supply of light and air to the

surrounding properties, increase congestion in the public streets, increase the danger of flood or fire, unduly tax public utilities and facilities; or endanger public health, because the new lot will continue to accommodate only one single family home.

Section 4: Authorization to Change a Non-Conforming Building: The petitioner is hereby granted authorization, pursuant to Section 9-9-3A of the Village of Forest Park Zoning Ordinance, to alter the non-conforming building located on the Subject Property described in Section 2 herein above in order to allow alteration of the roof structure and internal remodeling of the attic to create additional living space.

Section 5: Conditions of Approval: The aforementioned authorization is subject to the following terms and conditions:

- a. The proposed structural alterations shall be constructed in substantial conformance with the plans bearing the label “ZBA 2007-13 532 Hannah Ave.” that was submitted with the petition for zoning relief.
- b. Except as modified by the relief granted herein, all construction, including the altered roof structure and the interior alterations and remodeling shall comply with the building and zoning codes of the Village of Forest Park and shall require approval by the Department of Public Health and Safety.
- c. The Subject Property shall be maintained as a two-family residence and no additional living units shall be created on the Subject Property. This condition shall be binding upon the petitioners and owners of the Subject Property and their successors in interest and shall run with the land.
- d. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.
- e. The Subject Property shall continue to be designated as non-conforming, and if damaged by fire, explosion, act of God or the public enemy, to the extent of more than 50% of its value at the time of destruction, shall not be restored except as in compliance with the regulations of the zoning district in which it is located.
- f. Any violation of the above conditions will result in a violation of the Municipal Code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.
- g. The relief granted shall expire one (1) year after its passage and approval unless a building permit has been issued. The relief granted shall expire and cease to be of

any force or effect if any use associated with said relief is removed and not replaced within six (6) months after such removal.

Section 6: This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED by the Council of the Village of Forest Park, Cook County, Illinois this 9th day of July, 2007.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

**Village of Forest Park
Zoning Board of Appeals
Findings of Fact and Recommendation**

TO: Michael J. Sturino, Village Administrator
FROM: Michael Boyle, Director of Public Health and Safety
SUBJECT: **ZBA 2007-10: 7542 West Adams Street**
Petitioner: 7542 West Adams, LLC (Owner)

DATE OF REPORT: July 2, 2007

DATE OF ZONING BOARD OF APPEALS MEETING: June 18, 2007

DATE OF VILLAGE COUNCIL MEETING: July 9, 2007

PROJECT OVERVIEW: The applicant is seeking to structurally alter the interior and erect a complete fifth story on the multi-family building at the subject location to convert a 40-unit apartment building into a 23-unit condominium development.

REASON FOR ZONING REVIEW: The existing building is a multiple-family residential structure, which was built with no front, rear or side yard set backs and nearly 100% lot coverage making this a non-conforming structure. In order to structurally alter the non-conforming building, the owner must obtain approval. In order to obtain the approval to structurally alter the subject building, an applicant is required to meet the required off-street parking, but in this case, it is not possible. Therefore, the petitioner is also seeking a variation to reduce the required off-street parking to zero (0).

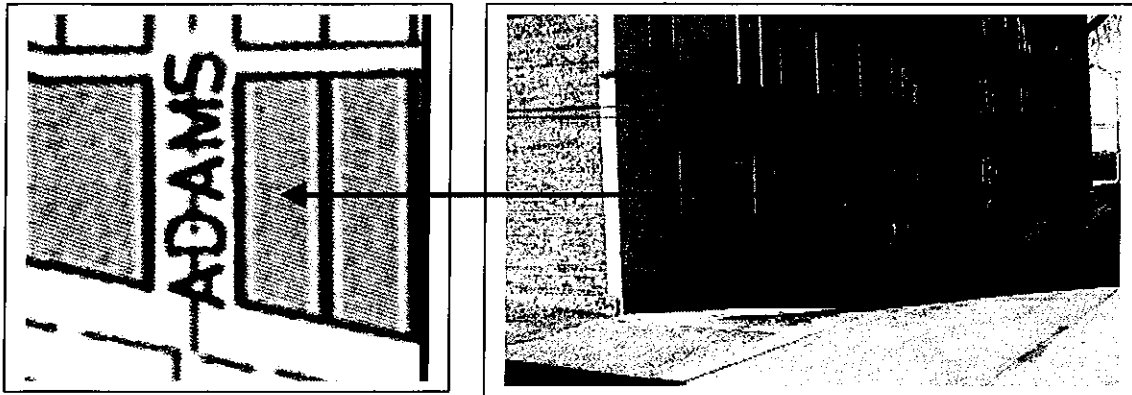
STAFF RECOMMENDATION TO ZONING BOARD OF APPEALS: Staff recommends approval of the requested zoning relief to allow the structural alteration of, and construct of a fifth story addition to, an existing multiple family residential structure, and the granting of variations to reduce the required off street parking to zero (0) from 26 spaces.

ZONING BOARD OF APPEALS RECOMMENDATION TO THE VILLAGE COUNCIL: The Zoning Board of Appeals recommends approval of the requested zoning relief to allow the structural alteration of, and construct of a fifth story addition to, an existing multiple family residential structure, and the granting of variations to reduce the required off street parking to zero (0) from 26 spaces.

GENERAL PROPERTY INFORMATION

Applicant's Name: 7542 West Adams, LLC
Property Owner's Name: 7542 West Adams, LLC
Common Property Address: 7542 West Adams Street
Common Location: Located on the southeast corner of Desplaines Avenue and Adams Street.

LOCATION MAP:



Neighboring Property Land Use(s):

North	–	Residential, Multiple family
South	–	Village Parking Lot
West	–	Village Municipal complex
East	–	Residential, Single family

Comprehensive Plan Designation: Public/Institutional
Existing Use of Property: Multiple Family Residential Structure
Proposed Use of Property: Multiple Family Residential Structure
Existing Property Zoning: R-3 High Density Residential District

Previous Zoning Action on Property: No previous zoning action found on file.

Property Size: • 50.0 feet wide by 127.5 feet in depth
Total Lot Coverage as Existing: • 5949.46 square feet (89.0% lot coverage)
Total Lot Coverage as Proposed: • 5949.46 square feet (89.0% lot coverage)

Bulk Area Regulations:

Regulation	Requirement	Existing	Proposed
Front yard setback	Avg. bldg. Frontage	0.00 feet	No Change
Rear yard setback	25 feet or 20%	0.00 feet	No Change
North yard setback	(10% of lot width)	0.00 feet	No Change
South yard setback	(10% of lot width)	0.00 feet	No Change
Building height	5 stories or 60' maximum	4 stories/ 52 feet	5 stories/ 52 feet
Off-street parking	2 spaces/dwelling unit 40 unit: 80 spaces total	None	No spaces for 23 units

OVERVIEW: There is a proposal to structurally alter the existing building to convert this apartment building into a condominium building. The applicant will consolidate units creating new two-story condominium dwellings units, and a single one-story handicap accessible unit. This results in a net decrease in the number of dwelling units at this location. The structural alterations that they intend to make will include penetrations of the ceiling-floor assembly of many units as well as the construction of a full fifth story elevation on top of the exiting building. They also intend to remove some existing apartment units from the grade level of the building to create storage space for the new owners.

The proposed work requires them to provide all required off-street parking. However, as this location has no off-street parking available, they are also seeking a variation to reduce the required off-street parking to zero (0).

STAFF REVIEW AND RECOMMENDATION: The petitioner is seeking to redevelop this property located on a major corridor in the Village. The conversion of apartment buildings into condominium developments has become a common practice.

This structure is a non-conforming building and use, and the property owner seeks to make structural alterations to this building including expanding it to include fifth story living area. This expansion is unique among condominium conversions that have taken place here. As this is the first to include structural expansion of the building. Despite the expansion, the total number of dwelling units proposed at this location reduced by 17 units. This serves to decrease density, reduce the required off-street parking requirements and moves this property in the proper direction towards being compliant with zoning standards.

Illinois law allows communities to enforce both building codes and zoning codes during condominium conversions. The Village has selected not to make developers engage in pursuing zoning variations on relief relative to off-street parking requirements if no increase in the number of dwelling units is proposed and no reduction in parking is proposed. In this instance, the building is being enlarged while reducing the actual number of dwelling units. However, due to the desire to make structural alterations through building modifications and expansion, the petitioner is required to seek zoning relief through the Zoning Board of Appeals and Village Council.

One of the criteria for being granted zoning relief to structurally alter a non-conforming building is to comply with the off-street parking requirements. As there is no space available to provide off-street parking at this location, a variation needs to be sought by the petitioner to reduce the required off-street parking.

This conversion is not substantially different than other conversion projects that have been encountered in the Village. Therefore, I feel the requested relief and variation is reasonable and in keeping with the practices of the Village in these matters. Additionally, I believe a substantial renovation of this building on one of the Village's major corridors is highly desirable and necessary.

STANDARDS FOR VARIATIONS: In preparing this report, the applicant was asked to respond to the standards for variation as established in the Zoning code. The answers are given below, along with staff's opinion on these issues.

1. Was this a self-created hardship?

Petitioner: No, it has been in existence since original construction of the property 80 years ago.

Staff: The present owner did not construct the subject structure. Although they are choosing to enlarge the building, even if they had chosen not to enlarge the building, the proposed work still involves structural alterations, which seeks to obtain the required off-street parking needed at a property. However, this location has never had space for any off-street parking and does not have the ability to conform to this requirement.

2. If you were not allowed to alter the structure as requested, would it have the effect of denying you substantial rights that are commonly enjoyed by other owners in similar circumstances that request similar variations and/or zoning relief?

Petitioner: It would deny the right to improve the property to its highest and best use under the current zoning.

Staff: The property owner is seeking to convert this property from apartment rental to condominium units, which has been done frequently in the Village. This project differs from other conversions in that, in addition to interior structural modifications and alterations, this non-conforming structure is being increased vertically in height to allow for the creation of new living space. They are, however, reducing the number of dwelling units at this location. This additional space on top of a building does not trigger any additional restrictions. The desire to make structural alteration to a non-conforming building initiates the requirement for compliance with the off-street parking standard. However, similar to other conversion projects, there is no space available to provide off-street parking and the continuation of an existing condition that is reduced in intensity by the reduction of the number of dwelling units serves to lessen the non-complaint condition associated with this project.

3. Do you believe that the variation and zoning relief you are requesting is comparable to variations and/or zoning relief others have sought and obtained under like conditions, as opposed to being granted a Special privilege?

Petitioner: Yes, there are similar projects in Forest Park that have been developed in a like manner.

Staff: The redevelopment of this multiple-family structure from an apartment building into a condominium development is in keeping with the act of property redevelopment that has occurred in the community previously. However, other buildings that have been converted have not been required to comply with off-street parking standards when they have been incapable of meeting the off-street parking standard.

4. If the variation and/or zoning relief are granted, will the use of the property remain the same as its current use?

Petitioner: It will change from 40 rental apartments to 23 condominiums.

Staff: The property is proposed to remain as a multiple family residential structure with a reduction in the density of the site.

5. Explain how granting of the variation and/or zoning relief has a negative impact on the value of the property in the vicinity?

Petitioner: It will not have a negative impact since it will allow for a decrease in density.

Staff: If the zoning relief and variation is granted, the property will have fewer dwelling units and require less off-street parking than is currently required, which will not be creating a negative impact for properties in the vicinity. Additionally, the zoning relief will allow the project to move forward, and this poorly maintained, highly vacant structure can be redeveloped into a modernized residential development. This is a definite improvement over its current state of existence, and therefore a positive expected impact to the neighborhood.

6. Explain how the granting of the variation or zoning relief impairs an adequate supply of light and air to properties in the vicinity?

Petitioner: It will have no impact on surrounding properties in regards to light and air.

Staff: The variations and zoning relief will not result in any impact to the light or air of adjoining or nearby properties, although the property owner is seeking to expand the structure at the top.

7. Explain how the granting of this variation or zoning relief increases congestion in the public streets due to traffic or parking.

Petitioner: It will reduce congestion because of downsizing.

Staff: The off-street parking demand will be reduced by the redevelopment of this site due to the number of dwellings being reduced from 40 to 23 units. Although the building is not fully occupied, those inclined to purchase in this location would undoubtedly seek to use public transportation such as the CTA bus terminal and Blue Line station located two blocks south on Desplaines due to the lack of any available parking for the building.

8. Explain how the granting of this variation or zoning relief unduly increases the danger of flood or fire.

Petitioner: It will not impact flooding and should decrease fire hazard as a result of upgrading of building through improvements.

Staff: The zoning relief will allow structural alterations, to this older structure. This will result in the building being substantially updated to meet the current building and fire code requirement of the Village of Forest Park, including installing fire sprinkler protection throughout the building. This will, in a real sense, improve the fire safety of this structure.

9. Explain how the granting of this variation or zoning relief or unduly tax public utilities and facilities in the area.

Petitioner: It will lessen taxing of these items as a result of downsizing.

Staff: The zoning relief will reduce the total number of dwelling units, which will reduce the number of occupants that could potentially occupy this building. Reductions in the number of people living in a given area should positively affect the impact on public utilities.

10. Explain how the granting of this variation or zoning relief or endanger the public health or safety?

Petitioner: It will not affect public health or safety.

Staff: The zoning relief to structurally alter the non-conforming building will not negatively impact public health and safety because the updating of the structure and its components to conform to current building and fire safety requirements will serve to improve the safety of the public that enters this structure.

ZONING BOARD OF APPEALS PUBLIC HEARING: The Zoning Board of Appeals heard this case on June 18, 2007. The following members were in attendance: Al Bucholtz, Jolyn Crawford, Richard Scafidi, Bill McKenzie, Ray Paulin, and Acting-Chairman Austin Zimmer.

Managing partner of the facility, Greg Paulis, presented his petition. He explained that he building currently contains 32 studio units and eight (8) one bedroom units. The owners are looking to structurally alter the existing structure to create 22 two-story condominium units and 1

single level condominium unit. Mr. Paulis said that a fifth floor being fully added to the location. There is currently a structure already located on the top of the structure, however structure will be expanded to allow the creation of full dwelling unit. This increases the area of the top of the structure without increase of the structure's height.

Mr. Paulis explained that there will be several different layouts provided. There will have 12 one bedroom units, seven (7) two bedroom units one of which is a single story unit and four (4) three-bedroom units. The two story units will have an interior stairway and all the units to be provided with updated plumbing and electrical system installations.

From the audience, a resident, Mary Erickson of 501 Ferdinand Avenue came forward. She stated that she lives directly behind the building and so this development concerns her. She asked Mr. Paulis, "How many of the current residents have cars?" He estimated that probably 12 residents have cars. She asked how many have cars after the conversion. Mr. Paulis stated that the people they will market these units to will be residents that would be inclined to use the CTA blue line.

Ms. Erickson stated that it is hard to believe that people who would buy a two or three bedroom unit would not buy or have a vehicle.

No one else from the audience came forward.

Richard Scafidi commented that he did not like the height of the building. He felt the Downtown Business District should be the highest area of town for buildings. Mr. Boyle informed the Zoning Board of Appeals that this building is located within the R-3 High Density Residential District and the height of the building is not in conflict with the zoning codes standards.

Jolyn Crawford asked about the possibility of parking beneath the building. Mr. Paulis told her that they had originally considered that approach, but the movement of cars into the building poses some concerns due to the difficulty in maneuvering in the space. He also indicated that the parking spaces would have had to be substandard in size.

Ray Paulin commented asked about the height of the building being listed as 52 feet currently and 52 feet after completion of the remodeling work. Mr. Boyle told the Zoning Board of Appeals that a penthouse structure is already located on top of the building, therefore the height is already established. They are not intending to increase the height, but create full size living units which will require the expansion of the building envelop.

The Bill McKenzie made the following motion, which was seconded by Al Bucholtz:

Based on the submitted petition and testimony presented, the Zoning Board of Appeals recommends approval of the zoning relief to allow the non-conforming multiple family residential building to be structurally altered and recommends a variation be granted to reduce the number of off-street parking spaces from 46 to zero (0) for 7542 Adams Street as described in the petition associated with ZBA 2007-10 and subject to the following conditions:

- 1. The proposed structural alterations and addition shall be constructed in substantial conformance with the plans from LINEWORKS LTD. bearing the Label "ZBA 2007-10 7542 West Adams" that is submitted with this petition; and*
- 2. Except for the variation and zoning relief granted herein, the property shall be constructed in compliance with all other provisions of the Village Building and Zoning Codes; and*

3. *The applicant shall obtain all required permits for the construction of these structures prior to the initiation of any construction; and*
4. *The premises shall be vacated prior to the initiation of construction and the owner shall obtain a certificate of occupancy prior to anyone occupying the structure; and*
5. *The petitioner shall fully reimburse the Village of Forest Park for all outstanding expenses and fees associated with the subject property prior to the issuance of a certificate of occupancy; and*
6. *Any violation of the above conditions will result in a violation of the Municipal Code of the Village of Forest Park and the owner may be subject to fines, as determined by the Village Council from time to time, for each day said violation exists; and*
7. *The variation shall be valid for one (1) year after its passage and approval unless a building permit has been issued. The variation shall expire and cease to be of any force or effect if any use associated with said variation is removed and not replaced within six (6) months after such removal.*

The motion was approved with a 4 – 2 vote of the Zoning Board of Appeals. The votes were as follows:

Al Bucholtz – Yes Bill McKenzie – Yes Ray Paulin – Yes Austin Zimmer – Yes
Richard Scafidi – No Jolyn Crawford – No.

FINDINGS OF FACT: At the meeting, the following information was established through the entering of the staff report into the record, the petitioners presentation of information and the exchange of information through question and answers:

- 1: The subject property contains an existing multiple-family residential structure on a lot of record in a R-3 High Density Residential District.
- 2: The present extent of lot coverage was not an action of the property owner.
- 3: The lack of any off-street parking facilities was not the result of actions or lack of action of the current property owner.
- 4: The owner is seeking a zoning relief to structurally alter the existing building convert the apartment building use into a condominium building and decrease the number of dwelling units by combining units to create larger dwelling unit.
- 5: The total number of units provided at this location will be reduced from 40 to 23, reducing the degree of non-conformity with the off street parking requirement, in addition to reducing the potential, if not actual, parking congestion on the public streets.
- 6: The variation and zoning relief sought is similar and comparable to variances and zoning relief sought by others in the community for the same or similar purposes and is not simply a desire to obtain a special privilege.
- 7: The use of this property as a multiple-family residential structure would not be altered by the structural alterations and would be in harmony with the general standards of the zoning ordinance.
- 8: The variation and zoning relief would not result in a development that would increase the danger of flood or fire because the remodeling and redevelopment of this building will result in significant updates in the electrical and plumbing systems, as well as fire protection facilities through the installation of fire sprinklers in the building.
- 9: The variation and zoning relief would not result in a development on the Subject Property that would be detrimental to the public welfare, impair adequate supply of light and air to the surrounding properties, unduly tax public utilities and facilities; or endanger public health, because the converted building will be substantially the same size with fewer dwelling units.

SUMMARY AND RECOMMENDATION: The petitioner is seeking to convert the existing multiple-family residential structure from an apartment building into a condominium building. The property owners propose to combine existing units and expand the existing building envelop by creating a more substantial living space on the top level of the building. Currently, there is a penthouse structure on the top level, which means the actual height of the building will not change, but the area to be used will be expanded to use more of the rooftop area than has been utilized thus far. This expansion, along with the structural work that will be undertaken to consolidate the units to create two-story units, or the single one-story unit, constitutes structural alterations. Due to the non-conforming aspects of the property's lot coverage and setbacks to lot lines, the changes require the Village Council to grant approval for this work to be performed subsequent to a public hearing before the Zoning Board of Appeals.

In addition to the public hearing, the requirements call for compliance with off-street parking regulations in order to be granted the desired zoning relief. This property has never had any off-street parking provided. Furthermore, they do not have the ability to provide any off-street parking. This is similar to other condominium conversions that have been undertaken. In those situations, since the petitioner was not increasing the amount of required off-street parking, those projects were approved. This project will result in a decrease in the amount of required off-street parking associated with this property.

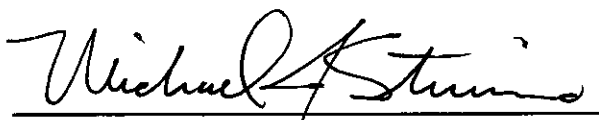
The petitioner has presented his request for the variation and zoning relief to the Zoning Board of Appeals. The Zoning Board of Appeals has recommended approval of the variation and zoning relief requested in association with ZBA 2007-10 for 7542 W. Adams Street.

Staff believes that the standards for obtaining a variation and zoning relief have been met and concurs with the findings and recommendations of the Zoning Board of Appeals. The requested variation and zoning relief is reasonable and deserving of consideration.

A motion has been prepared and is attached for your consideration.

TO: Mayor Calderone and Village Council
FROM: Michael Sturino, Village Administrator
DATE: July 3, 2007 for Village Council meeting July 9, 2007
SUBJECT: Recommendation for **ZBA 2007-10**
7542 W. Adams Street

After reviewing the Findings of Fact presented herein, I concur with the recommendation to approve the variation to reduce the required off-street parking from 46 spaces to zero (0) and approve the request to structurally alter the existing multiple-family structure accordance with request presented in ZBA 2007-10.



Michael J. Sturino, Village Administrator

Attachments: Application
Plat of survey
Elevation showing proposed building appearance
Floors plans of the proposed building

**Village of Forest Park
Application for Zoning Action**

Application For (check all that apply):

Site Plan Approval Preliminary Planned Development _____ Rezoning _____
 Variation Conditional Use _____ Zoning Relief
 Text Amendment _____ Final Planned Development _____ Administrative Appeal _____

Subject Property Information:

Street Address: 7542 West Adams Street
 PIN(s): 15-13-208-001
 Current Zoning District (circle): R-1 R-2 **R-3** B-1 B-2 DBD I-1 I-2

Legal Description (attached separate sheet if necessary):
Lot 59 in HAASE'S ADDITION TO OAK PARK IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Applicant Information:

Name: 7542 West Adams, LLC
 Address: 7628 West Madison St
 City, State, Zip: Forest Park IL 60130
 Phone: _____
 Fax: _____

Owner Information (if different from applicant)

Name: Same
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Fax: _____

Applicant Relationship to Property (ie Owner, Architect, Attorney): Owner

Description of Request for Approval (use additional sheet if necessary): Structural changes to interior of the property in order to combine apartments into larger 2 story condos and provide some indoor parking on the ground level.

If Application involves Rezoning/Variations/Appeal, List all Section of Zoning Ordinance from which relief is requested (use additional sheets if necessary): ZONING Relief to alter non-conforming structure
Variation to the required off-street parking
Relief from required trees and other landscaping requirement

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

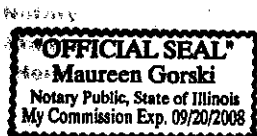
*With the submittal of this application, I hereby request that the Mayor and Village Council of the Village of Forest Park grant approval of the relief identified in the Application for Zoning Action for the proposed site development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. * Proof of ownership must be attached to your application and may include a current title policy report or a deed and a current title search, I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.*

[Signature] 4-11-07
 Signature of Applicant Date
 MANAGING MEMBER

[Signature] 4-11-07
 Signature of Owner Date
 MANAGING MEMBER

Subscribed and sworn to before me this 11 day of

April 2007
[Signature]
 Notary Public



VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
 (Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move _____

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

 Vanessa Moritz
 Village Clerk



To: Mayor Calderone and Commissioners

From: Michael J. Sturino, Village Administrator

Subj: Zoning Text Amendments

Date: July 3, 2007 for July 9, 2007 Council Meeting

Anthony T. Calderone
MAYOR

517 DESPLAINES AVENUE
FOREST PARK, ILLINOIS 60130
708-366-2323
FAX 708-771-0177
www.forestpark.net

Rory E. Hoskins
COMMISSIONER
ACCOUNTS & FINANCE

Michael R. Curry
COMMISSIONER
PUBLIC HEALTH & SAFETY

Mark S. Hosty
COMMISSIONER
STREETS & PUBLIC IMPROVEMENTS

Martin L. Tellalian
COMMISSIONER
PUBLIC PROPERTY

Michael J. Sturino
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

As stated in my Administrator's report at the June 25, 2007 Council meeting, I am forwarding for your consideration recommendations on text amendments to the Village of Forest Park Zoning Code. While these recommendations do not include all amendments that will ultimately be recommended, I believe that by addressing this task in phases is advisable, so that easier or more important amendments are handled first, while more complicated or time-consuming amendments are handled separately later.

Provided below is an outline and brief discussion of those amendments that the Village may seek to undertake first. I am forwarding these to the Village Council for its review and comment, and for their approval of a motion during a regular meeting directing staff to petition the Zoning Board of Appeals for text and map amendments.

Council Directive to the Zoning Board of Appeals to Review and Make Recommendations on the Following Zoning Issues:

1. Amend the Zoning Code to expand the current Zoning Administrator Hearing Process so that allowable modifications to non-conforming structures applies to all residential buildings instead of just single-family buildings.

Under certain circumstances, the Zoning Administrator can hold hearings to consider requests for modifying and expanding non-conforming single-family structures. The circumstances under which this is allowed can be generally described as improvements that do not increase the level of the non-conformity up to a certain degree. For example, if a residential property owner has a 4' side yard setback and a 4.5' setback is required, the owner could continue a building expansion utilizing the existing 4' setback, with approval under this process. If any new variations are required, this process cannot be used.

Since this amendment was passed in December of 2005, ten (10) cases have met the criteria and been processed by this more simplified approach,

benefiting residents with a quicker, less expensive process. As written, this process can not be used for two-flats or other multiple family structures. The proposed amendment would allow this process to be used for all residential structures.

2. Amend the Zoning Code to modify non-conforming language to allow the reconstruction or replacement of a non-conforming garage as long as it is reconstructed in its existing location (unless it is practicable to locate the new garage upon the site to meet current zoning regulations), applies to only one garage per lot, does not apply to lots which do not currently contain a residential dwelling unit or units, does not encroach over any property lines, and meets height requirements stated in 9-2-3H.

Many residents have non-conforming garages. When these garages become in need of repair, it can be hard to convince them to repair or replace them if they know they have to go through a costly and lengthy zoning process. An amendment to allow garages to be replaced “in kind” would help to ensure that garages are maintained in good repair.

3. Re-evaluate maximum lot coverage requirements to determine if and/or in what cases lot coverage can be increased up to a maximum of 50 percent coverage, and amend the Zoning Code accordingly.

The Department of Public Health and Safety processes many variations for lot coverage, especially when lots are smaller. It is recommended that an analysis be conducted that would indicate whether lot coverage for small, non-conforming lots should be increased, and/or whether lot coverage in general should be re-evaluated for all lot sizes.

4. Clarify the Zoning Code regarding what is and is not included in lot coverage calculations.

As part of the exercise described above in Number 3, clarifying exactly what is and is not included in lot coverage would be helpful to staff and residents. Specifically, decks and covered porches are not currently interpreted as being included for lot coverage calculation purposes.

5. Evaluate possible additional public hearing notice requirements, including the requirement that public hearing notice sign be posted on the lot.

Commissioner Curry has asked for this consideration as a means to provide another way to inform the public about upcoming zoning actions on properties. Staff has advised Commissioner Curry that it does not support a requirement that a notice sign be posted because notice is currently provided to surrounding property owners via U.S. mail and is

therefore redundant, and because the requirement will present an additional burden upon property owners and staff.

6. Add “Adult Use” language to regulate that land use in the Zoning Code of the Village of Forest Park.

The Zoning Code does not currently contain any regulation of adult uses. The Village is advised to define and regulate adult uses, rather than providing no standard for such uses in order to maintain a more legally defensible position in the future. Standard adult use zoning language exists; staff intends to use such language in the event the Council authorizes this matter to be forwarded to the ZBA. In addition, a zoning map amendment would be required to complete this process. No residential zones would be impacted by a map amendment.

Staff believes, with the exception of Item 5 above, that the recommended text and map amendments will encourage sound land development, promote redevelopment of substandard structures, ease unnecessary administrative burdens upon property owners, and properly regulate deleterious land uses in the Village of Forest Park.

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS
(Under Commission Form of Government)

Monday, July 9, 2007

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that we adjourn.

COUNCIL MEMBERS:	MOVED	SECONDED	YEAS	NAYS	ABSENT	ABSTAIN
COMMISSIONER HOSKINS						
COMMISSIONER CURRY						
COMMISSIONER HOSTY						
COMMISSIONER TELLALIAN						
MAYOR CALDERONE						

I certify that the above is a true and correct record of the action taken by the Mayor and Village Council of the Village of Forest Park on _____.

Signed:

Vanessa Moritz
Village Clerk