

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

ROLL CALL

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



**VILLAGE OF FOREST PARK
COUNCIL MEETING AGENDA**

Monday, February 25, 2007
Lower Level of Village Hall
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES FROM THE FEBRUARY 11, 2008 SPECIAL MEETING OF THE COUNCIL

APPROVAL OF THE MINUTES FROM THE FEBRUARY 11, 2008 REGULAR MEETING OF THE COUNCIL

PUBLIC COMMENT

COMMUNICATIONS:

1. **O'Sullivan's annual request to place a tent along the east side of their building on Saturday, March 1st during the St. Pat's Parade.**
2. **A letter from the Forest Park Chamber of Commerce & Development encouraging the village to acquire property for parking near Madison Street.**

DEPARTMENT REPORTS:

1. **Community Center**
2. **Police Department**

BILLS BY RESOLUTION

UNFINISHED BUSINESS:

NEW BUSINESS:

1. **Presentation of Annual Audit Report by Crowe Chizek.** The Village auditors will present their audit report and findings to the Village Council.
2. **Resolution adopting Official 2007 Zoning Map.** State statute requires that the Village annually adopt an official zoning map.
3. **Motion authorizing the Board of Fire and Police Commissioners to hire two police officers.** Deputy Chief Aftanas recommends that the Council direct the Board of Fire and Police Commissioners to hire two (2) police officers to fill two vacancies.
4. **Motion to direct the Village Attorney to draft an ordinance to grant a variance re: ZBA 2008-01: 1310 Marengo.** This motion would direct the Village Attorney to prepare an ordinance, consistent with ZBA and staff recommendations, authorizing approval of a variation to permit an increase of permitted lot coverage to 45.2% to allow the construction of a two car detached garage.

5. **Local Government Week Proclamation** – 1st full week of March.

ADMINISTRATOR'S REPORT

COMMISSIONER REPORTS

ADDITIONAL NEW BUSINESS:

6. **Motion to recess into closed session to discuss pending litigation and to discuss the purchase or lease of real property for use by the public body.**
7. **Resolution authorizing execution of settlement agreement.**

ADJOURNMENT

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Minutes from the February 11, 2008 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 FEBRUARY 11, 2008**

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.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. David Zawada, Project Manager for H. W. Lochner Engineers presented a proposal for Phase I Engineering services for the redevelopment of the Harlem Avenue Viaduct. Mr. Zawada outlined the process and explained that the phase I engineering will take approximately 24 months. The cost of the engineering is proposed to be \$1.1 million, with 80% paid with federal funding. The remaining 20% will be paid 50% by Oak Park, 25% by River Forest and 25% by Forest Park. In addition, a proposal for realigning the intersection of Circle, South Boulevard and Harlem was presented at a cost of \$100,000.

Mr. Zawada stated that the phase I engineering will take approximately 2 years, the design phase will take about 1-1 and ½ years and the construction could start in 2012. H.W. Lochner Engineers promised to forward a copy of a phase I engineering final output to each of the municipalities for review.

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 7:30 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Minutes from the February 11, 2008 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 MONDAY EVENING FEBRUARY 11, 2008**

Mayor Calderone led all assembled in the Pledge of Allegiance at 8:00 p.m.

ROLL CALL

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

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins that the minutes from the Regular Council meeting on January 28, 2008 be approved without reading as each member has received a copy 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

None

COMMUNICATIONS:

Ms Sandra Williams, Assistant Major Events Coordinator for the Salvation Army, requested permission to hold their annual Donut Day on Friday and Saturday, June 6 and 7, 2008 as well as the Christmas Kettles on Friday November 21 through Wednesday, December 24, 2008 in Forest Park. There were no objections by the Village Council and the clerk was instructed to notify Ms. Williams of the approval.

DEPARTMENT REPORTS:

The Finance and Public Health and Safety Departments submitted their January reports.

APPROVAL OF BILLS

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins that the Resolution 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

**R-08-08
RESOLUTION FOR THE
PAYMENT OF BILLS IN THE
AMOUNT OF \$498,110.91
APPROVED**

payment when funds are available. The bills totaled \$498,110.91.

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 to amend the minutes of the Regular Council Meeting on December 17, 2007 on page 1 to delete "because there is an apparent error." and replace that with "to allow the Village Clerk to increase the level of detail in the minutes." The motion died for lack of a second.

**MOTION TO AMEND
MINUTES OF DECEMBER
17, 2007
DIES FOR LACK OF
SECOND**

NEW BUSINESS

Village Administrator, Michael J. Sturino, presented a draft amendment to the Taxicab Ordinance to the Village Council for discussion and feedback. It was the consensus of the Council that the minimum fleet was too high at 10 cars and in the spirit of competition, the minimum should be set at a lower number with the possibility of exceptions for specialty/fuel efficient cars. It was also discussed that smoking should be prohibited at all times within the taxicab. The Village Council requested that staff review the ordinance and revise as appropriate.

**DISCUSSION REGARDING
AMENDMENT TO TAXICAB
ORDINANCE**

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the Ordinance amending the Village Code with respect to Water Rates and Charges be adopted. It was discussed that the need for an increase was due to a 15% increase in our cost to purchase water from the City of Chicago. It was further discussed that we are merely passing along the Chicago increase to our customers, including other municipalities to which Forest Park supplies water.

**O-07-08
ORDINANCE AMENDING
THE WATER RATES AND
CHARGES
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry and Hosty,

NAYS: Commissioner Tellalian and Mayor Calderone

ABSENT: None

The motion carried.

A discussion ensued about snow route signage. It was explained that the current snow route plan allows for no parking on certain sides of certain streets after 2" or more

**DISCUSSION REGARDING
SNOW ROUTE SIGNAGE**

snowfall. The signs allow for towing so that the Public Works Department can plow the street. It was suggested that we notify residents of the snow route implementation through our reverse 911 (Code Red) telephone system. It was also suggested that an alternate side-alternate day program be implemented October 15 through April 15 to allow Public Works to plow both sides of the streets. Staff was asked to research the cost to replace the signs throughout the Village.

ADMINISTRATOR'S REPORT

None

COMMISSIONER'S REPORTS

Commissioner Curry announced that the Forest Park St. Patrick's Day Parade will be held on Saturday, March 1st.

Commissioner Hosty commended the Public Works department for doing an amazing job of filling potholes before this last storm. Commissioner Hosty further stated that due to the harsh winter and the freezing and thawing, our streets are in poor condition and will need extensive repairs. The repairs will be reflected in the upcoming budget. Commissioner Hosty asked the Village Council for financial support to repair the streets.

Commissioner Tellalian commended the Public Works department on a great job clearing the streets and sidewalks and urged residents and businesses to clear and salt their sidewalks.

Mayor Calderone complimented and commended the Public Works department for their hard work in clearing the snow.

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 9:07 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk



February 11, 2008

The Honorable Anthony Calderone
Village of Forest Park
517 Des Plaines
Forest Park, Illinois 60130

Dear Tony:

We are sending you this letter as a formal request for O'Sullivan's to use a portion of Marengo Avenue to erect a tent on Saturday, March 1st. The purpose of the tent is to provide an outside beer station and more space for our St. Patrick's Parade Day celebration.

Thank you for the continued support of O'Sullivan's.

Sincerely,

A handwritten signature in black ink that reads "Matthew Sullivan". The signature is written in a cursive, flowing style.

Matthew Sullivan
Owner

January 21, 2008

Mayor Anthony Calderone

Commissioner Michael R. Curry
Commissioner Rory E. Hoskins
Commissioner Mark S. Hosty
Commissioner Martin Tellalian

Dear Gentlemen,

As the Board of Directors of the Forest Park Chamber of Commerce and Development, we urge you to take further action to remedy the parking shortage along Madison Street. Last year's parking study identified a shortage of 160 spaces. The study concluded that the best new parking option would come from creating additional availability contiguous to existing facilities.

Over the last year we have had representation on the ad hoc parking committee. We know that village engineers have studied various lots and configurations all along Madison Street. While we applaud that addition of the few new spaces along Beloit due to diagonal parking and the implementation of the employee-parking program along Adams and Jackson, much more needs to be accomplished. We are aware of the potential shared valet-district concept and believe it should be explored further. Yet, eventually, some additional land must be obtained.

We have concerns that the village is not pursuing properties that are available for sale. We understand and concur that eminent domain should not be utilized for parking, but it appears there are viable sites on the market that are contiguous to existing, village-owned surface parking lots.

We applaud the Village for past decisions (some of them difficult) that led to the acquisition of properties that are now an instrumental part of our community. Those purchases include the parking lot across from Village Hall, the animal shelter that led to the Madison Commons development, and other properties through the years that increased parking throughout the village. We implore you to take the necessary action to acquire properties that would help alleviate a portion of the parking shortage.

Your attention to this matter is greatly appreciated as we continue to work together to build a stronger business district.

Sincerely,

The Board of Directors
Forest Park Chamber of Commerce and Development

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Resolution for the payment of the bills in the amount of
\$_____ 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	\$ 19,069.76
Community Center	\$ 1,133.68
Accounts & Finance (Clerks Office)	\$ 748,849.00
Accounts & Finance (Fire Department)	\$ 37,392.66
Department of Health & Safety	\$ 7,328.61
Street & Public Improvements	\$ 49,926.38
Public Property	\$ 30,918.02
Water Department	\$ 165,466.01
Vip	\$ 96,831.45
TOTAL	\$ 1,156,915.57

ADOPTED BY THE Council of the Village of Forest Park this 25th Day of February, 2008.

Ayes: _____
Nays: _____
Absent: _____

Anthony T. Calderone, Mayor

ATTEST:

Vanessa Moritz, Village Clerk

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby Move that the Resolution Approving and Publishing the Official Zoning Map of the Village of Forest Park 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

VILLAGE OF



BIG CITY ACCESS

SMALL TOWN CHARM

To: Mayor Calderone and Commissioners

From: Michael J. Sturino, Village Administrator

Date: February 21, 2008 for February 25, 2005 Council Meeting

Subj: Zoning Map

The Illinois Municipal Code requires that the Village annually approve an official zoning map. In 2007 the Village adopted three map amendments. The first map amendment changed the zoning on the 500 block of Elgin to R-2. The Village also created a PUD for the Roos Development. Finally, the zoning map now reflects a sexually oriented business overlay on part of Industrial Drive and part of the property owned by the U.S. Postal Service.

I recommend that the Village Council approve the resolution approving the official zoning map of the Village of Forest Park.

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

**A RESOLUTION APPROVING AND PUBLISHING THE
OFFICIAL ZONING MAP OF THE VILLAGE OF FOREST PARK**

WHEREAS, pursuant to Chapter 65 of the Illinois Compiled Statutes, Section 11-13-19 (65 ILCS 5/11-13-19), a municipality is required to publish a revised zoning map no later than March 31st each year showing the changes in zoning uses, divisions, restrictions, regulations, and classifications from the previous calendar year, if any; and

WHEREAS, the zoning map attached hereto as “Exhibit A” and made a part hereof, is a revised zoning map of the Village of Forest Park, inclusive of changes for the preceding calendar year, showing the existing zoning uses, divisions, restrictions, regulations, and classifications of the Village for the preceding calendar year.

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

SECTION 1: The zoning map attached hereto as “Exhibit A” shall constitute the official zoning map of the Village of Forest Park and is hereby approved and shall be published by the Village Clerk in accordance with 65 ILCS 5/11-13-19.

SECTION 2: This Resolution shall be in full force and effect upon its passage, approval and filing as provided by law.

ADOPTED by the Council of the Village of Forest Park, Cook County, Illinois this 25th
day of February, 2008.

AYES: _____

NAYS: _____

ABSENT: _____

Anthony T. Calderone, Mayor

ATTEST:

Vanessa Moritz, Village Clerk

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to authorize the Board of Fire and Police Commissioners to hire two (2) police officers from the current eligibility roster.

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

Forest Park Police Department

Memorandum

Chief of Police

(708) 366-1556

DATE: February 20, 2008
TO: Mayor Anthony Calderone
FROM: Deputy Chief Tom Aftanas
RE: Hiring Request

I request that the Village Council authorize the Village of Forest Park Fire and Police Commissioners to hire two (2) police officers to fill the vacancies of the resignations received by Eduardo Castillo and Robert Biel. We currently have reserved two (2) slots held at the Chicago Police Academy that will begin in April 2008.

D. C. Tom Aftanas

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to direct the Village Attorney to prepare an ordinance to grant a variance regarding ZBA 2008-01: 1310 Marengo.

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 of Forest Park Memorandum

TO: Zoning Board of Appeals

FROM: Michael Boyle, Director of Public Health and Safety

SUBJECT: **ZBA 2008-01: 1310 Marengo Avenue**
Petitioner: Cherryfield Construction, Owner

DATE OF REPORT: February 21, 2008

DATE OF ZONING BOARD OF APPEALS MEETING: February 19, 2008

DATE OF VILLAGE COUNCIL MEETING: February 25, 2008

PROJECT OVERVIEW: The petitioner is currently building a home on a 25 foot wide lot of record. The petitioner had designed the property with a slab on grade for the two off-street parking spaces. The petitioner would like to erect a two car detached garage instead of simply providing a slab.

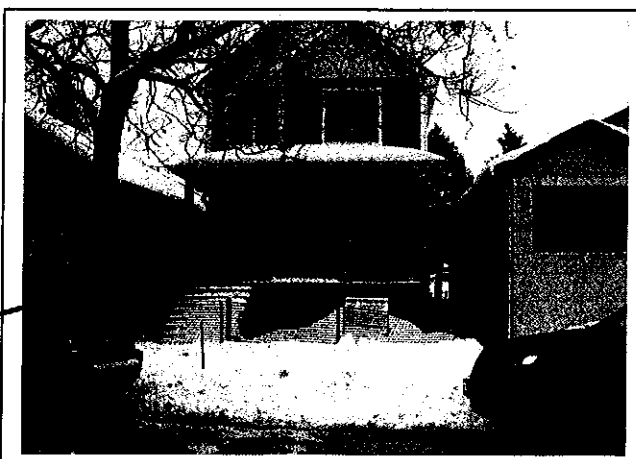
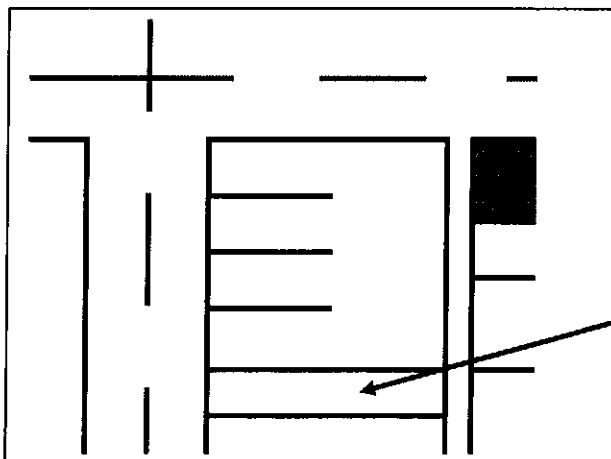
REASON FOR ZONING REVIEW: The lot coverage for the single family home and the proposed two-car detached garage exceeds 40%. Therefore, before the permit can be given to allow a garage to be built, a variation to the lot coverage limitation must be sought and obtained from the Village Council following a hearing and recommendation from the Zoning Board of Appeals.

STAFF RECOMMENDATION TO ZONING BOARD OF APPEALS: Staff recommends approval of variation to increase the permitted lot coverage to allow the construction of a two-car detached garage associated with ZBA 2008-01.

ZONING BOARD OF APPEALS RECOMMENDATION TO VILLAGE COUNCIL: The Zoning Board of Appeals recommends approval of the variation to allow an increase in lot coverage to 45.2% for the purpose of constructing a detached two-car garage.

GENERAL PROPERTY INFORMATION

LOCATION MAP:



Applicant's Name: Cherryfield Construction, Owner
Property Owner's Name: Cherryfield Construction
Common Property Address: 1310 Marengo Avenue
Common Location: The property is located on the east side of Marengo between 13th Street and 14th Street.

Neighboring Property Land Use(s): North – Residential
 South – Residential
 West – Residential
 East – Residential

Comprehensive Plan Designation: Single Family Detached Residential
Existing Use of Property: Single family use
Proposed Use of Property: Single Family use
Existing Property Zoning: R-1 Low Density Residential District

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

Property Size: • 25.0 feet wide by 125.0 feet deep (3,125 sq. ft.)
Permitted Lot Coverage: • 40% lot coverage in a R-1 District
Total Lot Coverage as Existing: • 1030.0 sq. ft. (32.96 % lot coverage)
Total Lot coverage Permitted: • 1250.0 sq. ft. (40.0% lot coverage)
Total Lot Coverage as Proposed: • 1413.4 sq. ft. (45.2% lot coverage)

Bulk Area Regulations for Accessory building:

Regulation	Requirement	Existing	Proposed
Setback from the rear line	3.0 feet	No structure present	5.0 feet
North yard setback	(10% of 25' lot width)	No structure present	3.0 feet
South yard setback	(10% of 25' lot width)	No structure present	3.0 feet
Building height (accessory)	One story or 16 feet	No structure present	15 feet
Off-street parking	2 spaces	2 spaces	2 spaces

OVERVIEW: The petitioner is nearing completion of a single family home built on a vacant lot of record at the subject location. He was approved with a concrete pad in the rear yard to accommodate the required off-street parking. At the time the petitioner was beginning this project, the Village was engaged in discussions about possible changes to lot coverage. As a result, the petitioner did not apply for any zoning variation. Since no changes to the lot coverage regulations have been adopted at this point in time, he decided to seek a variation to allow the construction of a two car detached garage.

The area in which the structure exists is predominately single family houses. Nearly all properties have a detached garage and most of those are two-car garages. The existence of two-car detached garages is in keeping with the character of the neighborhood.

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. A standard lot of 25.0' makes it difficult, if not impossible to build a modern home on such a small foot print.

Staff: It has been repeatedly demonstrated that new single family home developments, which are being built on lots of record below 30 feet in width, have significant challenges meeting the desires and expectations of today's new home buyers while creating a residential product that can be produced within the lot coverage limitations of the R-1 Low Density Residential District.

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 the request similar variations and/or zoning relief?

Petitioner: Yes. Lot Coverage Relief. The Village Council and Zoning Board of Appeals have granted Zoning Relief for coverage on 25' lots. Both the council and commission have approved this variation on new construction on similar properties at 1414 Marengo, 1418 Marengo, 1044 Hannah, and 1108 Ferdinand.

Staff: The petitioner correctly states that the Village has repeatedly granted variations to allow increases to lot coverage to accommodate the area requirements for single family homes and detached garages.

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. I believe the variations requested are not a special privilege as they were granted to other property owners at 1414 Marengo, 1418 Marengo, 1044 Hannah, and 1108 Ferdinand.

Staff: The variation sought to allow an increase in lot coverage for the construction of a detached two car garage is very similar to those instances where a variation to lot coverage was sought to allow the construction of a new single family home and detached two-car garage prior to building the house.

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

Petitioner: The property is currently zoned R-1. The proposed single family home would comply within R-1 zoning. The use would not change. The new structure would meet all the setbacks.

Staff: The property is zoned R-1 Low Density Residential and, upon completion, will be granted a certificate of occupancy for a single family residential use. The presence of the garage will not alter that intended use.

5. Would granting the variation and zoning relief have a negative impact on the value of the property in the vicinity?

Petitioner: Absolutely not. The proposed building would further increase property values on this block. The new building would be in keeping with the traditional character of the properties in this area. The garage would be similar in size as on the neighboring properties.

Staff: The granting of the variation to allow the construction of a detached two car garage is not expected to have any sort of negative impact to property values in the area. The property will meet all required setbacks and be constructed in conformance with the Village construction codes.

6. Would granting this variation or zoning relief materially impair an adequate supply of light and air to properties in the vicinity?

Petitioner: No. The proposed garage would comply with all the setback requirements of the Village's zoning code. The home would meet all the light and air requirements established in the building code. The total coverage for the property will just over 45% (45.12%).

Staff: The light and ventilation to the new structure and the adjoining properties will not adversely impact the health of any occupant of these premises.

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

Petitioner: The garage will have parking for 2 cars thus meeting parking requirements.

Staff: The property will have two off-street parking spaces. Allowing this variation to enable a garage to be constructed will not impact congestion due to traffic or to parking.

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

Petitioner: The proposed structure will be built in accordance with the building codes, thus complying.

Staff: The construction of the garage will be in compliance with current building code requirements. There will not be an increase risk of fire or flood as a result.

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

Petitioner: The proposed structure will be built in accordance with the building codes, thus complying.

Staff: The presence of a detached two car garage will not create an impact to public utilities or facilities in the area.

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

Petitioner: The proposed structure will be built in accordance with the building codes, thus complying.

Staff: The granting of this relief will not result in any danger or risk to the public health or safety.

ZONING BOARD OF APPEALS PUBLIC HEARING: The Zoning Board of Appeals heard this petition on February 19, 2008. The following members were in attendance: Al Bucholtz, Patrick Jacknow, William McKenzie, and Chairman Austin Zimmer.

Barney O'Reilly of Cherryfield Construction presented his request to the Zoning Board of Appeals. He explained that he had originally designed the location with a parking pad in expectation that a change was going to occur related to the issue of lot coverage at the time of the application. In light of the fact that nothing has happened in this matter, he now is seeking a variation in order to construct a garage.

In response to a question put forth by Chairman Zimmer, Mr. O'Reilly said that the slab was not yet installed. In response to another question by Chairman Zimmer, Mr. O'Reilly confirmed that he was looking to provide a new garage for the new home.

Bill McKenzie commented that it looked like a pretty modestly sized garage.

From the audience the following people came forward with the following comments or questions:

- Bob Dorneker, 1312 Marengo, asked the ZBA not to approve the requested variation. He felt the lot was too small. He felt it was unacceptable for the ZBA to allow him to enclose the area to build a garage.
- Steve Bachman, 7452 Warren, asked where the lot coverage issue. Mr. Boyle explained that since the time that this issue was tabled by the Village Council no further action has been taken and he is not sure when it will be back before the Village Council.

Al Bucholtz asked if the slab infringed on the lot coverage already. Mr. Boyle explained that the slab is not counted towards lot coverage. Only enclosed structures are counted towards lot coverage.

In response to Mr. Bucholtz question about setting of precedent with this matter, Mr. Boyle explained that a number of other cases had already been heard, not involving Barney O'Reilly or Cherryfield Construction, to allow the construction of a garage where a house with a slab existed on a small lot. Those were recommended for approval.

Chairman Zimmer thanked Mr. Dorneker for coming to the meeting. He also told him that this is not the first time this type of matter was put forth, and they have been approved in the past.

Mr. Dorneker expressed the opinion that these 25 foot lots are like living in the city. He would be disappointed in the ZBA if they recommended approval and also in the Council if they allowed construction on 25 foot wide lots to continue.

Mr. Dorneker did not respond to Mr. McKenzie's inquiry about the size of his lot.

Bill McKenzie made the following motion, *"Based on the submitted petition and testimony presented, the Zoning Board of Appeals recommends approval of the variation to allow an increase in the permitted lot coverage to 45.2% for the construction of a two-car detached garage at 1310 Marengo Ave. associated with ZBA 2008-01 subject to the following conditions:*

1. *The proposed structure shall be constructed in substantial conformance with the plan bearing label "ZBA 2008-01 1310 Marengo Avenue" that was submitted with the application.*
2. *Except as modified by the zoning variation 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.*
3. *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.*
4. *Any violation of the above conditions will result in a violation of the Village Code of the Village of Forest Park and the owner shall be subject to a fine for each day said violation exists.*

5. *The zoning relief and 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 seconded by Patrick Jacknow and was approved on a roll call vote. The votes were cast as follows:

Al Bucholtz – Yes
Austin Zimmer - Yes

Bill McKenzie – Yes

Patrick Jacknow – Yes

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

1. The subject property contains an existing single-family residential structure on a lot of record in a R-1 Low Density Residential District.
2. The owner is seeking a variation to increase lot coverage to provide a detached garage in the rear yard of his property, as found throughout this neighborhood and the community.
3. The presence of a detached garage is in keeping with the character of the neighborhood in which this property is located.
4. 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.
5. The use of this 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.
6. The granting of this variation to allow increased lot coverage for the purpose of constructing a two car detached garage would not negatively impact property values.
7. The granting of a 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 the danger of flood or fire, unduly tax public utilities and facilities, or endanger the public health.

SUMMARY AND RECOMMENDATION: The petitioner is nearing completion of the construction of a new single-family home at this location. This property was a vacant lot of record when he began this project. He has provided an area for two off-street parking spaces, but at this time the petitioner is seeking to construct a two-car detached garage at the subject property rather than a parking pad.

At the time that the petitioner began this project, the Village was reviewing the issue of lot coverage. It was felt that some increases in lot coverage may be adopted, making it unnecessary for him to pursue such a variation. Due to the lack of any changes to the lot coverage regulations, he has found it necessary to seek this variation for the garage.

In the instances where similar variations have been approved, the property values in the area have not been adversely impacted. The new construction does not create fire, flood or other public health and safety concerns. Clearly, the previous granting of these types of variation means this would not be a special privilege.

Finally, since the properties in the area are similarly equipped with two-car detached garages, allowing the variation for the construction of a garage would be in keeping with the character of


the neighborhood. In fact, to not have a detached garage would actually be out of character for this area.

Staff feels that this is a reasonable request in keeping with similarly sought and approved requests. Staff agrees with the Zoning Board of Appeals decision to supports the request for a variation to lot coverage.

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

TO: Mayor Calderone and Village Council
FROM: Michael Sturino, Village Administrator
DATE: February 21, 2008 for Village Council meeting February 25, 2008
SUBJECT: Recommendation for ZBA 2008-01

After reviewing the Findings of Fact presented herein, I concur with the recommendation to approve the variation to allow an increase in lot coverage to 45.2% for the purpose of allowing the construction of a two-car detached garage as presented in ZBA 2008-01 and on the attached motion.



Michael J. Sturino, Village Administrator

Attachments: Application
Plat of survey
Floor plan and elevation drawings

080046

Village of Forest Park Application for Zoning Action

FSA 2008-01

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: 1310 MARENGO

PIN(s): 15-24-207-004-0000

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): _____

Applicant Information:

Name: CHERTAWD CONSTRUCTION

Address: 7442 W. MADISON CT 9E2

City, State, Zip: FOREST PARK IL 60130

Phone: 708-721-2911

Fax: 708-721-2955

Owner Information (if different from applicant):

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Fax: _____

Applicant Relationship to Property (is Owner, Architect, Attorney): OWNER

Description of Request for Approval (use additional sheet if necessary):
ZONING RELIEF FOR LOT COVERAGE

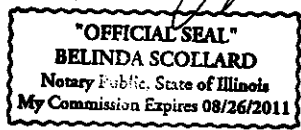
If Application involves Rezoning/Variations/Appeal, List all Section of Zoning Ordinance from which relief is requested (use additional sheets if necessary):
LOT COVERAGE ~~SECTION~~ 45.12/0.

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 those 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]
Signature of Applicant
01-21-08
Date

[Signature]
Signature of Owner
01-21-08
Date



Subscribed and sworn to before me this 21 day of January, 2008
[Signature]
Notary Public

For Office Use Only: Filing Fee: \$150.00 Paid Date: 1/22/08 Public Hearing Date: 02/19/08

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

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move that the Proclamation designating the week of March 2 through March 8, 2008 "LOCAL GOVERNMENT WEEK" in the Village of Forest Park 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

MAYOR'S PROCLAMATION
Honoring "Local Governments Week"
March 2-8, 2008

WHEREAS, Local government is the branch of government which is closest to the people; and

WHEREAS, Illinois has more local governments than any other state; 6,700 local governments, an estimated 70,000 elected officials, and 100,000 appointed officials, providing critical services to the citizens of the State of Illinois and our communities; and

WHEREAS, Citizens do not have a clear understanding of the functions of local government; and

WHEREAS, The partnership of Local Government Education is composed of the Illinois Association County Board Members and Commissioners, the Illinois Municipal League, the Township Officials of Illinois, and the University of Illinois Extension; and

WHEREAS, The mission of the Partnership is to further the understanding of the role that local government plays in individual lives and collectively, and appreciates the many services that the various forms of local government provides their constituents; and

WHEREAS, The Partnership first celebrated "Local Government Week" in 2007 to focus attention on the need for strong, independent, and active local government in this State and recognizes the valuable contributions made by citizens serving their communities in public office.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Forest Park, County of Cook, State of Illinois, that we do hereby proclaim the first full week of March each year, as "Local Government Week".

Mayor Anthony T. Calderone

VILLAGE COUNCIL
VILLAGE OF FOREST PARK, ILLINOIS

Monday, February 25, 2008

TO THE HONORABLE MAYOR AND COMMISSIONERS:

I hereby move to recess into closed session to discuss pending litigation and to discuss the purchase or lease of real property for use 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, February 25, 2008

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

PLAT OF SURVEY

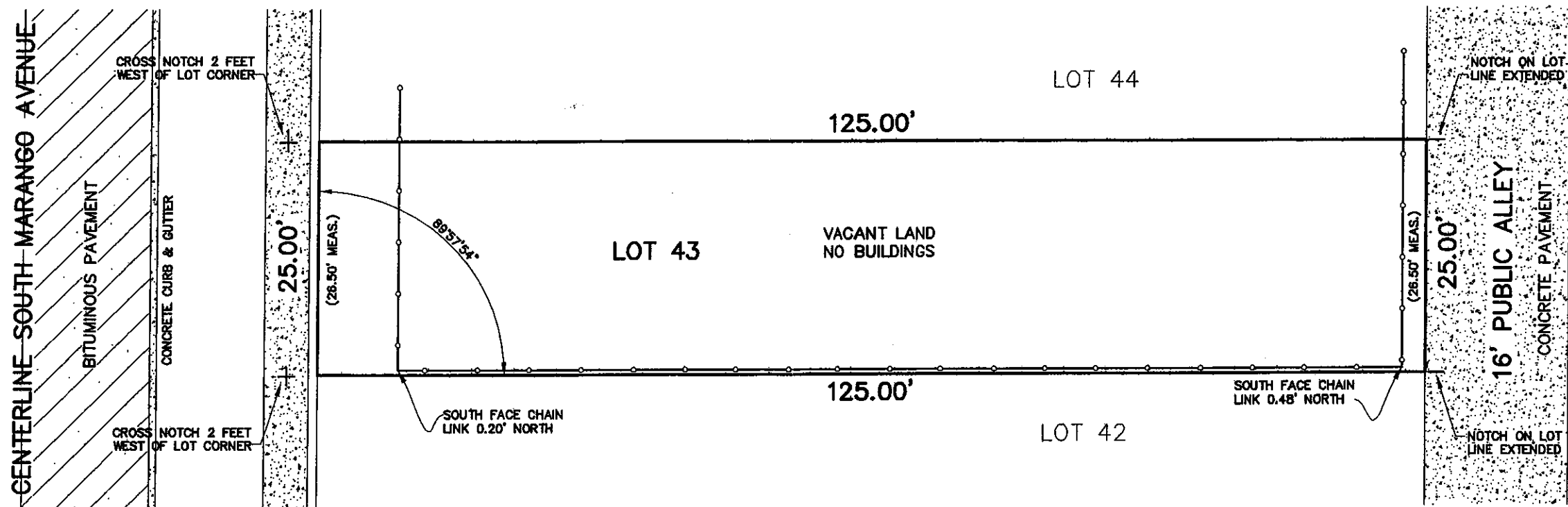
of

LOT 43 IN BLOCK 7 IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1308 SOUTH MARANGO AVENUE

3125.00 SQUARE FEET RECORDED

3312.50 SQUARE FEET MEASURED



GRAPHIC SCALE



(IN FEET)

1 inch = 15 ft.

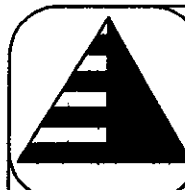
DESIGN FIRM: #184-002898

STATE OF ILLINOIS }
COUNTY OF COOK } C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAME, GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF JUNE 2007

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2008



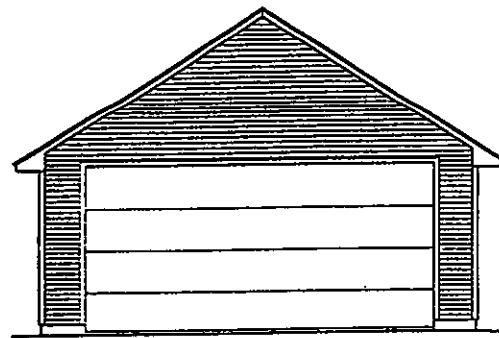
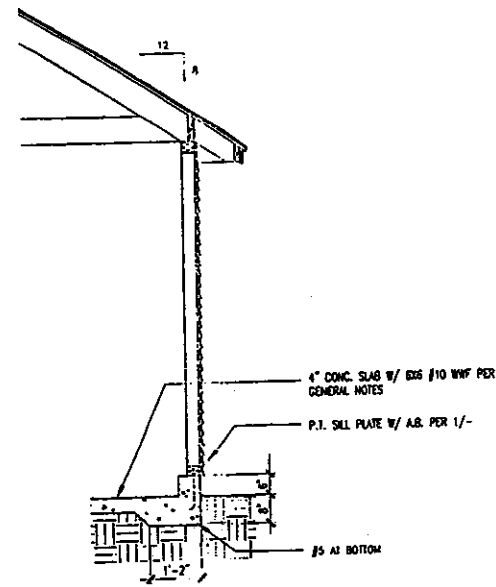
PYRAMID LAND SURVEYORS, INC.

Land Surveyors Illinois and Wisconsin

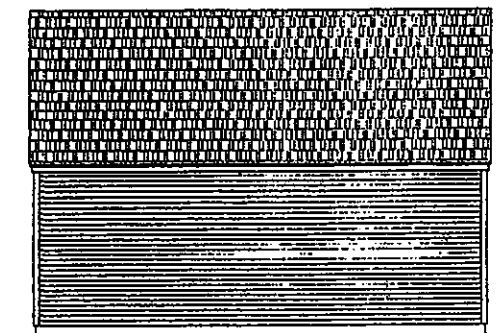
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107
PHONE 630-497-1832 FAX 630-497-5340

DRAWN BY: A.M.S.	CHECKED BY: G.V.S.
DRAWING NO: 117-070693	SCALE: 1"=15'
BOOK NO: 0706-24	ORDERED BY: AMY KETCHUM

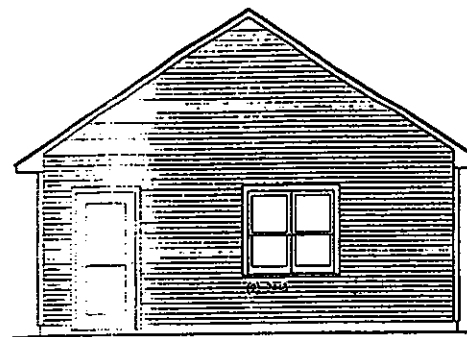
ZBA 2008-01
 1310 Marengo Avenue



EAST (ALLEY)

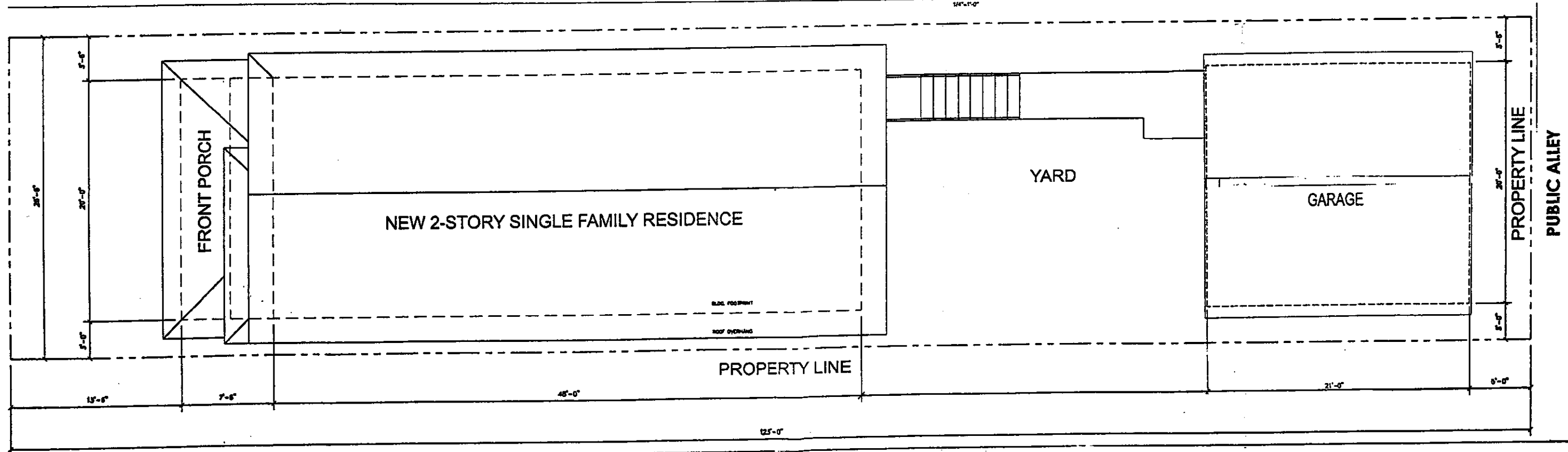


NORTH AND SOUTH SIDES



WEST (YARD)

GARAGE ELEVATIONS
 1/4" = 1'-0"



CHERRYFIELD CONSTRUCTION
 PROPOSED GARAGE
 1310 MARENGO AVE
 FOREST PARK ILLINOIS 60130