

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING, JULY 14, 2003**

Mayor Calderone led all assembled in the Pledge of Allegiance.

**ROLL CALL**

Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone answered the Roll Call.

**READING OF THE MINUTES OF THE PREVIOUS MEETING**

It was moved by Commissioner Hosty and seconded by Commissioner Doolin that the minutes from the previous Council meeting be passed without reading, as everyone has received a copy thereof and found same to be correct.

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**COMMUNICATIONS**

The Park District requested permission to use the Village parking lot located on Des Plaines Avenue for the 35<sup>th</sup> Annual Softball Tournament on July 24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup>, 2003. There were no objections from Council members. Mayor Calderone directed the Clerk to notify the Park District re: parking lot approval.

**PARK DISTRICT OF FOREST PARK  
REQUEST TO UTILIZE VILLAGE  
PARKING LOT ON DES PLAINES AVENUE  
FOR "NO GLOVE NATIONAL"  
TOURNAMENT PARKING**

Sharon O'Shea of O'Shea and O'Shea submitted a letter, tendering her resignation as Village Attorney. Ms. O'Shea stated that the increased responsibilities of the position and the demands of her private practice have forced her to make the decision to resign her position as Village Attorney. The Council members accepted the letter of resignation.

**LETTER OF RESIGNATION FROM  
SHARON O'SHEA, VILLAGE ATTORNEY**

**DEPARTMENT REPORTS**

The Fire Department submitted its report for June 2003.

The Department of Health and Safety submitted its report for June 2003.

**APPROVAL OF BILLS**

It was moved by Commissioner Gillian and seconded by Commissioner Steinbach 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 \$222,703.21.

**R-63-03  
RESOLUTION FOR THE PAYMENT  
OF BILLS**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Commissioner Gillian motioned that the Resolution authorizing the Eighth Contractor Payout of Design Section #3 to Patnick Construction for the Forest Park 2001 Water Main Improvements Project in the amount of \$98,840.38 be adopted. Commissioner Hosty seconded the motion.

**R-64-03  
RESOLUTION AUTHORIZING THE EIGHTH  
CONTRACTOR PAYOUT OF DESIGN  
SECTION #3 TO PATNICK CONSTRUCTION  
FOR THE FOREST PARK 2001 WATER  
MAIN IMPROVEMENTS PROJECT**

Commissioner Steinbach motioned to table the Resolution authorizing the Eighth Contractor Payout of Design Section #3 to Patnick Construction for the Forest Park 2001 Water Main Improvements Project in the amount of \$98,840.38 due to questions about the location of project payout and because of 111 items to be completed on the punch list. Commissioner Doolin seconded the motion.

**ROLL CALL:**

**AYES:** Commissioners Doolin and Steinbach

**NAYS:** Commissioners Gillian, Hosty and Mayor Calderone

**ABSENT:** None

The motion did not carry.

Mayor Calderone called for a Roll Call vote on the initial motion to adopt the Resolution authorizing the Eighth Contractor

Payout of Design Section #3 to Patnick Construction in the amount of \$98,840.38.

Commissioner Doolin asked if Patnick is responsible for all 111 items on punch list. Commissioner Steinbach stated that she thought Patnick was responsible for all. Anthony Bruno, project manager, stated that the list in question is not a punch list, but a complaint list. Mr. Bruno stated that if Patnick does not agree to make required changes on a punch list, a replacement contractor will be hired to make repairs and those repairs would be charged against Patnick’s contract and possibly the performance bond. Mr. Bruno stated that the Village is protected against poor workmanship because it holds the retainage and stated that if the performance bond needs to be acted upon, the work could be completed by the end of this construction season. Mayor Calderone stated that if Patnick had to replace all the items on the complaint list, the price of same would be less than the retainage amount.

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin and Mayor Calderone

**NAYS:** Commissioner Steinbach

**ABSENT:** None

The motion carried.

Commissioner Hosty motioned to adopt the Resolution authorizing the Seventh Contractor Payout of Design Section #2 to Martam Construction for the Forest Park 2001 Water Main Improvements Project in the amount of \$117,472.81. Commissioner Gillian seconded the motion. Commissioner Steinbach suggested that a “walk through” be performed in this section of the project. Bob Kutak stated that there is no punch list currently for Martam. Mayor Calderone directed staff to put a punch list in writing for review by the Council.

**R-65-03  
RESOLUTION AUTHORIZING THE  
SEVENTH CONTRACTOR PAYOUT OF  
DESIGN SECTION #2 TO MARTAM  
CONSTRUCTION FOR THE 2001  
WATER PROJECT**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Hosty motioned to adopt the Resolution authorizing the Seventh Contractor Payout of Design Section #1 to Martam Construction for the Forest Park 2001 Water Main Improvements Project in the amount of \$88,159.32. Commissioner Doolin

**R-66-03  
RESOLUTION AUTHORIZING THE  
SEVENTH CONTRACTOR PAYOUT OF  
DESIGN SECTION #1 TO MARTAM  
CONSTRUCTION FOR THE FOREST PARK**

seconded the motion.

**2001 WATER IMPROVEMENTS PROJECT**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Hosty motioned to adopt the Resolution Approving a Leave of Absence for a Certain Municipal Employee of the Village of Forest Park. Commissioner Steinbach seconded the motion.

**R-67-03  
RESOLUTION APPROVING A LEAVE  
OF ABSENCE FOR A CERTAIN  
MUNICIPAL EMPLOYEE**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously

Mayor Calderone introduced an Ordinance, for discussion only, Amending the Zoning Map Designation and Granting and Permitting Conditional Use Approval for a Planned Development, Variations to the Regulation of the Zoning Ordinance for 7329 Harrison Street. The developer, Patrick Wangler, delivered a brief presentation about the two phases of the development, where phase I redevelops the existing Roos building, creating 75 condo units, and phase II creates a seven story building on the rear of the property, housing 120 condo units.

**FOR DISCUSSION ONLY:  
AN ORDINANCED AMENDING THE  
ZONING MAP DESIGNATION AND  
GRANTING AND PERMITTING  
CONDITIONAL USE APPROVAL FOR  
A PLANNED DEVELOPMENT,  
VARIATIONS TO THE REGULATIONS  
OF THE ZONING ORDINANCE  
ASSOCIATED WITH 7329 HARRISON  
STREET IN FOREST PARK, IL**

Mr. Loftus, the developer’s engineer, stated that he met with the Village’s engineer, with a focus on infrastructure impact, and both determined that the large, Hannah sanitary sewer can handle storm water drainage in this area. Mr. Russel from Parson Transportation Group in Chicago evaluated existing traffic conditions and the impact the development would have on traffic in this area. Mr. Russel stated that the impact in terms of traffic at the intersection of Harrison and Circle that would be caused by the development is a “wash”. Mr. Wangler stated that a demographic impact study showed that new residents in the development would use Roosevelt Road businesses and said that it would follow that the new residents here would frequent businesses throughout the community. Nancy Hill, Community Development Director, stated that the Village’s traffic consultant agreed with the developer’s traffic consultant when he said that the traffic estimate at the intersection of Harrison and Circle was a conservative one, since all trips were estimated via private automobiles, not taking into consideration those using public transportation.

Commissioner Hosty requested a rendering of the project, looking from Harrison Street, so the comparative heights of the different phases could be seen. Mr. Wangler stated that the current owner occupancy rule is 90%.

Commissioner Doolin asked if the development in question ignores the Village's comprehensive plan. Mr. Wangler said that although the plan speaks about maintaining a light industrial use at this site, the building, as it is today, is obsolete for this use and added that he is committed to maintaining the Roos Building, and bringing the property into the 21<sup>st</sup> century.

Commissioner Doolin asked if this project is a traditional use of a PUD. Mr. Wangler stated that it is, and the developer opted to keep the Roos Building and renovate it.

Commissioner Doolin stated that he has some concerns about the project that include parking (not enough), impact on pedestrian traffic, sewer capacity, gauging of demographic impact, and total project tax dollars not meeting financial demand of increased Village services utilized by site. Commissioner Doolin stated that the developer's desire to receive variances for exceeding density requirements, building heights, set back requirements, and inadequate parking make the terms of the project a no-win for the Village. Commissioner Doolin stated that the people are not in favor of this development. Commissioner Steinbach questioned the developer about the average square footage per unit (937 sq. ft.), height of phase II building, tandem parking, and temporary parking for residents during construction time. Commissioner Steinbach stated that the Volvo dealer moving into Oak Park desires to unload cars in Forest Park on 800 Circle Avenue, further impacting residents. Mayor Calderone stated that no cars will be unloaded onto Circle Avenue. Mayor Calderone invited Council members to give direction to staff, in order to work with the developer to make a more viable project, as this is the purpose of introducing the Ordinance tonight. Commissioner Steinbach stated that she would like to see a reduction in the number of stories associated with the phase II building, and stated that 4 to 5 stories would be acceptable. Mayor Calderone directed the developer to obtain a rendering from a different perspective, in order to see the height of the phase II building. Commissioner Doolin suggested that the use be changed at this site from residential to commercial to generate sales tax. Mr. Wangler stated that a commercial use is not economically feasible. Mayor Calderone stated that the Council must evaluate the project as introduced today, and must make a recommendation on the development.

Commissioner Steinbach suggested that the Village utilize its economic developing firm, and asked that it be involved in generating new ideas re: commercial and industrial uses at this site. Mayor Calderone agreed with the suggestion, and stated that if somebody would like to open up shop at the Roos

Building, and utilize its 180,000 sq. ft., the Village would welcome the discussion. Mayor Calderone thanked all involved with the project for their input.

Commissioner Gillian motioned to pass the Ordinance **O-25-03**

Fixing the Salaries for the Officials and Employees of the Village of Forest Park from and after May 1, 2003.

Commissioner Hosty seconded the motion.

Commissioner Steinbach stated that there were some extraordinary salary increases reflected in the Ordinance that she feels are not in the best interest of the Village at this time and added that it is prudent to reconsider these raises, based on the current budget analysis.

**ORDINANCE FIXING THE SALARIES  
FOR THE OFFICIALS AND EMPLOYEES  
OF THE VILLAGE FROM AND AFTER  
MAY 1, 2003**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty and Mayor Calderone

**NAYS:** Commissioners Doolin and Steinbach

**ABSENT:** None

The motion carried.

Commissioner Hosty motioned that the Council select Mesirow Financial Services as the Village's Insurance Brokerage Firm. Commissioner Gillian seconded the motion. Mayor Calderone stated that the Village's current brokerage firm, Near North, is currently under indictment and many of the excellent Near North representatives that the Village has worked with over the years, have moved to Mesirow Financial Services.

**MESIROW FINANCIAL SERVICES  
VOTED INSURANCE BROKERAGE  
FIRM FOR THE VILLAGE OF FOREST  
PARK**

Commissioner Doolin motioned to table the selection of Mesirow Financial Services as the Village's Insurance Brokerage Firm, as he was not familiar with the organization. Commissioner Steinbach seconded the motion.

**ROLL CALL:**

**AYES:** Commissioners Doolin and Steinbach

**NAYS:** Commissioners Gillian, Hosty and Mayor Calderone

**ABSENT:** None

The motion did not carry.

Mayor Calderone called for a Roll Call vote on the original motion that the Council select Mesirow Financial Services as the Village's Insurance Brokerage Firm.

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty and Mayor Calderone

**NAYS:** Commissioners Doolin and Steinbach

**ABSENT:** None

The motion carried.

The Recreation Board presented a discussion of the issues involved in the creation of a dog park in the Village of Forest Park. Tom Hardin, Paul Fitzgerald, and Peter Znika recommended the Park on the southeast corner of Lehmer and Circle as the site for a dog park, as it meets two criteria: available greenspace to dedicate to the dogs, and a center of town location for equal access. Members of the committee stated that projected site improvements include bulletin boards, a new fence with a double-gated entry, more landscaping, and benching/seating. Commissioner Gillian asked if there was a cost estimate. Bill Heider, Director of Public Property, stated that the proposed budget is \$15,000 to \$18,000. Commissioner Doolin asked if there was any other use for this piece of property. Mr. Fitzgerald stated that the committee identified an underutilized piece of property within the Village and noted that it met all the dog park criteria.

**PRESENTATION BY THE RECREATION BOARD, RECOMMENDING A DOG PARK AT CIRCLE AND LEHMER**

Commissioner Steinbach motioned to pass the Ordinance Creating the Office of Village Prosecutor. Commissioner Doolin seconded the motion.

**O-26-03  
ORDINANCE CREATING THE OFFICE OF VILLAGE PROSECUTOR**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Gillian motioned to appoint the law firm of Storino, Ramello, and Durkin as the Village Attorney for the Village of Forest Park. Commissioner Hosty seconded the motion.

**LAW FIRM OF STORINO, RAMELLO, AND DURKIN VOTED VILLAGE ATTORNEY FOR THE VILLAGE OF FOREST PARK**

Commissioner Doolin motioned to table the appointment of the law firm of Storino, Ramello, and Durkin as the Village Attorney for the Village of Forest Park. Commissioner Steinbach seconded the motion. Commissioner Doolin asked if the Village investigated any other law firms to assume this position and Mayor Calderone stated that the Village has had an excellent track record with Storino, Ramello, and Durkin. Commissioner Steinbach questioned if the Storino appointment would create a conflict of interest for special counsel situations.

Mayor Calderone stated that he has been advised that there would absolutely be no conflict of interest in these situations.

Commissioner Doolin stated that he he had no input into this appointment, and therefore wishes to table it at this time.

**ROLL CALL:**

**AYES:** Commissioners Doolin and Steinbach

**NAYS:** Commissioners Gillian, Hosty and Mayor Calderone

**ABSENT:** None

The motion did not carry.

Mayor Calderone called for a Roll Call vote on the initial motion to appoint the law firm of Storino, Ramello, and Durkin as the Village Attorney for the Village of Forest Park.

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty and Mayor Calderone

**NAYS:** Commissioners Doolin and Steinbach

**ABSENT:** None

The motion carried.

Commissioner Steinbach motioned to appoint Sharon O'Shea of the law firm O'Shea and O'Shea as the Village Prosecutor for the Village of Forest Park. Commissioner Doolin seconded the motion.

**SHARON O'SHEA OF  
O'SHEA & O'SHEA APPOINTED  
VILLAGE PROSECUTOR**

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone distributed Awards of Valor to two members of the Police Department, Ofc. Young Lee and Ofc. Jason Keeling, for their excellent performance in apprehending an offender while off duty on May 30, 2003. Mayor Calderone presented each officer with a plaque, congratulating them on their dedication to duty.

**POLICE DEPARTMENT  
AWARDS OF VALOR:  
OFC. YOUNG LEE AND  
OFC. JASON KEELING**

Commissioner Steinbach motioned to appoint James Ryan to the position of Police Chief for the Village of Forest Park. Commissioner Hosty seconded the motion. Mayor Calderone stated that the Illinois Chiefs of Police Association was engaged to conduct an assessment program to replace the Chief. The Association began with 60 resumes, and

**JAMES RYAN  
APPOINTED POLICE CHIEF OF THE  
VILLAGE OF FOREST PARK**

narrowed the field down to 11 interview candidates.  
James Ryan was its most highly rated candidate.

**ROLL CALL:**

**AYES:** Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone stated that Chief Ryan's appointment becomes official August 4, 2003 and introduced Chief Ryan to those assembled. Chief Ryan stated that he was humbled to follow the award presentation for valor and thanked the Council for its confidence in him.

**ADMINISTRATOR'S REPORT**

None

**COMMISSIONER REPORTS**

Commissioner Gillian stated that Mayor Calderone and the Village received an award last weekend from the US Army Reserve Readiness Program that consists of reservists who ship out from the Army base on Roosevelt Road in Forest Park, for monies presented to them from the Village's 911 fund raiser.

Commissioner Steinbach commended the employees of Public Property and all of Public Works for the wonderful job done re: clearing tree limbs after the storm.

Mayor Calderone introduced newly appointed legal counsel to the Village of Forest Park, Mike Durkin, of Storino Ramello, and Durkin to those assembled and welcome him to his new position.

**PUBLIC COMMENTS**

Richard Gaffietti of 815 Marengo asked if the records associated with the PUD discussed tonight, at 7329 Harrison, are available for public review on the web site. Mayor Calderone stated that they are not available on the web site, but will be available for review at the Village Hall upon request. Commissioner Steinbach suggested that the records be placed for review at the Library.

Marty Tellalian of 7337 Jackson stated that he noted that the pictures of dog parks that the Recreation Board presented tonight showed no dog parks within residential areas, unlike the park recommended tonight at Lehmer and Circle. Mr. Tallalian urged Council members to take all comments into consideration when making the decision about the dog park.

Catherine Ditto of 333 Burkhardt Court stated that after midnight there is loud noise, even at 2:00AM in the area of Burkhardt Court and Warren Street. Ms. Ditto offered a solution to this problem that involved after-hours permit parking for residents of that area. Mayor Calderone stated that the Village needs to tackle parking holistically.

Sophie Valentine of 818 Thomas stated that the development of the Roos Building would be a mistake due to concerns about traffic congestion, sewage and storm water drainage and possible flooding occurring in neighboring residences, and lost employment opportunities for those working within the Roos Building currently. Ms. Valentine also stated that boys play football in the park at Circle and Lehmer, and is concerned about its use as a dog park. Ms. Valentine stated that she is concerned about the increased building of condos and townhouses in the area, as she believes her real estates taxes will increase because of it.

Steve Beckman from 329 Burkhardt Court suggested that the Village speak with the owner of the Roos Building, as he may wish to donate the building, perhaps to the Park, so that it could expand its green space.

### **ADJOURNMENT**

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

Mayor Calderone declared the meeting adjourned at 9:25PM.

Respectfully submitted,

Joan M. White  
**Village Clerk**