

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING, JULY 28, 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 Gillian and seconded by Commissioner Doolin that the three sets of minutes from the meetings on July 14, 2003, (i.e., Special meeting, Public hearing, and Council meeting), be passed without reading, as everyone has received copies 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**

Mayor Calderone congratulated the 2003 Forest Park Little League 11-12 yr. old Boys District 10 Champions. Coach Turek introduced the boys to those assembled: Sean McCoy, Jacob Koehne, Kevin Nutley, Chris Schmidt, A.J. Hampton, Jack Turek, Ryan Pacyga, and Matt O'Connor. Team ballplayers not present were: David Sims, Frank Hill, Alex Johnson, and Chris Delara. Head Coach, Dan O'Connor, stated that he is proud of the boys, and stated that the boys will learn not only baseball, but will learn about life playing the game. Coach O'Connor thanked the Village for its support of the Little League, and stated that the program is growing by leaps and bounds.

**INTRODUCTION OF 2003 FOREST PARK  
LITTLE LEAGUE 11-12 YR. OLD BOYS  
DISTRICT 10 CHAMPIONS**

**DEPARTMENT REPORTS**

The Police Department submitted its report for June 2003.

The Community Center submitted its report for June 2003.

The Department of Streets and Public Improvements submitted its report for June 2003.

**APPROVAL OF BILLS**

**R-68-03  
RESOLUTION FOR THE PAYMENT  
OF BILLS ADOPTED EXCEPT FOR  
INVOICE RELATED TO ILLINOIS  
DEVELOPMENTAL SERVICES**

It was moved by Commissioner Hosty and seconded by Commissioner Gillian 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 \$373,598.86.

Commissioner Steinbach moved to amend the motion by requesting to withhold payment of the bill associated with Illinois Developmental Services (\$3000) until more information can be obtained about services rendered. Commissioner Doolin seconded the amended motion. Commissioner Gillian stated that there would no harm in deferring payment until more information is provided. Mayor Calderone called for a vote on the amended motion.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**UNFINISHED BUSINESS**

Commissioner Steinbach motioned to approve the creation of a Dog Park at Circle and Lehmer. Commissioner Hosty seconded the motion. Commissioner Gillian thanked the Recreation Board for responding to the concerns of the residents and presenting clear information about the dog park. Commissioner Doolin stated that the Recreation Board did its job well and presented many convincing arguments in favor of the dog park. Commissioner Doolin stated that there are residents both in favor of and opposed to the dog park and added that the creation of a dog park is a “want”, not a “need,” citing hard costs (\$18,000) and soft costs to maintain the property as limiting factors. Commissioner Doolin stated that \$18,000 can equate to other expenses, like 433 hours of Police Department overtime, and explained that he would like to see an alternative use of the space at Circle and Lehmer. Commissioner Steinbach stated that the Village levied \$130,000 for Playgrounds and Recreation this year, and the money should

**APPROVED:  
DOG PARK AT CIRCLE AND LEHMER**

be spent on playgrounds and recreation, thus fully covering the \$18,554.00 estimated dog park expense. Commissioner Hosty stated the most expensive fiscal improvement planned for the dog park is the erection of a new fence and the Village would need to spend money for this improvement anyway should the property be updated in the future. Commissioner Hosty stated that the \$18,000 could not be used for Police overtime costs. Commissioner Gillian stated that he wanted to make sure that the public knows that the Police Department still has significant overtime expenditure provided for in the budget. Mayor Calderone stated that it is true that the monies appropriated in the tax levy for Playgrounds and Recreation can only be used for that purpose. Mayor Calderone asked the Public Works Department Heads, Mr. Heider and Mr. Kutak, if the current Village staff would be able to adequately maintain the dog park grounds during normal working hours, and Mr. Heider stated that the current staff could maintain the property during normal work hours, as it is cutting grass and cleaning debris already from this area. Commissioner Steinbach added that there is no increased liability to the Village to create the dog park. Commissioner Doolin stated that he believes that the Village cannot afford the dog park this year.

**ROLL CALL:**

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

**NAYS:** Commissioner Doolin

**ABSENT:** None

The motion carried.

**NEW BUSINESS**

Commissioner Doolin motioned to uphold the recommendation from the Zoning Board of Appeals re: a variance associated with 150 Lathrop and pass the Ordinance Granting and Permitting a Variation in the Regulations of the Zoning Ordinance of the Village of Forest Park. The variance provides for the construction of a detached 3 car garage at 150 Lathrop. Commissioner Hosty seconded the motion.

**O-27-03  
ORDINANCE GRANTING AND  
PERMITTING A VARIATION IN THE  
REGULATIONS OF THE ZONING  
ORDINANCE ASSOCIATED WITH  
150 LATHROP**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**O-28-03**  
**ANNUAL APPROPRIATION**  
**ORDINANCE OF THE VILLAGE FOR**  
**FISCAL YEAR BEGINNING MAY 1, 2003**  
**AND ENDING APRIL 30, 2004**

Mr. O'Shea explained financial data associated with the annual Appropriation Ordinance of the Village of Forest Park for the fiscal year beginning May 1, 2003 and ending April 30, 2004. Appropriation 2003 vs. 2004 General Fund, Appropriation 2003 vs. 2004, Major Expenditures FY 2004, Major Sources of Expected Revenue, Operating and Reserve Balances, Fixed Assets, and fund Transfers in 1986-2002 were topics presented. Mr. O'Shea stated that the total appropriation for 2003-2004 is 28,265,371.00 and said that 51% of general fund goes to employee salaries. Mr. O'Shea highlighted other major expenditures: health and liability insurance, maintenance and capital improvements, debt certificates, and economic incentives. Sources of revenue that were discussed included: real estate taxes, sales tax, income tax, telecommunications tax, traffic and parking fines, MFT, and the Municipal Utility Tax. Commissioner Gillian stated that it has only been within the last three years that the Village has kept track of fixed assets, primarily due to federal legislation that now dictates the practice. Commissioner Gillian further explained that during the 1999-2000 fiscal year, the finance office discovered that transfers from the MFT fund to the general fund were not enough to cover actual costs of maintenance being performed on Village roads. After consultation with the Village engineers, the Public Works Department determined the actual costs of the maintenance work that the Village performs, and the Village can now reimburse itself from the MFT Fund, to the general fund, more accurately. Commissioner Gillian stated that over the last several years the Village has made a significant investment in maintaining/upgrading infrastructure and supporting businesses and homeowners, through tax incentives, business agreements, TIF's, and façade and interior grants, and stated that those investments are paying off, as is evidenced by the increased sales tax and real estate taxes that are paid to the Village. Commissioner Gillian motioned to pass the Annual Appropriation Ordinance of the Village of Forest Park for the Fiscal Year beginning May 1, 2003 and ending April 30, 2004. Commissioner Hosty seconded the motion. Commissioner Steinbach commented on three problems associated with the Appropriation and explained that the Council needs to pass a balanced budget and the Appropriation calls for \$28,000,000 to be used by the Village

while only \$24,000,000 is available via revenue sources; reserve funds that appear in the Estimated Revenue Statement total more than are currently available to the Village; and TIF Funds falling short of monies needed to pay appropriate legal expenses. Commissioner Steinbach motioned to table the Appropriation Ordinance of the Village of Forest Park for the Fiscal Year Beginning May 1, 2003 and ending April 30, 2004. 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 stated that the Council must pass an Appropriation Ordinance tonight, not a budget and added that many lawyers and accountants have said that the two are not the same. Mayor Calderone stated that the Appropriation gives the Village state authority to spend up to that amount noted in the Ordinance and a budget is a separate, internal document. Mayor Calderone added that the Appropriation Ordinance must be passed by law by July 31, 2003, and if the Ordinance is not passed, the Village would need to cease functioning and deliver no services. Commissioner Steinbach noted that she has interchanged the terms budget and appropriation, and added that if the Appropriation Ordinance didn't pass tonight, an emergency Council meeting could be held in order to further work on the Appropriation. Commissioner Doolin asked about the discrepancy identified by Commissioner Steinbach re: the Certificate of Estimate Revenue. Mr. O'Shea stated that the Certificate is not passed by the Council, but the revenue must match the expenditures to be made. Mr. O'Shea added that he and the finance director continue to work on the Certificate of Estimated Revenue, and that the numbers will change, as for example, MFT funds will transfer soon into the General Fund and reduce the amount designated for the reserve fund. Commissioner Steinbach asked if the Village has necessary monies to pay bonds associated with the TIF accounts. Mr. O'Shea stated that the Village does have sufficient funds. Commissioner Steinbach asked if the Village has the necessary money needed for consulting fees associated with the TIF's and Mr. O'Shea stated that any associated expense is TIF eligible and will be paid back into the associated account. Mr. Storino clarified that monies appropriated for a specific TIF district can only be used for that designated TIF district. Mr. O'Shea stated that money for a TIF can be paid out from an alternate, non-TIF account, and when the money becomes available in the TIF account, the money can be repaid to the alternate account it was originally taken out of. Commissioner Steinbach asked about the status of the Village's TIF districts. Mayor Calderone stated that at the start of a TIF, there is no cash in it initially, and therefore the money that the Village spends on early TIF creation

and associated costs are legally reimbursable at a later date. Mr. Storino stated that it is impossible not to spend money early on and added that Forest Park has been fortunate to generate lots of money in its TIF's right away. Commissioner Steinbach stated that the Village doesn't have money in its general operating fund to pay for expenses, and said that she didn't think the Village should have to put money out before it gets the funds back. Mayor Calderone stated that the Village may not even spend the appropriated money, that it depends on the action of the TIF. Commissioner Gillian promised the members of the Council that when TIF-associated consulting fees come in, all will get a hard copy to review. Commissioner Gillian added that the Council has worked hard on the budget, which is a blueprint for the Appropriation Ordinance and asked the finance director to estimate the budget with just essential costs, no "fluff" included. Commissioner Gillian stated that with no fluff added, the Village operates at a \$500,000.00 deficit, at least. Commissioner Doolin stated that he is comfortable with all the issues except the reserve fund balance. Mr. O'Shea stated that once the finance office goes through the final process concerning the Certificate of Estimated Revenue, the Village will have enough money to pay the bills. Commissioner Steinbach asked how the Village has done historically re: matching appropriation with expenditure. Mr. O'Shea stated that the information requested was not now available, but he will track the information and report to Commissioner Steinbach. Mayor Calderone stated that the Village finds itself in a similar financial situation with other communities. Mayor Calderone asked for a Roll Call vote of the original motion to pass the Annual Appropriation Ordinance for the Village for Fiscal Year beginning May 1, 2003 and ending April 30, 2004.

**ROLL CALL:**

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

**NAYS:** Commissioner Steinbach

**ABSENT:** None

The motion carried.

Commissioner Hosty motioned to approve the taxicab company License for MZ Taxi, Inc. Commissioner Gillian seconded the motion. Mr. Syed Makki, applicant and owner of MZ Taxi, Inc. wishes to license three taxicabs with the Village. Clerk White stated that no additional number of cabs will be licensed with this process, as the three cabs to be newly licensed have been already licensed under another leasing agent and those leases have expired. Therefore, no new licenses are generated: there is solely a redistribution of available licenses.

**RECOMMENDATION TO  
APPROVE TAXICAB LICENSURE  
FOR MZ TAXI, INC.**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone discussed the need for a Village representative to be the decision-maker/spokesperson in terms of quality assurance with cement curbing and sidewalk replacement associated with the water improvement project punch list. Commissioner Gillian volunteered to be the Village representative, as he was previously employed in this business for 25 years, but stated that this is in the realm of the Commissioner of Streets and Public Improvements. Commissioner Gillian added that in the capacity of the Village representative, he would need the assistance of the Director of Streets and Public Improvements. Commissioner Doolin stated that this is an example of interdepartmental cooperation and stated that since Commissioner Gillian has years of experience in these matters, he thinks Commissioner Gillian would be a good choice for Village representative. Commissioner Doolin only asked that Commissioner Gillian work with Mr. Kutak, the Director of Streets and Public Improvements, to inspect and report back on necessary work revisions. Commissioner Gillian stated that he would work with Mr. Kutak and submit one list to Commissioner Doolin, who could then go back to the engineers to review findings. Commissioner Steinbach asked how the underground water pipes are tested for compliance. Mr. Postl, water project engineer, stated that all the pipes are pressure tested on a daily basis, block by block. Commissioner Gillian suggested that he would review pipe performance and testing results with Mr. Postl, Mr. Pesek, and Mr. Bruno, and then would work with Mr. Kutak to inspect cosmetic factors. Mayor Calderone gave direction that Tim Gillian and Bob Kutak will be the Village contact people who will be ultimately responsible for auditing the water improvement project punch list. There were no objections from Council members.

**TIMOTHY GILLIAN AND BOB KUTAK:  
VILLAGE CONTACT PERSONS  
RESPONSIBLE FOR AUDITING  
THE WATER IMPROVEMENT PROJECT  
PUNCH LIST**

Commissioner Doolin motioned and Commissioner Steinbach seconded to convene closed session to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body.

**MOTION TO MOVE INTO  
CLOSED SESSION**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously

**ADMINISTRATOR'S REPORT**

None

## **COMMISSIONER REPORTS**

Commissioner Hosty stated that the newspaper recently inferred that he was a racist, due to a comment he made at a Council meeting. He publicly wanted to say that he was very upset by this statement, and fiercely disputes its validity.

Commissioner Steinbach stated that the employees of Public Works worked hard to set up the Forest Park Picnic Grove for a Village event, "Groovin' in the Grove". Commissioner Steinbach reminded residents that if they contract outside the Village for tree trimming, the hired contractor must remove the clippings. Commissioner Steinbach stated that the Council members have received copies of the petition signed by area residents concerning the property at 7329 Harrison (the Roos Building.)

## **PUBLIC COMMENTS**

Gloria Bachman from 329 Burkhardt Court requested more chairs to be set up for Council meetings to accommodate residents.

Dave Goetz from 7660 Wilcox stated that he was a Roos Building petition signer, and requested to know the status of the project in terms of when the next Council vote is scheduled and when finalization of the development plans would be announced. Mayor Calderone stated that there is no scheduled date for Council vote, and perhaps additional public meetings will take place. Mayor Calderone stated that he is awaiting further legal advice about this issue and added that there already were three public hearings, where the public can go to comment about a development, associated with this project. Mr. Goetz then asked if there is a way that the Council can make known to residents when the scheduled vote will occur, or if another public hearing will be scheduled. The Community Development Director, Nancy Hill stated that the public hearing was advertised in the newspaper and property owners within 250 feet were notified about the hearing via mail. Ms. Hill stated that she has a list of property owners that were notified of the public hearing and stated that there are specific laws that determine how the Village notifies the public about public hearings, like placing it in the newspaper. Mr. Goetz stated that he did find the notice in the Forest Park Review. Commissioner Hosty suggested that a large sign be placed on any property that applies for a zoning variance to advertise the date and time of the public hearing.

Mr. Raffetti of 815 Marengo asked if the agenda for the Village Council meeting and other public hearing information is placed on the Village Web site. Mayor Calderone stated that this information is not available there currently, but added that he would like to work towards that. Clerk White suggested that anyone interested in knowing what is on the agenda for the Council meeting may call her directly on the Friday before the scheduled meeting for that information.

Steve Bachman from 329 Burkhardt suggested that the reverse-911 calling system be used to alert residents of a scheduled vote on the Roos property. Mayor Calderone asked anyone who wished to be notified about further Roos Building development Council proceedings to leave his or her name, address, and phone number with the Clerk at the meeting's end.

Marcy Wozniak from 832 Hannah suggested that the names on the Roos Building petition be used to contact people about imminent voting on the development. She also suggested that the Village should ensure that mail reaches the residents who live 250 ft. away from the development and added that the Community Center has a large bulletin board that could be used for Village postings.

Marty Tallalian of 7335 Jackson asked Mayor Calderone why he was checking with legal counsel re: another public hearing on the Roos building. Mr. Storino responded that another public hearing may not be legal in this situation, as the law also protects the developer's rights. Mr. Tallalian asked if it is the Council's decision to ignore the petition, and Mayor Calderone stated that the Council members will not ignore the petition, but since it was just received today, will carefully review it.

David Meyer of 814 Hannah stated that there are over 600 signatures on the petition against the Roos Building development, and that the document should speak for itself.

Ms. Moran from the 900 block of Hannah stated that ten years ago, a six flat was going to be built close to Mayor Calderone's home, and at that time the Council recognized the undesirable features of the development, and shut the project down. She continued to state that with development of the Roos Building, the residential area would be disturbed, and almost 200 living units will cause dysfunction in the area. She cited the issue of children crossing the street as hazardous and encouraged the Council to consider the Comprehensive Plan as a blueprint, and not a flexible guideline to be followed just when it is advantageous or convenient to do so.

Paul Stegeman of 1007 Marengo stated that he did not know how the developer got to this plan, because the proposal does not seem to fit the community. The project increases density greatly, and will encourage congestion. Mr. Stegeman stated that by approving the requested variances, the Council is bailing out the developer who paid too much for the building. Mr. Stegeman stated that he doesn't believe that \$2500 is too much to pay for a dog park and added that the money that will be used to develop the dog park cannot be used for any other pocket park. Commissioner Hosty stated that other improvements have been done in pocket parks throughout the Village in recent years.

Mayor Calderone thanked the residents for their comments about the Roos Building development and stated that he fully supports the Comprehensive Plan, as it was within his tenure that it was developed. Mayor Calderone suggested that perhaps the property at 7329 has outlived its useful purpose, and added that if an industrial use goes in there, there would be congestion with large trucks and employee cars. Mayor Calderone stated that there will always be vehicular use in the area.

Kevin Bartlett of 620 Hannah congratulated the Recreation Board for placing a large sign at the proposed dog park property at Circle in Lehmer back in February, so that interested residents could attend the public hearing. Mr. Bartlett thanked the Council for voting yes for the dog park, and stated that he fully expects his annual dog licensing fee to increase to help pay for maintenance of the dog park.

Steve Bachman of 328 Burkhardt Court asked how many notices have been put in the newspaper regarding the Abel-Howe property? Nancy Hill stated that the Village of Forest Park has not received any applications regarding that particular property. Mayor Calderone stated that the Village receives numerous requests from developers and it would be improper for the Village to communicate them to the public because most of the time, the developers do not move forward with any project. Mayor Calderone stated that he's dealt with numerous developers face-to-face for 18 months, and it is improper for him to share the conversations.

Marty Tallalian of 7335 Jackson asked Clerk White how many public notices have been in the newspaper associated with the Abel-Howe property. Clerk White deferred to the Community Development Director, who places public notices in the paper for development issues, such as hearings for variances. Ms. Hill stated that no notices have been placed since no application has been received by the Village on that property.

Peggy Grahms of 532 Marengo stated that she is concerned about overcrowded schools if the Roos Building development moves forward.

Ed Olson of 7342 Randolph asked how often the police patrol the north side of town. Chief Dobbs stated that the Police Department patrols the area 24 hours per day, 7 days per week. Mr. Olson stated that the noise ordinance should be enforced, as the area around Randolph and Circle is noisy with lots of bee-bop music.

Ben D'Souza of the 600 block of Beloit requested that the fence near the I290 property near Lehmer at Ferdinand be repaired, as the current fence there does not contain children in the park.

The Council moved to the Mayor's Office to convene closed session at 9:45PM.

**CLOSED SESSION**  
**9:45PM**

Commissioner Doolin motioned and Commissioner Steinbach seconded to end closed session and reopen regular session.

**REOPEN REGULAR SESSION**  
**10:55PM**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**ADJOURNMENT**

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

Mayor Calderone declared the meeting adjourned at 11:00PM.

Respectfully submitted,

Joan M. White  
**Village Clerk**