

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING, JANUARY 12, 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 Steinbach that the minutes from the previous 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.

PUBLIC COMMENT

Mayor Calderone stated that there is renewed interest in attending Village Council meetings, and outlined the rules for the public comment section. Mayor Calderone explained that the time to take care of Village matters is during regular Village business hours with the appropriate department personnel.

Steven Backman of 329 Burkhardt Court read the first amendment to the Constitution to all assembled, with his back turned toward Village Council members. Mr. Backman emphasized that all have freedom of speech. Mayor Calderone warned Mr. Backman twice that he is to face and talk to the Village Council during public comment.

Karin Organ of 1215 Marengo stated that a rat ran out of a garage, and she did not receive a call back from the Health and Safety Department after she left a voice mail reporting the rodent citing. Ms. Organ then visited Village Hall to speak with someone about rats, and was told that the rodent problem is better. Mr. Organ stated that she is concerned that the Village is not honest with the citizens concerning this issue. Mayor Calderone instructed Ms. Organ to speak with Nancy Hill about rat-combating strategies.

Keith Brogden of 1222 Circle stated that JLG Trucking is a "garbage pit" that was told to shut down its operations by Michael Durkin on December 28, 2003. Mr. Brogden stated that all the elected officials should have known about the scheduled shutdown and reported that the company continues to do business. Mr. Brogden stated that he gave pictures to Commissioner Doolin that show that the company was bringing garbage into Forest Park during the strike. Mr. Brogden asked why the company is still operating, as it brings garbage and rodents in.

COMMUNICATIONS

None

DEPARTMENT REPORTS

The Police Department submitted its report for December 2003. The Department of Health and Safety submitted its report for December 2003 and year-end totals. Commissioner Hosty stated that 2003 was a busy year in the department, due to low interest rates which prompted increased property transfer, necessitating increased permit purchases and inspections.

APPROVAL OF BILLS

It was moved by Commissioner Gillian and seconded by Commissioner Hosty 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 \$453,733.31.

**R-1-04
RESOLUTION FOR 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

Auditor Burt Nuehring from Pandolfi, Topolski, and Wass (PTW) reviewed the Annual Financial Report for the year ended April 30, 2003 and the Management Letter for the year ended April 30, 2003. Commissioner Steinbach questioned why the report prepared for the Council is stamped "draft." Mr. Nuehring stated that the document is a draft pending Board approval. Commissioner Steinbach stated that she is concerned that the 2003 audit report is up for approval eight months into the new fiscal year, making it impossible to use as a forecasting tool for the next budget year. Mr. Nuehring stated that timeliness of the audit depends on bank reconciliation and recommended that the bank reconciliations be completed in a timely manner so that the audit can be done earlier. Commissioner Steinbach asked if any issues with

**ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
APRIL 30, 2003 ACCEPTED**

accountings of fixed assets noted this year were problematic last year. Nuehring stated that timely bank reconciliation completion, utility billing procedures, and the compilation of a procedural manual are issues also addressed last year. Commissioner Gillian stated that many procedures are associated with the new purchasing policy and stated that these procedures are currently being included in a policy manual by the finance department. Commissioner Gillian continued by stating that currently all bank reconciliations are up-to-date, except those of the general fund, which are two months behind. Mr. Nuehring addressed the enterprise funds and Commissioner Steinbach stated that the Village makes more money on parking tickets than it does on water. Commissioner Gillian stated that the Village funds water construction projects out of this loan, so that the Village doesn't make more money on parking than it does water. Commissioner Steinbach asked when the Village was initially told it needed to be GASB-34 compliant. Mr. Nuehring stated that in finance director circles, it has been common knowledge that GASB compliance must be attained since June of 1999. Commissioner Gillian moved and Commissioner Steinbach seconded to accept the financial report presented by PTW for fiscal year May 1, 2002 through April 30, 2003.

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Commissioner Gillian moved to accept the proposal from PTW to assist the Village in assessing the Village's readiness in implementing GASB Statement No. 34. Commissioner Hosty seconded the motion. Commissioner Steinbach stated that she wasn't comfortable with the open ended schedule given to the Village by PTW for GASB work to be done and asked how many municipalities PTW has assisted with this process, and how are staff members utilized. Mr. Nuehring stated that PTW has assisted 40 governments with GASB implementation and added that the amount of work is indeed directly related to the cost. Mr. Nuehring stated that the range of consultative cost is great, and explained that if PTW can meet with the building staff and the staff puts schedules together, the cost could be as low as \$10,000. Commissioner Steinbach asked if PTW could put together a plan that would cost the Village a specific amount of money for services, and Mr. Nuehring stated that PTW could do so, but the price could not be definite as it is impossible to foresee the actual time PTW will spend on the project.

**PROPOSAL FROM PTW TO
ASSIST THE VILLAGE IN
ASSESSING THE VILLAGE'S
READINESS IN IMPLEMENTING
GASB STATEMENT NO. 34
ACCEPTED**

Commissioner Gillian stated that the department heads know what is expected, and all are prepared to do the work to make the Village GASB compliant. Commissioner Gillian further added that it is the job of the elected officials to ensure that the department heads perform the job required of them. Commissioner Gillian stated that he could put a monetary cap on the project, but unexpected issues may come up that would require the consultant's time and therefore more payment would be required. Commissioner Doolin asked if GASB-34 pertains to both state and local governments and Mr. Nuehring stated that it does. Commissioner Doolin asked the auditor if getting involved in new procedures associated with Village GASB requirements are a conflict of interest for the firm. Mr. Nuehring stated that PTW wouldn't participate in management's involvement with the process; PTW will give the department heads options to choose from, and management will put the completed process in place. Commissioner Doolin asked if in 2004 PTW would perform another audit and check the process that is in place. Mr. Nuehring stated that PTW will guide management regarding GASB information needed and where it can be found but stated that PTW would not be putting any process in place. Commissioner Doolin asked if PTW audits those 40 governmental agencies that it has assisted with GASB readiness and Mr. Nuehring stated that PTW performs nearly all the audits on those 40 agencies.

ROLL CALL:

AYES: Commissioners Gillian, Hosty and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

Commissioner Steinbach moved and Commissioner Hosty seconded to award the bid for the renovation of the lower level restrooms to Ryan Construction in the amount of \$35,560 and accept alternative #1 and #2 as recommended by Sher-Bergstrom Architects, Inc. Commissioner Steinbach stated that a previous work estimate for this project a few years ago was \$17,000, but the contractor did not understand the payroll guidelines associated with prevailing wage, which decreased his official bid. Commissioner Steinbach added that the Village has the funds to complete this project and the renovation of the restrooms shows that the Village is building for the future.

**RENOVATION OF LOWER LEVEL
RESTROOMS OF VILLAGE HALL
AWARDED TO RYAN
CONSTRUCTION**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Commissioner Steinbach moved and Commissioner Gillian seconded to pass the Ordinance Granting and Permitting an Amendment to the Official Zoning Map and Conditional Use Approval in the Village of Forest Park. The Park District of Forest Park petitioned the Village to amend the Zoning of the Subject Property (7501 Harrison Street) from R-1 to B-1 and to allow publicly owned parks and playgrounds in the B1 District as a conditional use.

**O-1-04
ORDINANCE GRANTING AND
PERMITTING AN AMENDMENT TO
THE OFFICIAL ZONING MAP AND
CONDITIONAL USE APPROVAL IN
THE VILLAGE (7501 HARRISON ST.)**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Commissioner Gillian moved and Commissioner Hosty seconded to pass the Ordinance Approving and Authorizing the Execution of a Sales Tax Sharing/ Rebate Agreement with NWC Harlem Washington, L.L.C. for the Redevelopment of Property at 215 Harlem Avenue. Commissioner Doolin verified via Mr. O'Shea that the developer is also the owner associated with this project. Commissioner Doolin asked which party receives the money, and Mayor Calderone stated that the developer does. Commissioner Doolin asked if the Village should negotiate the deal or if the agreement is a standard one. Mayor Calderone and Mr. O'Shea assured Commissioner Doolin that the deal was negotiated from an original request of \$500,000 in sales tax revenue payments paid to NWC down to \$400,000. Commissioner Gillian stated that the developer is asking for a 50/50 split in this deal; in many past deals, the developer asked for 80% of the tax revenue payment the first year. Therefore, Commissioner Gillian stated that the agreement was reasonable and certainly not a model sales tax sharing agreement. Commissioner Steinbach asked if the \$373,000 quoted in Mr. O'Shea's memo as new tax money was the Village's portion only or the total tax associated with the project. Mr. O'Shea stated that the \$373,000 is new Village money collected over a 12 year period, based on Kane McKenna's analysis. Commissioner Hosty stated that this project is a nice improvement that has a reputable developer associated with it.

**O-2-04
ORDINANCE APPROVING AND
AUTHORIZING THE EXECUTION OF
A SALES TAX SHARING/REBATE
AGREEMENT WITH NWC HARLEM
WASHINGTON, L.L.C. FOR THE
REDEVELOPMENT OF PROPERTY
AT 215 HARLEM AVENUE**

ROLL CALL:

AYES: Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone
NAYS: None
ABSENT: None
The motion carried unanimously.

Commissioner Hosty moved and Commissioner Steinbach seconded to adopt a Resolution Authorizing the Sale of Surplus Village Owned Real Property (Altenheim German Old People’s Home.) The portion of Building C that the Village owns is surplus public real estate and the Altenheim has offered to purchase the property and a maintenance easement for the sum of \$20,000.

R-2-04
RESOLUTION AUTHORIZING
THE SALE OF SURPLUS VILLAGE
OWNED REAL PROPERTY
(ALTENHEIM GERMAN OLD
PEOPLE’S HOME)

ROLL CALL:

AYES: Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone
NAYS: None
ABSENT: None
The motion carried unanimously.
Mr. Durkin stated that the Resolution must be published for public review before the agreement is ratified.

Mayor Calderone introduced a recommendation from the Traffic and Safety Committee re: too much Harlem Avenue traffic cutting through the alley north of Jackson Blvd. at Marengo. The Traffic and Safety Committee proposed that access to Harlem Avenue should be closed off or, if the above is not approved, removable speed bumps should be installed in the alley. Commissioner Hosty suggested that speed bumps be installed first, and if traffic is not slowed down, then Harlem Ave. could be closed off. Commissioner Steinbach suggested that a “No cut-through sign” be erected and then that directive be strictly enforced. Commissioner Gillian stated that enforcement and speed bumps could be successfully utilized. Commissioner Doolin stated that the problems will not stop until the alley is closed off at Harlem, based on good observations from members of the Committee. Mayor Calderone stated that if neighbors near 7220 Jackson approve, the entrance to the alley off of Harlem Avenue should be shut off. Commissioner Hosty stated that neighbors on Elgin and Harlem should also be consulted. Commissioner Doolin moved and Commissioner Gillian seconded to close off access to the alley North of Jackson Blvd at Harlem.

MOTION TO CLOSE OFF ACCESS
TO ALLEY NORTH OF JACKSON
BLVD. AT HARLEM

ROLL CALL:

AYES: Commissioners Gillian, Hosty, Doolin, Steinbach and Mayor Calderone
NAYS: None
ABSENT: None

The motion carried unanimously.

Mayor Calderone introduced the second recommendation from the Traffic and Safety Committee to make Elgin two-way at Roosevelt Road to the alley south of Roosevelt to facilitate exiting onto Roosevelt Road from Walgreens. The Committee denied the request to reconfigure Elgin and encouraged the Council to make a formal request to Walgreens to investigate moving the exit closer to Elgin. Commissioner Doolin commented that should you make Elgin two-way at this location, five or six valuable parking spaces will be lost to drivers. Mayor Calderone recommended to uphold the Traffic and Safety Committee's decision to deny the request to make Elgin two-way just south of Roosevelt Road and to speak to Walgreens management regarding the location of its exit area. There were no objections from Council members.

**DENIED:
PETITIONER'S REQUEST TO MAKE
ELGIN TWO-WAY SOUTH OF
ROOSEVELT ROAD**

The Clerk read the Mayor's Proclamation, "Martin Luther King Day 2004", into the record. The Proclamation encourages all residents to commemorate the significance of Martin Luther King Day by performing community service that benefits communities and neighborhoods.

**MAYOR'S PROCLAMATION:
"MARTIN LUTHER KING DAY,
2004"**

The Clerk read the "National Mentoring Month, 2004" Proclamation into the record. The Proclamation encourages volunteers to provide friendship and support to young people in order to positively influence their lives. Mayor Calderone stated that he had the opportunity to be involved in a seminar at the Forest Park Middle School, which featured FPMS alumni interacting with seventh and eighth graders, stressing the importance of a good education.

**PROCLAMATION:
"NATIONAL MENTORING MONTH,
2004"**

ADMINISTRATOR'S REPORT

None

COMMISSIONER REPORTS

Commissioner Doolin stated that he wished to give all a general idea of what it costs to remove snow from the streets after a snowfall and said that between midnight and 7:00AM on Sunday, January 4, 2004, the Village incurred \$6200 in salary expenses, paying wages for the employees who were plowing snow. Commissioner Doolin added that the costs don't include salt sprayed on the streets; solely money for salary was quoted.

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 8:30PM.

Respectfully submitted,

Joan M. White
Village Clerk