

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING, FEBRUARY 9, 2004**

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 PREVIOUS MEETINGS**

It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the minutes from the previous Council meeting of January 26, 2004 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.

It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the minutes from the Special Council meeting of January 31, 2004 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**

None

**COMMUNICATIONS**

John Hayes, President of the Oak Park Library Board, and Ed Byers, Executive Library Director, read a Resolution, passed by the Library Board, thanking the Mayor and Village for being gracious hosts to the Oak Park Library when it was located in Forest Park. Mr. Hayes presented the framed Resolution to Council members, in gratitude for their hospitality.

**PRESENTATION OF PLAQUE  
BY OAK PARK LIBRARY BOARD  
TO MAYOR AND VILLAGE**

Commissioner Gillian motioned and Commissioner Steinbach seconded to approve the request by O'Sullivan's to use a portion of the 400 block of Marengo to erect a tent and host a party on March 6, 2004. Commissioner Hosty expressed his concern that Marengo is a return route for the Fire Department for the St. Patrick's Day Parade. Chief Glinke stated that blocking Marengo off will not be a problem. Mr. Watts said that the entire street won't be blocked by the tent, but the tent will extend outwards onto the street, into the diagonal parking spaces.

**APPROVED: O'SULLIVAN'S REQUEST  
TO ERECT A TENT ON 400 MARENGO  
TO HOST A PARTY ON MARCH 6, 2004**

**ROLL CALL:**

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

Commissioner Doolin motioned and Commissioner Steinbach seconded to deny the request by Jimmy John's to erect a banner on public property at the northwest corner of Madison Street and Circle Avenue.

**DENIED: REQUEST BY JIMMY JOHN'S  
TO ERECT BANNER ON PUBLIC  
PROPERTY**

**ROLL CALL:**

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

Commissioner Hosty motioned and Commissioner Doolin seconded to approve the petition for licensure for Forest Park Taxi. The taxicab company wishes to license two cabs in the Village.

**APPROVED: PETITION FOR LICENSURE  
FOR FOREST PARK TAXI**

**ROLL CALL:**

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

**DEPARTMENT REPORTS**

The Police Department submitted its report for January 2004.  
The Fire Department submitted its report for January 2004.  
The Department of Health and Safety submitted its report for January 2004.

**APPROVAL OF BILLS**

**R-10-04  
RESOLUTION FOR PAYMENT  
OF BILLS**

It was moved by Commissioner Steinbach 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 \$201,744.73.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**R-11-04  
RESOLUTION AUTHORIZING  
APPLICATION FOR 2004 FOR  
CCCDG FUNDS**

Commissioner Steinbach motioned and Commissioner Hosty seconded to adopt the Resolution authorizing Application for 2004 Cook County Community Development Block Grant Funds. The funds for program year 2004 are in the amount of \$300,000.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**O-4-04  
ORDINANCE REPEALING ORDINANCE  
O-45-01 OF THE VILLAGE OF FOREST  
PARK**

Commissioner Gillian motioned and Commissioner Hosty seconded to pass the Ordinance repealing Ordinance No. O-45-01 of the Village of Forest Park. This Ordinance provides a certain fine schedule for violations of the ordinance relating to the standing, stopping and parking of motor vehicles and Mr. Durkin noted that this fine structure is not correct.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Gillian motioned and Commissioner Hosty seconded to pass the Ordinance amending Article XXXIV, entitled "Implementation of Administrative Adjudication of Vehicular Standing, Parking, and Compliance Violations", of Chapter 1, entitled "Administration", of the Municipal Code of the Village of Forest Park.

**O-5-04  
ORDINANCE AMENDING ARTICLE XXXIV,  
ENTITLED "IMPLEMENTATION OF  
ADMINISTRATIVE ADJUDICATION OF  
VEHICULAR STANDING, PARKING, AND  
COMPLIANCE VIOLATIONS", OF CHAPTER  
1, ENTITLED "ADMINISTRATION" OF THE  
MUNICIPAL CODE**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Doolin motioned and Commissioner Gillian seconded to pass the Ordinance amending Article I, entitled "Vehicle Licenses" of Chapter 27 of the Municipal Code.

**O-6-04  
ORDINANCE AMENDING ARTICLE I,  
ENTITLED "VEHICLE LICENSES", OF  
CHAPTER 27 OF THE MUNICIPAL CODE**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mr. Durkin addressed the issue of impact fees, highlighting the fact that the Village's subdivision regulations provide that the developer pay for any new public improvements necessary within the subdivision. Ms. Hill stated that the Village currently has adopted this ordinance a number of years ago, but that the ordinance needs to be amended by adding a letter of credit clause so the Village can complete a job if the developer fails to do so.

**IMPACT FEE DISCUSSION**

Discussion ensued regarding future commercial and residential redevelopment in the Village of Forest Park. Commissioner Hosty suggested that zoning should be looked at block by block. Commissioner Doolin stated that the Village must aggressively develop commercial properties to enhance sales tax revenues and pointed out that since the Village has a limited number of tracts of land left open for development, the village needs to ensure that those tracts are properly developed. Commissioner Doolin stated that it is the job of Council members to decide what the term "high density" represents. Commissioner Gillian stated that it's impossible to stop

**COMMERCIAL AND RESIDENTIAL  
REDEVELOPMENT DISCUSSION**

residential building if there are no commercial developers interested in a site. Mr. Durkin stated that the Village doesn't have an unlimited right for any length of time to place a moratorium on residential redevelopment, but stated that a moratorium on R1 and R2 development could possibly be declared if a study was being undertaken (e.g. the zoning map is being approved.) Mr. Durkin continued by saying that variances should be hard to get and added that if a property is zoned for commercial, the consensus could be that a variance for residential use be denied. Mr. Durkin stated that denying that variance is an easy way to remain consistent within the zoning ordinance with no formal moratorium announcement necessary. Commissioner Steinbach stated that she thought past discussion focused primarily on business districts where there has been talk of redevelopment south of the Green Line and thought that the development of a mixed use project was not disagreeable to Council members in that stretch of property. Commissioner Steinbach added that according to the comprehensive plan, the Abel-Howe property should be a transit oriented development, and if the Village insisted that it be developed as a true TOD, it would enjoy increased sales tax with the co-development of the business district on Harlem. Commissioner Gillian suggested that Council members list all sites to be developed, and decide site by site what should be developed in those areas. Mayor Calderone suggested that the Council schedule a vision meeting so that all members have a good understanding of development opportunities. Commissioner Doolin stated that long term community development planning is needed with comprehensive plan review and goal setting. Commissioner Steinbach agreed and wanted the planning meeting to take place within the next two to three weeks.

Discussion ensued regarding Village finances. Mayor Calderone stated that it is no secret that the Village is in trouble financially. Ms. Yacoben stated that the Village will make payroll for February, adding that all departments have cut their bills so that cash flow is enhanced for this month until property tax revenue is released in March. Mayor Calderone stated that a line of credit has been set up and Ms. Yacoben said that she doesn't envision the Village calling on the credit line at this time. Ms. Yacoben added that going into fiscal year 2005, the Village needs

## **VILLAGE FINANCE DISCUSSION**

to be conservative with budgeting and Commissioner Doolin suggested scheduling a budget workshop soon. Commissioner Gillian stated that grant revenue has not been released from the state as expected and Ms. Yacoben stated that the estimate of revenue for 2004-2005 will be completed shortly. Mayor Calderone asked about the projected deficit from May 2004 to April 2005 and Ms. Yacoben stated that she has projected a \$2.3 million dollar deficit from January 2004 until April 2005, but added that budget line item cuts and workforce reduction are fixing the problem. Mr. O'Shea stated that the Council members have approved ways to increase revenue like increasing the telecommunication tax, instituting an amusement rental tax, increasing fees associated with building permits, certificate of compliance inspections, general parking ticket fines, and vehicle stickers. Mr. O'Shea stated that the Village will continue to investigate new revenue sources to implement. Mayor Calderone asked as fiscal year 2005 begins, how much more money does the Village need to cut to balance the budget and Mr. O'Shea answered \$1 - \$1.5 million needs to be cut. Commissioner Steinbach stated that the Council has to make unpopular and difficult decisions and that expenditures will be decreased aggressively within the F/Y 2005 budget process.

### **ADMINISTRATOR'S REPORT**

None

### **COMMISSIONER REPORTS**

Commissioner Gillian read a statement into the record: "The last nine days have been the most difficult days that I have experienced in my nine years as an elected official. The unanimous decision by this Council to lay off employees was an extremely difficult choice and was not made easily, and was not made before other options had been exhausted. Each affected employee and all village employees should know that the individual workers laid off were determined in accordance with collective bargaining agreements. The department heads, village administrator, and human resource director were only the messengers of this devastating news. Those layoffs are completely the responsibility of this entire Council.

Commissioner Steinbach made statements at last Saturday's meeting that indicated these layoffs were the result of the poor handling of the Village's finances. After nine months in office and countless reviews of our finance department, Commissioner Steinbach should know that these layoffs were inevitable given the tax cap formula our Village is plagued with. The Commissioner has some philosophical differences with me in several areas and I remain eager to discuss these areas, but to date, the Commissioner with a background in finance has failed to offer even one solution to the problems facing the Village. I call on Commissioner Steinbach to stop her personal attacks on me personally and to begin talk of real solutions.

Commissioner Doolin has indicated in recent published articles that the Village of Forest Park should pursue an aggressive campaign to increase retail sales in an effort to increase our revenues from sales tax. I agree completely, but feel it may be necessary to remind Commissioner Doolin of a few facts. The Forest Park Mall is finally underway with new stores to open soon. This will be a huge gain in retail sales and the efforts to revitalize the Mall have been ongoing for several years. As a person who puts deals together for a living, the Commissioner must know that they are always difficult. The Village, in the case of the Mall, can consult, facilitate, offer incentives, and in other ways keep the progress on track. They cannot ink a final deal as the Village is not the owner or developer. The new Taxman project on Madison Street is the direct result of the prior administration's foresight in purchasing the Inn Town Pet Motel. Without this purchase, this upcoming project would not be coming to our town. The prior administration also offered many incentives for new businesses to move into our community. The direct result of these efforts has produced a downtown business district that continues to thrive and continues to be a sight for future development. All producing much needed sales tax. The new sight for Bed Bath and Beyond was on the market almost from the time the Oak Park Library moved in. Many people looked at the property for possible expansion into our neighborhood, but most were not what the Village had in mind. When Bed, Bath, and Beyond came forward, we knew it would be a perfect fit. Efforts that began years ago are once again paying off. The Village has also created several TIF districts and business development districts –an important first step in any future development. It should be noted that without the significant financial investment over the last several years, these new, exciting developments would most likely be opening elsewhere. I applaud the Commissioner's desire to increase our retail sales and I am ready to work closely with him in this regard. It is, however, not accurate to infer that the Village of Forest Park has not been aggressive in the pursuit of more retail. I do owe the people of this community an apology. It was an exercise in poor judgment in meeting with my friends just prior to a Council meeting. It was never intended to compromise the integrity of an open meeting. I am sorry that it did.

These are difficult times for the Village of Forest Park and I believe the stated goal of each of us on this Council was to make the Village a better place to work and live. It is time for all of us to put aside our differences, quit running for future elections, quit placing or assigning blame and get on with the business of moving this Village forward. Thank you."

Commissioner Hosty announced that a meeting will take place Wednesday, February 11, 2004, at 7:00PM at Betsy Ross School to discuss the rodent problem. All are invited to attend.

Commissioner Doolin stated that Commissioner Gillian's speech was not heartfelt, it blamed the past administration, and added that Commissioner Gillian owes the former mayor, Lorraine Popelka, an apology.

Commissioner Doolin thanked John Randall and Sal Stella for their long and fruitful stints with the Village.

Commissioner Steinbach reminded the residents that after a snowfall, all main streets are plowed and salted, then side streets and parking lots are plowed and salted, followed by alleys, and finally sidewalks are plowed, providing there is a minimum of two inches of snow on the walks.

Mayor Calderone stated that when he took over in 1999, there were \$5.8 million dollars in reserve funds. He said that \$1.6 million was spent on property acquisition with additional monies spent for developing those properties. Mayor Calderone stated that perhaps the mistake he made was using cash reserves for payment of these properties instead of financing the long term debt. He stated that the Village paid for the façade, rehab, and deconversion grant programs and supported the

business community via Main Street and Chamber of Commerce donations. Mayor Calderone stated that the Village could sell all the property it has acquired and call the employees who were laid off back for one year, and perhaps it would be easier to cut them next year. Mayor Calderone stated that he continues to support investment in the community and added that one cannot ignore parking or infrastructure needs. Mayor Calderone reiterated that his mistake was not financing long term debt projects as most other communities do. Mayor Calderone stated that the Village doesn't pay for his gas or his car and added that when you examine expenses in the Village, the costs are coming from payroll.

Mayor Calderone stated that the elected officials can be part of the problem or part of the solution, and hoped that they would be a part of the solution.

Commissioner Hosty motioned and Commissioner Gillian seconded to move into 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: 8:50PM**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Steinbach motioned and Commissioner Doolin seconded to close executive session.

**MOTION TO CLOSE EXECUTIVE  
SESSION: 9:53PM**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Steinbach motioned and Commissioner Hosty seconded to reopen regular session.

**MOTION TO REOPEN REGULAR  
SESSION: 10:00PM**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Commissioner Gillian motioned and Commissioner Doolin seconded to approve and authorize the execution of an Employment Separation and release Agreement, as discussed in closed session on February 9, 2004.

**MOTION TO APPROVE AND AUTHORIZE  
THE EXECUTION OF AN EMPLOYMENT  
SEPARATION AND RELEASE AGREEMENT  
AS DISCUSSED IN CLOSED SESSION**

**ROLL CALL:**

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

### **ADJOURNMENT**

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

Mayor Calderone declared the meeting adjourned at 10:03PM.

Respectfully submitted,

Joan M. White  
**Village Clerk**