

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING, SEPTEMBER 27th, 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 Steinbach and seconded by Commissioner Hosty 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

Jane Holmburg from 819 Hannah Avenue stated that she would only approve two buildings at the Roos development site, as the motorists exiting the site will drive down Hannah Avenue, causing congestion near her home.

Adrian Iburoni from 611 Marengo stated that he had a strong objection to ANY buildings on the Roos property, as there is foot traffic there already due to the Park District, school, and dog park that should not have to compete with vehicular traffic. Mr. Iburoni stated that the community will no longer be quiet, with Harrison Street being the next main artery for motorists.

Lori Lipkin from 831 Circle stated that it is her property that has landscaping timbers on the parkway, and added that regulations could be put in place, as they are in Oak Park, regarding height and set-back of plants, to encourage both beauty and safety.

Carol Goode from 844 Hannah stated that she is against landscaping timbers, as she fell from her bike in the dark, ramming her knee on the wood of the timber. Ms. Goode stated that the timbers are pretty, but if too close to the sidewalk, they invite injury.

Marty Tellalian from 7335 Jackson stated that 90% of the property line associated with the Roos development will be covered by buildings and added that the project would look like "block housing." Mr. Tellalian stated that the proposed cubic footage allowed per building exceeds the current building's volume and added that the new building will be huge.

Catherine Moroni from 900 Hannah stated that the Plan Commission stated, upon hearing the Roos development particulars, that the traffic flow will be difficult to address, causing more traffic to spill onto Thomas and Hannah. Ms. Moroni stated that a current flooding problem exists in the area, adding that the new development would increase that problem. Ms. Moroni stated that the new development would be a strain on fire and police services and that pedestrians and CTA commuters would have a difficult time traversing Harrison Street with increased vehicular traffic.

Steve Backman from 329 Burkhardt Court stated that the "Friends of the Dog Park" has no legal status and no corporation and he is therefore concerned about this risky and tenuous relationship. Mr. Backman asked that the organization establish itself as a legal entity, so there are legal accounting standards practiced.

Mr. Backman stated that CUFP is hosting its last voter registration drive on October 2, 2004 at the Forest Park Library from 1-4:00PM.

Jerry Webster from 627 Circle stated that all should vote against the proposed Roos development and added that voters should say no to the referendum, as he doesn't think that money will be spent appropriately.

Jeanette Scott from 839 Beloit stated that she is not in favor of the proposed Roos development, as traffic will become even heavier, since the project is so high density.

Steve Wagner from 900 Hannah stated that the erection of the buildings associated with the proposed Roos development will take place over years, causing people bothered by dust, like seniors and asthmatics, to be miserable for many months. Mr. Wagner urged Council Members to vote no regarding the Roos project.

Ms. Hagard from 847 Elgin brought her daughter to the podium and stated that she wanted to put a face on the kids who walk and play near the Roos building. Ms. Hagard stated that she feared that the project would make walking to school less safe, as vehicular traffic will increase.

Connie Custardo from 825 Lathrop stated that she is committed to stopping the Roos development project, due to its increased density and traffic concerns. Ms. Custardo stated that the project could have been developed in a park-like atmosphere.

Gloria Backman from 329 Burkhardt Court stated that the Council has control of a parcel because it controls the zoning attached to the property. Ms. Backman stated if you zone property less, proposals will come in to match zoning laws. Ms. Backman stated that we need to be careful and wise about what projects we allow in town and encouraged saving the Roos building.

Dawn Mandel from 843 Elgin stated that she moved back into Forest Park for the sense of community it affords and stated that allowing the building of multi-family dwellings encourages the loss of neighbors and neighborhoods.

Marcy Wozniak from 832 Hannah asked Council members to place residents before developers, as the petition against the Roos development displayed 933 concerned signatures.

Mark Maroney from 822 Thomas stated that he likes the mix of industrial and residential that the current Roos property affords and stated that the Roos building is, indeed, a historic building. Mr.

Maroney stated that the building could be developed into lofts and added that the Roos building could be developed properly if given the proper attention.

Denise Maestro from 607 Thomas asked the Council members why they are here, if they are affirmatively voting for an aesthetically displeasing development that will increase congestion and is not wanted by the majority of the residents.

Richard Scaffidi from 815 Marengo stated that he is in favor of the Roos development, as it will actually help the flooding problem. Mr. Scaffidi stated that there are many ways to handle traffic and that developers will have to abide by strict laws and regulations in terms of minimizing pollution and dust. Mr. Scaffidi stated that there was a chance to convert the building, but the residents didn't want it saved. Mr. Scaffidi stated that he would hate to see the site continued to be zoned as industrial, as industrial properties typically attract large trucks at peak hours. Mr. Scaffidi stated that the development would satisfy the area's rapid increased demand for housing and added that no member of the school board has stated that the development would cause further burden on the school district.

George Ashman from 1114 Marengo stated that he'd like to see industrial development of the property.

Debra Scolero from 840 Thomas stated that the problem she sees with the Roos project is that it was developed with one entrance and one exit only for the entire property. Ms. Scolero stated that there will be lots of people coming out of one driveway on Hannah Avenue and added that Harrison will be congested with the Hannah/ Thomas alley overburdened.

Amanda O'Connor from 1000 Circle stated that she agrees that something better should be built there and added that it is hard to think about kids walking in front of a construction site.

COMMUNICATIONS

Jennifer Wolfe requested permission to host a fundraising event at, and in support of, the Dog Park on October 24th, 2004 from 10:00AM-4:00PM. Commissioner Doolin addressed an earlier comment about the legal status of the "Friends of the Dog Park". Commissioner Steinbach stated that "Friends" consist of a group of citizens who wish to raise money for dog park improvements and all checks are written to the Village of Forest Park. Mayor Calderone stated that legal counsel will ascertain whether checks should be made out to the Village for fundraiser purposes. There were no objections from Council members to host the fundraiser.

**DOG PARK FUNDRAISER:
OCTOBER 24TH, 2004
10:00AM-4:00PM**

The Main Street Redevelopment Association requested to host its annual Trick or Treat on Madison Street on October 30th, 2004. There were no objections from Council members.

**MAIN STREET REDEVELOPMENT
ASSOCIATION/
TRICK OR TREAT ON MADISON:
OCTOBER 30TH, 2004**

Mayor Calderone directed the Clerk to notify Main Street regarding event approval.

Peace Action requested permission to conduct its annual member drive October 18th through November 19, 2004. There were no objections from Council members. Mayor Calderone directed the Clerk to notify Peace Action regarding event approval.

The Forest Lions Club requested permission to host its candy fundraiser on street corners the week of October 8th, 2004. There were no objections from Council members. Mayor Calderone directed the Clerk to notify the Lions Club regarding event approval.

**PEACE ACTION/
ANNUAL MEMBER DRIVE:
OCTOBER 18TH THROUGH
NOVEMBER 19TH, 2004**

**FOREST LIONS CLUB/
CANDY FUNDRAISER
WEEK OF OCTOBER 8TH, 2004**

DEPARTMENT REPORTS

The Community Center submitted its report for August 2004.
The Police Department submitted its report for August 2004.

APPROVAL OF BILLS

It was moved by Commissioner Steinbach 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 \$ 345,542.87.

**R-52-04
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 and Commissioner Hosty seconded to pass an Ordinance Granting and Permitting an Amendment to the Official Zoning Map and Conditional Use Approval for a Planned

**O-42-04
ORDINANCE GRANTING AND
PERMITTING AN AMENDMENT TO THE
OFFICIAL ZONING MAP AND**

Development for a Residential Condominium Development in the Village of Forest Park (7329 Harrison Street). Commissioner Gillian stated that the Park District could have purchased this property to expand the Park but did not. Commissioner Gillian stated that he believes the process worked; 210 units were originally proposed and the project will actually have 132 units. Commissioner Gillian stated that he would like to see the planned development agreement state that the provision for owner/occupancy should be a set percentage. Mayor Calderone stated that he recently spoke with the developers and reached a compromise. Mayor Calderone stated that since he was concerned about density, and believing that erecting three buildings with a future option to build a fourth could cause even more units to be built, it was agreed that the developer would take an entire floor off of each of four buildings. Mayor Calderone stated that condos in town are not a burden on the community; he knew of no excessive police or fire calls to area condos. Commissioner Doolin stated that progress is only as good as its management, and added that the Village needs to better manage progress. Commissioner Doolin stated that we do not need this development nor is it appropriate. Commissioner Doolin urged members to vote no to the ordinance.

**CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT FOR A
RESIDENTIAL CONDOMINIUM
DEVELOPMENT IN THE VILLAGE
(7329 HARRISON STREET).**

ROLL CALL:

AYES: Commissioners Gillian, Hosty, and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

Commissioner Hosty motioned and Commissioner Gillian seconded to amend the Planned Development Agreement between the Village of Forest Park and Armitage Corporation LLC re: 7329 Harrison Street to state that the Developer agrees to limit the number of condominium units that may be leased at any one time to no more than 10% of the units per separate building. The Developer shall cause the Condominium Declaration to provide that rental or leasing of greater than 10% of the units per separate building at any one time is prohibited. Commissioner Doolin asked Mayor Calderone if he spoke with the developer about limiting the number of rental units and Mayor Calderone stated that he just talked about taking one story off. Commissioner Doolin asked if the plan showed four stories and Mr. Durkin stated that it did, in two places.

**AMENDMENT TO PLANNED
DEVELOPMENT AGREEMENT
BETWEEN THE VILLAGE AND ARMITAGE
CORPORATION LLC RE: 7329 HARRISON
STREET APPROVED**

Commissioner Doolin asked about the total number of units the development would create and Mayor Calderone stated that it should not exceed 132 in four buildings.

ROLL CALL:

AYES: Commissioners Gillian, Hosty and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

Commissioner Hosty motioned and Commissioner Gillian seconded to pass an Ordinance Authorizing the Execution of a Planned Development Agreement for Harrison Street Station Development in the Village of Forest Park re: 7329 Harrison Street incorporating the above amendment regarding percentage of rental/leasing units into the Planned Development Agreement.

**O-43-04
ORDINANCE AUTHORIZING THE
EXECUTION OF A PLANNED
DEVELOPMENT AGREEMENT FOR
HARRISON STREET STATION**

ROLL CALL:

AYES: Commissioners Gillian, Hosty and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

Commissioner Steinbach motioned and Commissioner Hosty seconded to pass an Ordinance Authorizing the Sale of Surplus Property of the Village of Forest Park (F-600 Boom Truck) with an addition in the ordinance to state that a minimum truck price should be set for \$5000.

**O-44-04
ORDINANCE AUTHORIZING THE
SALE OF SURPLUS PROPERTY OF
THE VILLAGE (F-600 BOOM TRUCK)**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Commissioner Hosty asked if the Village would replace the equipment being sold and if the Public Property Department was contemplating outsourcing forestry duties. Commissioner Steinbach stated that she did not know if the truck would be replaced and stated that forestry duties would not be outsourced, as three Village public works employees are attending arborist certification courses.

Discussion ensued regarding regulating plantings on public parkways. Commissioner Doolin

**STAFF DIRECTED TO OBTAIN SAMPLE
ORDINANCES REGARDING PUBLIC**

PARKWAY PLANTINGS FOR COUNCIL REVIEW

stated that he doesn't have an issue with some of the nicer plantings, but thinks that some type of regulations are good. Commissioner Doolin stated that he would like some feedback and allow staff to do research to determine other municipalities' regulations. Mayor Calderone stated that the Commissioner of Streets and Public Improvements allows the parkway permit, and then the Commissioner of Public Property supervises the planting. Mayor Calderone stated that nobody wants to be the bad guy, but that technically, all plantings are currently in violation and some, indeed, are excessive. Mayor Calderone stated that standards should be addressed. Commissioner Steinbach stated that some plantings are hazardous, especially on corners. Commissioner Steinbach also stated that another concern is restoration. In the event a planted parkway needed to be restored after necessary work is done, would the Village pay for ruined plants? Commissioner Gillian called for parkway planting standards. Commissioner Gillian motioned and Commissioner Steinbach seconded that staff obtain sample ordinances regarding public parkway plantings for Council review.

ROLL CALL:

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

Commissioner Steinbach motioned and Commissioner Doolin seconded to change the regularly scheduled Village Council meeting from October 11, 2004 to Tuesday, October 12, 2004 because of the Columbus Day holiday.

**NEXT COUNCIL MEETING:
OCTOBER 12TH, 2004**

ROLL CALL:

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

The Clerk read the Proclamation: "Make a Difference Day" into the record. The Proclamation encourages all to participate in volunteerism and community service projects on October 23rd, 2004.

**PROCLAMATION:
"MAKE A DIFFERENCE DAY"**

ADMINISTRATOR'S REPORT

None

COMMISSIONER REPORTS

Commissioner Gillian stated that the employees of the Clerk's Office register qualified people to vote every day and reminded all that the end of day on October 5th is the last opportunity to register to vote before the presidential election.

Commissioner Hosty stated that he went on a bike ride last Friday with various bike enthusiasts and areas not safe for bikes were highlighted. Commissioner Hosty stated that he will be sharing new construction ordinances that can promote better biking in Forest Park in the near future.

Mayor Calderone stated that the Council will hold a special meeting tomorrow to allow village administrator interviews in a closed session format. Mayor Calderone stated that Commissioners Gillian and Doolin volunteered to be Council liaisons associated with the administrator hiring process. Mayor Calderone invited Commissioners Hosty and Steinbach to attend, if interested.

Commissioner Steinbach motioned and Commissioner Hosty seconded to recess into closed session to set a price for the sale or lease of property owned by the public body and to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body.

**RECESS INTO
CLOSED SESSION:
8:32PM**

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 end executive session.

**EXECUTIVE SESSION ENDED:
10:05PM**

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 reopen regular session.

**REGULAR SESSION REOPENED:
10:10PM**

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 10:15PM.

Respectfully submitted,

Joan M. White
Village Clerk