

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING, DECEMBER 27TH, 2004**

Mayor Calderone led all assembled in the Pledge of Allegiance.

ROLL CALL

Commissioners Hosty, Doolin, Steinbach and Mayor Calderone answered the Roll Call. Commissioner Gillian was vacationing with his family.

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 Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

PUBLIC COMMENT

Marty Tellalian of 7335 Jackson stated that he believes that the developer associated with the Abell-Howe/ Ockerlund properties is placing the Village of Forest Park at a lower level than its neighboring towns of Oak Park and River Forest when it says that the market is driving the need for the building of higher density residences in Forest Park. Mr. Tellalian stated that the Village of Forest Park deserves the same level of consideration regarding density issues as Oak Park and River Forest enjoy.

Gloria Backman of 329 Burkhardt stated that hiring a parking consultant for the Madison Street area is on the agenda tonight and said that if the consultant is approved, she wanted to ensure that citizens have some input into the parking planning process.

Jerry Webster of 627 Circle stated that he believed that hiring a parking consultant is not helpful at this time to the Village of Forest Park, as money is tight, and recommendations made by the consultant could not be moved forward due to lack of funding. Mr. Webster stated that he doesn't have a problem parking on Madison Street.

COMMUNICATIONS

None

DEPARTMENT REPORTS

The Police Department submitted its report for November 2004.
The Fire Department submitted its report for November 2004.

APPROVAL OF BILLS

It was moved by Commissioner Hosty 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 \$ 323,006.36.

R-71-04 RESOLUTION FOR THE PAYMENT OF BILLS

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

UNFINISHED BUSINESS

Nancy Hill presented a brief summary of the status of the Abell Howe/ Ockerlund properties development proposal by Forest Park Grove, LLC. Ms. Hill stated that the proposal highlights include that no more than 10% of the condos can be leased at any time (exceptions do exist, however); the developer must make significant Van Buren/ Madison Street improvements and along Van Buren, in front of the development as well; the noted public improvements are subject to a recapture agreement; the general public can walk through the project and the Police and Fire Departments can use the project street for access; and the Village of Forest Park can obtain a letter of credit from the developer and the developer can establish a maintenance bond, which guarantees that the improvements are made. Ms. Hill stated that two discussion areas remain: the Van Buren and Desplaines intersection and the recapture agreement. Ms. Hill stated that the question of making Desplaines two-ways at Van Buren is still outstanding, adding that the developer is willing to post money to make other, future improvements to Van Buren Street. Ms. Hill stated that the recapture agreement is a vehicle for the developer to get money back for public improvements it makes, when adjoining properties pay their fair share back to the developer. Commissioner Hosty stated that he was not in favor of the recapture agreement if the Village would need to pay the developer for the improvements due to its ownership of the Altenheim

DISCUSSION: PC 2004-02 ABELL HOWE/ OCKERLUND PROPERTIES DEVELOPMENT PROPOSAL BY FOREST PARK GROVE, LLC.

property and added that if the future buyer of the Altenheim knows it must pay for improvements via the recapture agreement, the buyer may not be willing to pay top dollar for the property. Ms. Hill stated that the intent is that the Village would not be subject to the recapture agreement and added that the proposal continues to be a working document. Commissioner Steinbach asked who owns the ugly signs on the east side of Van Buren at Madison. Ms. Hill stated that it is railroad right of way and added that the intention is to develop some attractive signage on the west side of Van Buren at Madison so that the east side's unattractive signs go away. Mayor Calderone stated that he would check with the Haegers to see if they continue to own the property north of Abell-Howe to determine shabby sign ownership. Commissioner Steinbach stated that she had discussion with Taxman regarding the Van Buren/ Desplaines intersection and an additional route to explore was formulated with a two-way intersection at Van Buren. She added that additional reports from Spaceco and the traffic consultant would be forthcoming. Further discussion ensued about the recapture agreement and Mr. Durkin stated that in all developments, if there is a deteriorated road, the developer is required to front the cost of the road and afterwards is repaid by adjoining property owners. Mr. Durkin added that public improvements and land acquisition are the costs of doing business as a developer. Mayor Calderone stated that if the Council doesn't vote to approve or deny the project at the next Council meeting, the developer could take the matter to court and the court could order the Council to vote. Commissioner Steinbach stated that it will be hard to vote on January 10, 2005 because information associated with CTA and IDOT that pertains to the Van Buren/ Desplaines intersection will not be available by that time. Commissioner Doolin stated that most of his questions were for the developer, who was not present at the meeting. Commissioner Doolin asked the Police Chief, the Fire Chief, and the Director of Streets and Public Improvements how the development will increase or decrease public service contacts. Chief Ryan stated that the residents should not be problematic and stated that traffic control may be a concern. Chief Glinke stated that he doesn't anticipate increased requests for emergency service and added that the development will be sprinklered. Chief Glinke stated that the department hasn't seen an increase in run volume associated with any new development in town. Director Kutak stated that there will be an increased responsibility with the increased numbers of water meters and b-boxes associated with the development, and asked for more information regarding sewers and snow removal as they relate to the project. Ms. Hill stated that the developer will remove snow on the sidewalk that borders the property on Van Buren and that the Public Works Department will be responsible, as it currently is, for snow removal on Van Buren Street. Mayor Calderone stated that Mr. Ed O'Shea could be questioned about the conveyance of streets at Van Buren and Desplaines.

NEW BUSINESS

Commissioner Steinbach motioned and Commissioner Hosty seconded to pass the Annual Tax Levy Ordinance of the Village of Forest Park, Cook County, Illinois for the fiscal year beginning May 1, 2004 and ending April 30, 2005.

**O-55-04
ANNUAL TAX LEVY ORDINANCE
OF THE VILLAGE FOR F/Y 04-05**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

Commissioner Hosty motioned and Commissioner Doolin seconded to pass the Ordinance Specifying those Funds to be Reduced by the County Clerk in the Event that the Village Annual Tax Levy for 2004 exceeds a Statutory Tax Limitation.

**O-56-04
ORDINANCE SPECIFYING THOSE
FUNDS TO BE REDUCED BY THE
COUNTY CLERK IN THE EVENT THE
TAX LEVY EXCEEDS A STATUTORY
TAX LIMITATION**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

Commissioner Hosty motioned and Commissioner Doolin seconded to pass the Ordinance Abating the Tax heretofore Levied for the Year 2004 to Pay the Principal of and Interest on the Village's \$5,765,000 General Obligation Tax Increment Refunding Bonds, Series 2002, of the Village of Forest Park. Mr. Durkin explained that the Ordinance provides for the proceeds from the TIF (Walmart) to be used to pay for the taxes associated with the property, and therefore, no money needs to be levied this year for this purpose.

**O-57-04
ORDINANCE ABATING THE TAX
HERETOFORE LEVIED
FOR THE YEAR 2004 TO PAY THE
PRINCIPAL OF AND INTEREST ON
THE VILLAGE'S \$5,765,000 GO TIF
BONDS, SERIES 2002, OF THE
VILLAGE OF FOREST PARK**

ROLL CALL:

AYES: Commissioners Hosty, Doolin Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

Commissioner Hosty motioned and Commissioner Steinbach seconded to pass the Ordinance Abating the Tax heretofore Levied for the Year 2004 to Pay the Principal of and Interest on an Aggregate General Obligation Bond (Alternate Revenue Source), Series 2003A, of the Village of Forest Park. Clerk White stated that this \$1,115,000 bond was associated with the newly created Hannah-Roosevelt Road TIF.

**O-58-04
ORDINANCE ABATING THE TAX
HERETOFORE LEVIED FOR THE YEAR
2004 TO PAY THE PRINCIPAL OF AND
INTEREST ON AN AGGREGATE
GO BOND, SERIES 2003A, OF THE
VILLAGE OF FOREST PARK**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

Commissioner Doolin motioned and Commissioner Hosty seconded to adopt the Resolution authorizing the Execution of a Settlement Agreement between Crane Equipment & Service, Inc., Et Al. and the Village of Forest Park.

**R-72-04
RESOLUTION AUTHORIZING THE
EXECUTION OF A SETTLEMENT
AGREEMENT BETWEEN CRANE
EQUIPMENT & SERVICE, INC., ET AL.
AND THE VILLAGE OF FOREST PARK**

Commissioner Doolin asked if the conditions of the agreement include the stipulation that each party pays legal costs. Mr. Durkin stated that the parties are just continuing this litigation with no briefs filed. Mr. Durkin estimated the legal fees associated with this law suit to be about \$7000, with the majority of work being the drafting of this settlement agreement. Mr. Durkin added that Council members don't want to approve the Abell Howe/ Ockerlund property development without approving this settlement agreement because although Mr. Poulos is selling to Mr. Taxman, Taxman won't buy unless this settlement agreement is approved.

Commissioner Doolin stated that he thought the Poulos filing is a frivolous suit, and asked why the Village prepared the settlement agreement. Mr. Durkin responded that the Village is being sued, and the Village wants release of the claim. Mr. Durkin said that he wanted his client to have the advantage of having the language it needs to protect itself. Commissioner Steinbach asked if the Village was setting a precedent by settling with this agreement and Mr. Durkin stated that there is no precedent set here and added that he tries his best to dispose of these cases economically.

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

Discussion ensued regarding the feasibility of hiring a professional consultant to perform a parking feasibility study for downtown Madison Street. Mayor Calderone stated that the process is a complex one, and he believes it important now to obtain professional advice. Mayor Calderone stated that although the Village doesn't have money in the bank now to build a parking lot or structure, it must approach planning for parking in a logical order, including incorporating residential and business communities as stakeholders. Commissioner Hosty stated that it doesn't cost the Village anything to get bids together and evaluate the estimates. Commissioner Steinbach stated that the process should begin after the Madison Commons retail is up and running, as it will have a huge impact on parking in the area. Commissioner Doolin stated that this is a long term planning issue and agreed that the Village needs to provide parking relief for residents, especially those residents north of Madison Street, as they have very few municipal lot options. Commissioner Doolin stated that a more comprehensive view of parking is needed here, perhaps like designating certain streets as "residential parking only." Commissioner Doolin stated that some parking problems can be attributed to inconsistent enforcement practices and added that parking issues should be discussed in the strategic planning workshop as a long term public improvement project. Commissioner Doolin added that a small group could be assigned to develop specific criteria for the parking situation on Madison Street so that the request for bids for the consultant could be advertised. Mayor Calderone stated that he would like to periodically report back to the business community regarding the status of parking planning. Mayor Calderone agreed that Madison Commons could potentially have an impact on the parking situation on Madison Street. Commissioner Hosty asked if the parking on Marengo just north and south of

DISCUSSION: THE HIRING OF A PROFESSIONAL CONSULTANT TO PERFORM A PARKING FEASIBILITY STUDY FOR DOWNTOWN MADISON STREET

Madison Street is temporary and he was told that it was.

ADMINISTRATOR'S REPORT

None

COMMISSIONER REPORTS

None

ADDITIONAL NEW BUSINESS

Commissioner Hosty motioned and Commissioner Steinbach seconded to recess into closed session to consider the employment, compensation, discipline, performance, or dismissal of specific employees of the public body.

**RECESS INTO
CLOSED SESSION:
8:17PM**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

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

**EXECUTIVE SESSION ENDED:
8:50PM**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

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

**REGULAR SESSION REOPENED:
8:55PM**

ROLL CALL:

AYES: Commissioners Hosty, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSENT: Commissioner Gillian

The motion carried.

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 9:00PM.

Respectfully submitted,

Joan M. White
Village Clerk