

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING, JANUARY 10<sup>TH</sup>, 2005**

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 Hosty and seconded by Commissioner Doolin 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:** None

**ABSTAIN:** Commissioner Gillian

The motion carried.

**PUBLIC COMMENT**

Tom Pacyga of 620 Thomas stated that he had photos of a damaged guardrail that was caused by a motor vehicle crash near the tot lot located at Circle and Lehmer. Mr. Pacyga suggested that the guardrail be extended to protect children's safety at the site. Mayor Calderone suggested that Mr. Pacyga file the photos with the Clerk, who would forward them to the Recreation Board for review and recommendation.

Marcy Wozniak of 832 Hannah thanked the Council for its efforts towards removal of the adult-themed advertising sign at I290 and the Desplaines Avenue exit. Ms. Wozniak stated that she counted fifteen different graffiti incidences at the Roos building, and asked how long it should take to remove them.

Bob Senechalle of 544 Thomas spoke in favor of the proposed Abell-Howe/Ockerlund development, in his role as Chamber of Commerce member and Main Street Redevelopment Association President. Mr. Senechalle pointed to the development's positive aspects including adequate parking and \$800,000 in new real estate money that will be available to all Forest Park taxing bodies.

Art Jones of 516 Marengo spoke in favor of the proposed Abell-Howe/Ockerlund development along Van Buren, citing the yield of few children living in the development, tax revenue generated immediately available and not part of a tax cap, infrastructure improvement without requested incentives, and the ability to develop the Altenheim property in conjunction with the YMCA as reasons for condoning the project.

Dr. Jones also encouraged the Council to move forward with the village administrator hiring process and commended the Council for the removal of the adult-themed sign at the 1290.

Marty Tellalian of 7335 Jackson stated that he is in favor of the development at the Abell-Howe site, but believes the issue is not one of development vs. blight. Mr. Tellalian stated that many of the positive characteristics associated with the development have been truthfully stated here tonight, but believed that the development is too large for this location. Mr. Tellalian reiterated that the current development should be planned and built in the best interests of Forest Park, and encouraged Council members to push for that reality.

### **COMMUNICATIONS**

Camp Fire USA requested to conduct its annual candy fundraiser from February 1 through 28, 2005. There were no objections from Council members. Mayor Calderone directed the Clerk to notify Camp Fire USA of fundraiser approval.

**CAMP FIRE USA CANDY  
FUNDRAISER:  
FEBRUARY 1-28, 2005**

### **DEPARTMENT REPORTS**

The Finance Department submitted its reports for December 2004.

### **APPROVAL OF BILLS**

It was moved by Commissioner Gillian 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 \$ 813,156.32.

**R-1-05  
RESOLUTION FOR THE  
PAYMENT OF BILLS**

### **ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** Commissioner Hosty

The motion carried.

### **UNFINISHED BUSINESS**

Nancy Hill presented a brief summary of the status of the outstanding issues associated with the Abell Howe/ Ockerlund properties development proposal by Forest Park Grove, LLC. These issues include recapture agreements associated with the Van Buren and Madison Street improvements, the rectangular piece of property on the west side of Van Buren Street, and Desplaines Avenue improvements.

**O-1-05  
ORDINANCE AUTHORIZING THE  
EXECUTION OF A PLANNED  
DEVELOPMENT AGREEMENT FOR  
THE RESIDENCES AT THE GROVE  
DEVELOPMENT RE: PC 7715-7747  
VAN BUREN**

Commissioner Gillian motioned and Commissioner Hosty seconded to pass an Ordinance authorizing the execution of a planned development agreement for the residences at the Grove Development re: PC 7715-7747 Van Buren. Commissioner Gillian thanked the Plan Commission for its hard work, ensuring that the project is the best it can be for the site selected. Commissioner Gillian added that the Village will realize more than \$200,000 in tax dollars, when all units are fully occupied in 2007. Commissioner Doolin stated that the project has some good points, but pointed to some development unknowns, namely taxes and the amount of village services needed to assist the new residents, as deterrents. Commissioner Doolin stated that his biggest concern with the project lies in his inability to believe that this is the best way to use the land in question and added that the project does not fulfill a need within the community, but fulfills outside interests. Mr. Anderson of Focus Development stated that the project is considered a transit oriented development that will accommodate a mix of young professionals and empty nesters. Commissioner Doolin stated that the development is transit adjacent, and added that a future extension of the Blue Line may eliminate Desplaines as a train stop, hurting the Altenheim property, as no one would want to buy there. Commissioner Doolin stated that the Council should look for a better use for this property, and added that he is not in favor of the project at this time. Commissioner Steinbach stated that she is disappointed that there has been no urgency and importance placed on followup with the CTA regarding traffic issues on Van Buren. Commissioner Steinbach stated that she cannot make an informed decision on the project and traffic concerns associated with it until she has information about bus and land issues.

**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 the Ordinance rezoning and granting a conditional use permit for a planned development, in the Village of Forest Park re: PC 2004-02: 7725, 7747, and 7751 Van Buren Street Abell/Howe and Ockerlund Properties.

**O-2-05  
ORDINANCE REZONING AND  
GRANTING A CONDITIONAL USE  
PERMIT FOR A PLANNED  
DEVELOPMENT RE: VAN BUREN  
STREET ABELL/HOWE AND  
OCKERLUND PROPERTIES**

**ROLL CALL:**

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

**NAYS:** Commissioners Doolin and Steinbach

**ABSENT:** None

The motion carried.

**NEW BUSINESS**

Commissioner Steinbach motioned and Commissioner Hosty seconded to waive the requirements of Section 1-8A-5(A) of the Village Code of the Village of Forest Park to approve the specifications submitted for the dog park fountain, as compiled by Most Dependable Fountains and attached hereto, and further moved to enter into a contract with Cerniglia Co., for the purchase and installation of said water fountain, in the amount not to exceed \$11,070.00, without advertising for bids, pursuant to 65 ILCS 5/4-5-11 and section 1-8A-5(B) of the Village Code of the Village of Forest Park.

**REQUIREMENTS WAIVED TO APPROVE SPECIFICATIONS SUBMITTED FOR THE DOG PARK FOUNTAIN AND CONTRACT ENTERED INTO FOR PURCHASE AND INSTALLATION OF SAME**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Discussion ensued about what determines a buildable lot. Mayor Calderone stated that recently some property in the Village was purchased and the house on the adjacent property favors a lot line. The builder can build on the purchased property, and when he places a home on the lot's center, the new house is very close to the neighboring one. Mayor Calderone added that another recent concern has been one of non-uniform front yard setback associated with the building of new homes in the area. Commissioner Hosty suggested that perhaps the Council should stop issuing permits until the sections of the zoning ordinance associated with these issues are changed and added that lots less than 40 feet in width, in particular, make these zoning issues a challenge. Commissioner Doolin stated that he is more concerned about front yard design than he is about setback, adding that he would be in favor of a moratorium to implement design standards for the building of single family homes. Commissioner Gillian stated that the Historic Preservation Committee is in the process of collecting ordinances from other Communities regarding design standards and tear downs and stated that the Committee hopes to bring forward some ideas soon about what is working in neighboring communities. Mayor Calderone added that the building department needs guidance in code enforcement surrounding these issues. Mr. Durkin stated that

**ZONING BOARD OF APPEALS DIRECTED TO DISCUSS AND MAKE RECOMMENDATIONS RE: MAXIMUM SETBACK AS IT RELATES TO NEW SINGLE FAMILY HOMES AND PLACING A MORATORIUM ON BUILDABLE LOTS LESS THAN 30 FEET IN WIDTH**

moratoriums have been litigated, and the ones proven to be valid are those where a public hearing has been granted and notice of the hearing is given to property owners and after the public hearing, the Council places a specific time period that the moratorium can span. Mr. Durkin added that the Council must be specific about what it is declaring the moratorium on, and in this case, it may be the size of the lot and the design of the single family home. Mr. Durkin added that the issue can be discussed and reviewed in the ZBA with recommendations from that committee brought forward to the Village Council. Commissioner Hosty motioned and Commissioner Steinbach seconded to instruct the Zoning Board of Appeals to discuss and make recommendations for a maximum setback as it relates to the design of new single family homes and investigate the feasibility of placing a moratorium on buildable lots under 30 feet in width for a finite time.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone directed the Clerk to notify the ZBA about the above request for review and recommendation.

A Proclamation, honoring the life and work of Dr. Martin Luther King, Jr. was presented that encouraged citizens to take part in service that will benefit our neighborhood, which honors Dr. King's legacy, and advances the cause of justice and equality in America.

**PROCLAMATION HONORING THE LIFE  
AND WORK OF DR. MARTIN LUTHER  
KING, JR:  
JANUARY 17, 2005**

**ADMINISTRATOR'S REPORT**

None

**COMMISSIONER REPORTS**

None

**ADDITIONAL NEW BUSINESS**

Commissioner Steinbach motioned and Commissioner Hosty 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:  
8:28PM**

**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 end executive session.

**EXECUTIVE SESSION ENDED:  
9:45PM**

**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.

**REGULAR SESSION REOPENED:  
9:50PM**

**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 Doolin motioned to adjourn the meeting. Commissioner Hosty seconded the motion. The motion carried.

Mayor Calderone declared the meeting adjourned at 9:55PM.

Respectfully submitted,

Joan M. White  
**Village Clerk**