

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING JULY 24, 2006**

Mayor Calderone led all assembled in the Pledge of Allegiance.

**ROLL CALL**

Commissioners Hosty, Doolin, Steinbach and Mayor Calderone answered the Roll Call.

**APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Steinbach and seconded by Commissioner Hosty that the minutes from the Regular Council meeting on July 10, 2006 be approved 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**

None

**COMMUNICATIONS:**

Mr. Andrew Weber, Chairman of the Boot Day Committee of the Forest Park Firefighters Association Local 2753 requested permission to hold a "Boot Day" fundraising drive for Muscular Dystrophy on August 18. There being no objections from the council, the clerk was instructed to notify Mr. Weber that the request is approved.

Reverend Patrick M. Tucker, Pastor, St. Bernardine Catholic Church asked for permission for overnight parking for Ferrara Pan employees, Police presence, permission to serve alcoholic beverages, garbage cans and liners, Fire Department assistance and the permission to hang banners to announce the Oktoberfest event on September 9 and 10, 2006. There being no objections from the council, the clerk was instructed to notify Fr. Tucker of the approval.

**DEPARTMENT REPORTS:**

The Community Center submitted its May report.

**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 \$832,217.53. Commissioner Doolin asked whether there is a contract for the quarterly Village newsletter since he noticed an invoice in the amount of \$2,655.00. Mayor Calderone stated that there is not a contract. Commissioner Doolin asked whether the project was bid out or if multiple price quotes were obtained and if so, whether they were available for review. Mayor Calderone stated that there was more than one quote and that those were available for review.

**R-39-06  
RESOLUTION FOR THE  
PAYMENT OF BILLS IN THE  
AMOUNT OF \$832,217.53  
APPROVED**

**ROLL CALL:**

**AYES:** Commissioners Hosty and Steinbach  
and Mayor Calderone

**NAYS:** Commissioner Doolin

**ABSENT:** Commissioner Gillian

The motion carried.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Mr. Rich Carollo of the Oak Park Area Visitors and Convention Bureau made a presentation explaining the results of the efforts of the Village of Forest Park’s funding. He stated that 7,500 “Visit Forest Park.com” brochures were printed, the web site has been completed and there is a section for Forest Park events. He has been working with Main Street, M-2 and the Chamber of Commerce for a few months on this project. This is a good commercial resource for the Village. They are planning to work with Main Street and the Historical Society to plan future tours of Forest Park within the next month. In addition, Mr. Carollo stated that they have been running radio ads from January through June and will continue to enhance the exposure. Mr. Carollo distributed brochures and an outline of the program. There were no questions from the Council members.

**PRESENTATION BY MR.  
RICH CAROLLO OF THE  
OAK PARK AREA  
VISITORS AND  
CONVENTION BUREAU**

**MOTION TO DENY  
REQUEST TO ALTER A  
NON-CONFORMING  
BUILDING AT 940  
FERDINAND  
APPROVED**

It was moved by Commissioner Hosty and seconded by Commissioner Doolin to accept the Zoning Board of Appeals recommendation and deny the request to alter a non-conforming building for the construction of certain improvements to an existing coach house on the property located at 940 Ferdinand Avenue, in an R-3 High Density Residential District. Commissioner Steinbach stated that she would like to see the Village work with this individual who is a 23 -year resident of the Village of Forest Park to ascertain whether more work could be done to the coach house to avoid demolition. She further asked whether the recommendation by Mike Boyle to demolish the structure was based on an internal inspection. Mr. Boyle stated that his department looked at the property and found that the existing condition of the structure was sinking and in poor condition on the front and back exterior and added that the structure is non-conforming. He further stated that structures, when appropriate should not be altered to extend their useful life and this structure has outlived its useful life. Commissioner Steinbach reiterated her opinion that she did not think that the Village worked enough with this resident to allow him to re-finance through the FHA as requested. Mr. Boyle stated that we have no idea what this owner's plans are for the future. It is possible that the owner could sell the property at any time. Commissioner Steinbach suggested that we ask the owner to bring the property completely up to code in connection with allowing the variance. Mayor Calderone stated that the Council could refer the matter back to the ZBA and request an analysis of the balance of the structure. Commissioner Hosty stated that this property has been dilapidated for quite some time and the Health and Safety Department has written tickets for abandoned vehicles and other code violations in the past. Commissioner Hosty suggested that the Council deny the request and ask the petitioner to reapply with improvements for the entire property. Commissioner Doolin stated that when the ability presents itself to eliminate non-conforming uses, it should be used. This property is non-conforming and in pretty poor condition and would not be allowed to be built today. He further stated that the resident is important to the Village but there is no guarantee that he will continue to reside here and the structure has outlived its use. Commissioner Steinbach stated that she didn't see that the structure has outlived its useful life and wondered why we haven't cited this owner for code violations and why this person is allowed to occupy the building. Village Attorney, Michael Durkin , stated that there are two ways to legally inspect the interior of a property. The first is with the owner's consent and the second is by obtaining an administrative search warrant with probable cause from a Circuit Court Judge. Mr. Durkin further stated that if the Council allows small changes it would extend the life of this property, which is a second building on one zoning lot. If the application is denied, it does not mean that the occupant

must be removed. Commissioner Steinbach stated that she thinks we should have a game plan if the request is denied. Commissioner Doolin stated that there is a plan, the Comprehensive Plan speaks to the elimination of non-conforming properties and further stated that this is not an issue of whether it is a resident or a developer.

**ROLL CALL:**

**AYES:** Commissioners Hosty and Doolin  
and Mayor Calderone  
**NAYS:** Commissioner Steinbach  
**ABSENT:** Commissioner Gillian  
The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Doolin to direct the Village Attorney to prepare an ordinance regarding ZBA 2006-19 authorizing a variation from Section 9-3B-4A, to allow for the construction of a single-family residence on an existing 30 foot wide lot of record which was not vacant as of June 27, 2005, for the property located at 108 Rockford Avenue, which is zoned R-2 Medium Density Residential, provided that the petitioner complete and submit full plans for review and approval by staff in compliance with the Zoning Ordinance.

**MOTION RE: ZBA 2006-19  
DIRECTING ATTORNEY TO  
DRAFT ORDINANCE  
ALLOWING  
CONSTRUCTION OF A  
SINGLE-FAMILY  
RESIDENCE AT 108  
ROCKFORD  
APPROVED**

**ROLL CALL:**

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

It was moved by Commissioner Hosty and seconded by Commissioner Doolin that the Ordinance authorizing a change to a non-conforming building pursuant to Section 9-9-3 of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZAH 2006-07: 144 Belvidere be adopted. Commissioner Steinbach asked why the ordinance is being expedited. Village Administrator, Michael Sturino, stated that this is the second time staff has requested to waive the 1<sup>st</sup> reading of a request. Mr. Sturino recommended expediting this request because it is routine and straightforward and the Village would like to be as customer-friendly as possible on these less complex issues. Commissioner Steinbach stated that this procedure should be the norm rather than an exception. Mr. Sturino stated that we are considering that procedure at this time. Commissioner Doolin pointed out that the petitioner is Fire Chief Steve Glinke and Mayor Calderone confirmed such. Commissioner Steinbach pointed out a typographical error in the "common location" section on page 1 of the staff report. The error will be changed in the file for

**0-44-06  
ORDINANCE AUTHORIZING  
A CHANGE TO A NON-  
CONFORMING BUILDING  
RE: ZAH 2006-07: 144  
BELVIDERE  
APPROVED**

the permanent record.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** Commissioner Gillian

The motion carried.

**ADMINISTRATOR'S REPORT**

Michael Sturino reported that as mentioned before, there is an Intergovernmental Agreement in the process with the Villages of Oak Park and River Forest relating to the Phase I Engineering for the Harlem Avenue viaduct. Mr. Sturino stated that Oak Park has asked to postpone the agreement in anticipation of their new Village Manager's employment. Mr. Sturino further reported that Fire Chief Glinke submitted a proposal for fire protection services to Hines V.A. today. If the proposal is accepted, this will come before the Council at the next meeting for approval of a 90-day contract. Chief Glinke has assured him that there will be no strain on our services here in Forest Park as a result of this contract.

**COMMISSIONER'S REPORTS**

Commissioner Doolin reported that, based on restructuring of the Public Works Department, he is happy to announce the appointment of the Assistant Public Works Director's position to Mr. John Doss. Mr. Doss will cover for Mr. Kutak. Commissioner Doolin thanked Mr. Doss for accepting the challenge and further announced that the department will be filling the vacancy made by the promotion of Mr. Doss.

Mayor Calderone reported that this morning he was invited to cut the ribbon at the grand re-opening of the Forest Park K-Mart store. He further stated that K-Mart has totally redesigned the store and that is the reason people may have noticed the large storage containers in the parking lot along Roosevelt Road. K-Mart and Sears merged in March 2005 and are now Sears Holding Company. As a result of that merger, K-Mart now carries Craftsman tools and large appliances. Mayor Calderone further stated that these changes should enhance the sales revenue K-Mart experiences and they are expecting about a 25% increase in business based on other store redesigns.

**ADJOURNMENT**

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

Mayor Calderone declared the meeting adjourned at 7:40 P.M.

Respectfully submitted,

Vanessa Moritz  
**Village Clerk**