

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING SEPTEMBER 11, 2006**

Mayor Calderone led all assembled in the Pledge of Allegiance.

ROLL CALL

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

Mayor Calderone led the group in a moment of silence to commemorate the 5 year anniversary of the terrorist attack on the U.S. and in honor of the victims who died that day 5 years ago.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Gillian and seconded by Commissioner Steinbach that the minutes from the Regular Council meeting on August 28, 2006 be approved 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

ABSTAIN: None

ABSENT: None

The motion carried.

PUBLIC COMMENT

Mr. John Plepel of 532 Elgin reiterated his email to the elected officials regarding the proposed development on the 500 block of Elgin and stated that in his opinion, it is clear that the development doesn't "fit" on this block. He urged the elected officials to vote against the approval of the site plan.

Mr. Jim Papa of 612 Ferdinand stated that when he took Blue Cab to Loyola that he was charged \$8.90 when the flat fare is supposed to be \$3.50. The driver then asked for confirmation and documentation and told Mr. Papa that the flat fare must be requested when you initially call for the cab. Mr. Papa continued to report that 2 high school kids came to his house to sell magazines and when they didn't buy the magazines, the kids started swearing at his wife. The Papas called the police and Mr. Papa stated that the police did not respond.

Mrs. Carol Skaggs of 211 Elgin stated that she thinks we should put a ban on building more condominiums because Forest Park is losing its small town charm. She also requested that the sidewalk trash cans at Washington and Elgin and Washington and Marengo be emptied more often. Finally, Mrs. Skaggs reported that there is a large muddy area in the sidewalk on the 200 block of Marengo that needs attention.

Mr. Robert Cox of 419 Marengo spoke in opposition of the development at 504-508 Elgin and requested a moratorium on building on that property and stated that 504 Elgin should be remodeled

and 508 Elgin should be torn down for a “pocket park”. He then proceeded to read a letter written by Chicago Mayor Richard Daley.

Mrs. Kim Zandstra of 7637 Wilcox spoke as a citizen and a member of the Historic Preservation Commission. Mrs. Zandstra requested that the Council hold off on design decisions on the 400-500 blocks of Elgin and consider the content of the Historic Preservation Ordinance. She requested that the Council members drive down the block and observe the nature and character of these two blocks because they are good examples of architecture that should be preserved. One of the houses was built before 1900 and the other was built in 1909.

Ms. Liz Chilsen of 7310 W. Adams spoke in reinforcement of a letter that she sent this week and encouraged the Council to table the proposals made by Cherryfield until the proposed zoning change is completed. She further requested that the Council give Cherryfield a chance to revise their proposal to remedy problems uncovered by the Plan Commission.

Mr. Michael Garman of 7310 Adams spoke in opposition of the development of 504 and 508 Elgin and suggested that the Council give more attention to the citizen’s desires than the developers. Mr. Garman asked the Council “Would you approve this project if it was next to your homes?”

Mr. Kevin Hibbits of 513 Elgin appealed to the Council to take the time and look at the design to see if it can be revised to fit in better.

Mr. Marty Tellalian of 7335 Jackson stated that the problems with 504 and 508 Elgin are not simply zoning related but size and orientation are at issue. He stated that this is an opportunity to set a precedent on the 400-500 blocks of Elgin and further stated that he did not feel it was appropriate for the buildings to face Harlem as they are residential in nature.

Ms. Julie Herwitt of 505 Elgin stated that she has spoken over the last 5 months at meetings regarding 504 and 508 Elgin. She expressed her opinion that there are inconsistencies in the zoning and planning laws in Forest Park. She further stated that the Citizens deserve consideration and a well-informed decision by the Village Council.

Mr. Richard Hansford of 7202 Adams stated that the 504 and 508 Elgin properties are literally in his back yard. Mr. Hansford expressed his support of the development and further stated that something needs to be done to improve these properties. He felt this plan was a good solution.

Mr. Jerry Webster of 627 Circle expressed his support for rezoning the 400-500 blocks of Elgin as R-1 low density residential as opposed to R-2 medium density residential.

Mr. Tom Pikarski of Gordon and Pikarski 303 W. Madison, Chicago, spoke as a representative of the developer of 504 and 508 Elgin. Mr. Pikarski pointed out that his client is proposing an eight-unit building even though it is under the allowable units for R-2 zoning. In addition, he reminded everyone that they are here for site plan approval and not a zoning variance. Mr. Pikarski further stated that the Village of Forest Park staff has reviewed and opined that the proposed plan meets all standards currently in place and the Plan Commission agreed by a 4:1 vote. Mr. Pikarski added that the comprehensive plan calls for an even higher density than proposed and that the comprehensive plan speaks in broad general statements. He pointed out that 520 Elgin has 24 units on 100 feet frontage, 7200 Adams has 10 units for 50 feet frontage. His client is proposing 8 units for 100 feet frontage. Finally, he stated that the proposed plan meets existing zoning and building codes and is consistent with the comprehensive plan, was recommended by staff and the plan commission and urged the Council to vote in favor of the site plan approval.

COMMUNICATIONS:

Ms. Kathy Stigler, Product Program Manager for the Girl Scouts Illinois Crossroads Council requested permission to conduct their fall product sales from October 13 to October 29, and November 20 to December 3, 2006 and to conduct its cookie program January 5 through January 28, 2007 and on the weekends from February 24 through March 25, 2007. There being no objections from the Council, the clerk was instructed to notify Ms. Stigler of the approval.

DEPARTMENT REPORTS:

The Finance Department submitted their August report.

APPROVAL OF BILLS

It was moved by Commissioner Hosty 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 \$671,499.11.

**R-43-06
RESOLUTION FOR THE
PAYMENT OF BILLS IN THE
AMOUNT OF \$671,499.11
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

It was moved by Commissioner Hosty and seconded by Commissioner Doolin to waive the requirements of Section 1-8A-3 of the Code of the Village of Forest Park, to approve the contract with Balestrieri Environmental and Development, Inc. to perform Preliminary Asbestos Inspection and Bulk Sample Analysis for the buildings owned by the Village at Altenheim, at a cost not to exceed \$6,250.00, and to authorize the Mayor to execute such contract.

**MOTION TO APPROVE
CONTRACT NOT TO
EXCEED \$6,250 WITH
BALESTRIERI
ENVIRONMENTAL
APPROVED**

Commissioner Steinbach asked who asked the Council to obtain the testing. Mayor Calderone stated that the Village asked Balestrieri Environmental to give us a proposal as we move forward with the disposition of the property.

Commissioner Steinbach asked why we did not get this test when the property was purchased. Mayor Calderone stated that he did not know at this time, however the resulting report will be required by any purchaser in the future. Commissioner Steinbach requested that the cost of the testing be passed along to the purchaser of the property. Mayor Calderone responded that the cost of the test will be considered into the sale price of the property. Commissioner Steinbach requested that the motion be amended to include language stating that we will recapture as much of the cost of this testing as possible. Commissioner Hosty stated that he does not seek to amend the motion. Commissioner Doolin stated that this test would tell us what we are up against before contracting for the sale of the property.

ROLL CALL:

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

NAYS: Commissioner Steinbach

ABSENT: None

The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach to approve the renewal of the Service Contract Agreement with Hill-Chester Hospital for Animals, for services performed on behalf of the Forest Park Police Department, and authorize the Mayor to execute such contract.

**MOTION TO APPROVE
RENEWAL OF CONTRACT
WITH HILL-CHESTER
HOSPITAL
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone stated that there was a typographical error in the Agenda where new business item #3 is regarding 7630 Monroe and the Agenda erroneously states 7630 Madison. It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the Ordinance granting a variation to section 9-3A-3B to increase lot coverage and 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: ZBA 2006-16: 7630 Monroe be adopted.

**O-49-06
ORDINANCE GRANTING A
VARIATION RE: ZBA 2006-
16: 7630 MONROE
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Steinbach and seconded by Commissioner Doolin that the Ordinance establishing Group Day Care Homes as a conditional use in the R-1 Low Density Residential Zoning District in the Village of Forest Park, Cook County, Illinois re: ZBA 2006-23 be adopted.

**O-50-06
ORDINANCE
ESTABLISHING GROUP
DAY CARE HOMES IN R-1
LOW DENSITY
RESIDENTIAL ZONING
DISTRICT
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Gillian that the Ordinance granting site plan approval pursuant to the regulations of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: PC 2006-06 and PC 2006-07: 504 Elgin and 508 Elgin be adopted. Commissioner Steinbach asked why this issue was not first presented for approval for drafting by the attorney as in the past. Mayor Calderone stated that he is not sure if we've done that with site plan approvals in the past. Commissioner Steinbach asked why the Plan Commission's recommendation for the use of Eco-pavers and to remove the 4th story to the unit closest to Elgin avenue were not included in the proposed Ordinance. Village Attorney Durkin stated that the Village Engineer evaluated the use of Eco-pavers and did not recommend them for this application. Jo Ellen Charlton stated that the recommendation of the Eco-pavers was subject to review by the Village Engineer. The recommendation regarding changes to the height were not used because they looked at how to accomplish that without substantial change to the building for an element that is within code provisions. Commissioner Steinbach expressed her disagreement with that point of view and suggested that the extra guest parking spaces in the rear of the building be used to push the building back to make up the square footage to keep the appearance in line with the look of the block. Commissioner Hosty stated that he spoke to resident Kevin Hibbits who expressed the main concern is the appearance of the front of the building and stated that the residents would like the developer to "soften up" the look. The developer agreed that he could work with that without reducing the height of the building. Commissioner Hosty further stated that moving the

**MOTION TO APPROVE
ORDINANCE GRANTING
SITE PLAN APPROVAL RE:
PC 2006-06 AND PC 2006-
07: 504 ELGIN AND 508
ELGIN
FAILED**

building back on the property would do nothing to add the square footage that would be lost on the front unit if the height were reduced.

ROLL CALL:

AYES: Commissioner Hosty

NAYS: Commissioners Gillian, Doolin, Steinbach and Mayor Calderone

ABSENT: None

The motion failed.

It was moved by Commissioner Gillian and seconded by Commissioner Doolin to direct the Village Attorney to prepare an ordinance regarding ZBA 2006-21 amending the Zoning Map to change the zoning classification for the east side of the 400 and 500 blocks of Elgin Avenue, from R-3 High Density Residential to R-2 Medium Density Residential District, as recommended by the Zoning Board of Appeals.

MOTION TO DIRECT VILLAGE ATTORNEY TO DRAFT ORDINANCE RE: ZBA 2006-21 REZONING EAST SIDE OF 400 AND 500 BLOCKS OF ELGIN FROM R-3 TO R-2 APPROVED

ROLL CALL:

AYES: Commissioners Gillian, Doolin, Steinbach and Mayor Calderone

NAYS: Commissioner Hosty

ABSENT: None

The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the Resolution approving a collective bargaining agreement between the Village of Forest Park and the Illinois Fraternal Order of Police Labor Council representing the Forest Park Communications Operators be adopted.

R-44-06 RESOLUTION APPROVING COLLECTIVE BARGAINING AGREEMENT WITH COMMUNICATIONS OPERATORS APPROVED

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the Ordinance authorizing one Class SW – Specialty Wine Liquor License be adopted.

O-51-06 ORDINANCE AUTHORIZING ONE CLASS SW SPECIALTY WINE LIQUOR LICENSE APPROVED

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone stated that the order of items 9 and 10 would be reversed, as that is the logical order of the issues.

It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the Resolution adopting the Illinois Municipal Retirement Fund Early Retirement Incentive Program for the Village of Forest Park, Cook County, Illinois be adopted. Village Attorney Michael Durkin stated that an effective date needs to be inserted into the body of the Ordinance. Commissioner Gillian suggested October 1, 2006. Commissioner Hosty agreed to amend the motion to read as above and add "effective October 1, 2006." Commissioner Steinbach asked how the language referencing that the Village will use their "best efforts" to eliminate and reduce wages would fit with the hiring freeze. She further asked what would happen if the hiring freeze resolution doesn't pass. Village Attorney, Mike Durkin, stated that the language is a directive to staff. The hiring freeze is mandatory to staff. The Council can pass the early retirement incentive and not the hiring freeze. Commissioner Steinbach stated that Public Works is the only department where wages are fixed by contract and the only way to reduce wages is by not replacing a retiring employee. She further stated that the department can only outsource grass cutting services and that would cost \$100,000.00 per year, which is more than the cost to replace the employee. Commissioner Steinbach further stated that she was concerned that the freeze will cause Public Works services to suffer. Mayor Calderone stated that the idea of the hiring freeze is to allow the departments enough time to figure out if duties can be shifted and so that employees are not replaced too quickly under the authority of a single commissioner because the incentive will not benefit the Village unless employees are replaced at a lower wage or not replaced at all. Hiring would then be by the Council and at the advisement of the Village Administrator. Mayor Calderone further advised that it may be possible for some duties to be covered by another department entirely. Commissioner Doolin expressed his disagreement with the prospect of a hiring freeze and stated that he does not believe it to be an incentive. Commissioner Doolin further stated that each Commissioner is responsible for their own department and they need to make decisions based on services required.

**R-45-06
RESOLUTION ADOPTING
IMRF EARLY RETIREMENT
INCENTIVE PROGRAM
EFFECTIVE OCTOBER 1,
2006
APPROVED**

ROLL CALL:

AYES: Commissioners Gillian, Hosty
and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the Resolution imposing a hiring

R-46-06

freeze for IMRF employees, as a condition of adopting an IMRF Early Retirement Incentive Program be adopted.

**RESOLUTION IMPOSING
HIRING FREEZE FOR IMRF
EMPLOYEES
APPROVED**

ROLL CALL:

AYES: Commissioners Gillian, Hosty
and Mayor Calderone

NAYS: Commissioners Doolin and Steinbach

ABSENT: None

The motion carried.

It was moved by Commissioner Doolin and seconded by Commissioner Steinbach to approve the 2007 Village of Forest Park Council Meeting Schedule. Commissioner Steinbach requested that an item be added to the next Council Agenda to decide whether the Council will meet only once in December 2006. She further stated that in 2005 there was only one December Council meeting and that the 2007 schedule also shows only one December meeting.

**MOTION TO APPROVE 2007
VILLAGE COUNCIL
MEETING SCHEDULE
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach to recess into closed session to consider pending litigation; and to discuss minutes of meetings lawfully closed under the Open Meetings Act, whether for the purpose of approval by the body of the minutes, or for semi-annual review of the minutes as required by the Open Meetings Act.

**MOTION TO RECESS INTO
CLOSED SESSION AT 8:17
P.M.
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

ADMINISTRATOR'S REPORT

No Report

COMMISSIONER'S REPORTS

No Reports

It was moved by Commissioner Hosty and seconded by

MOTION TO RECONVENE

Commissioner Steinbach to reconvene to open session.

**OPEN SESSION AT 9:02 P.M.
APPROVED**

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

Mayor Calderone declared the meeting adjourned at 9:02 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk