

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON WEDNESDAY EVENING JUNE 25, 2007**

Mayor Calderone led all assembled in the Pledge of Allegiance at 7:00 p.m.

ROLL CALL

Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone answered the Roll Call.

Mayor Calderone asked all in attendance to observe a moment of silence to mourn the death of former Mayor Lorraine Popelka, who died yesterday.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the minutes from the Regular Council meeting on June 11, 2007 be approved, as amended, without reading, as everyone has received copies thereof, and found same to be correct.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian
and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

PUBLIC COMMENT

Mr. Richard Scafidi of 815 Marengo suggested that we utilize our commuter parking lots and shuttle Madison Street employees. Mr. Scafidi further stated that he would like to complement the Mayor on the new format for the meeting agenda. The explanations are a big help.

Ms. Karen Mohr Richards of 7239 Jackson stated that she has been calling the Mayor's office and met with the Village Administrator and neither called her back. She further stated that there was a cover up in her son's death and she would like the case re-opened. Mayor Calderone told Ms. Richards that several years ago she and the police chief and he spoke and met several times. Mayor Calderone stated that they advised Ms. Richards at that time of remedies she could use if she felt that the case was not handled properly. One of those remedies was to call the Cook County State's Attorney's office. Ms. Richards stated that the State's Attorney told her that they couldn't do anything unless the Village of Forest Park pressed charges. Mayor Calderone stated that would not be appropriate and advised Ms. Richards that if she thinks the Chief of Police is not advancing your claims, she would need to report that. Ms. Richards reiterated that she would like the case reopened. Mr. Sturino stated that he would call Ms. Richards back during regular business hours. Ms. Richards presented a newspaper article to the mayor, but did not leave it, rather stated that she would bring a photocopy for the mayor to read.

COMMUNICATIONS:

Mr. David McNeilly of the Forest Park Library Board requested that the gingko tree on the Jackson parkway be removed due to an offensive odor and mess. Commissioner Curry asked whether the library would do the work or the Public Works department. Mr. Brayden stated that the Library would be agreeable to any arrangement the Village would like. Commissioner Hosty suggested that the Public Works department remove the tree and the Library arrange for the installation of the replacement tree. Mr. Brayden agreed and there were no objections from the Council.

Ms. Kathleen Hanrahan of Forest Park Main Street requested permission to hold the annual Progressive Dinner on Madison Street on July 22. She further stated that she would arrange to meet with the Police, Fire and Public Works departments regarding safety, installation of banners and chalk artist needs. There were no objections and the Village Clerk was instructed to notify Ms. Hanrahan of the approval.

DEPARTMENT REPORTS:

The Community Center, Public Health and Safety and Police Departments submitted their May Reports.

APPROVAL OF BILLS

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian 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 \$339,061.99.

**R-42-07
RESOLUTION FOR THE
PAYMENT OF BILLS IN THE
AMOUNT OF \$339,061.99
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

UNFINISHED BUSINESS

It was moved by Commissioner Tellalian and seconded by Commissioner Hosty that the Ordinance granting a variation to 9-3B-4A and authorizing preliminary and final plat approval pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-07 / PC 2007-03: 814 Circle Avenue be adopted.

**O-24-07
ORDINANCE GRANTING A
VARIATION TO 9-3B-4A RE:
ZBA 2007-07/PC 2007-03:
814 CIRCLE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

**O-25-07
ORDINANCE GRANTING A
VARIATION TO 9-7-5E(2)
AND 9-7-5E(3(d)) RE: ZBA
2007-03/PC 2007-02: 143-
147 HARLEM AVENUE
APPROVED**

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins that the Ordinance granting a variation to 9-7-5E(2) to reduce the required number of shade trees and a variation to Section 9-7-5E(3(d)) to reduce the required height of landscaping and approving a site plan pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-03 / PC 2007-02: 143-147 Harlem Avenue be adopted.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

**O-26-07
ORDINANCE GRANTING A
VARIATION TO 9-3B-4A RE:
ZBA 2007-08: 157
ROCKFORD AVENUE
APPROVED**

It was moved by Commissioner Curry and seconded by Commissioner Tellalian that the Ordinance granting a variation to Section 9-3B-4A to allow construction on an existing 35' wide lot of record that was not vacant as of June 27, 2005 pursuant to the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-08: 157 Rockford Avenue be adopted.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

NEW BUSINESS:

Mr. Chuck Hoehne gave a presentation regarding the Madison Street Employee Parking Pilot Program. A copy of the presentation handout is attached. In summary, Mr. Hoehne outlined the perceived parking shortage, the various options and proposed a pilot program where the employees of the Madison Street businesses be allowed to park for unlimited time periods on the South side of Adams and the North and South sides of Jackson Blvd by permit. This would, in theory, free up more parking that is closer to the businesses for customers. In addition, the 2 hour parking on the north/south streets from Elgin to Ferdinand will be changed to 3 hour and strictly enforced.

**PRESENTATION BY
CHUCK HOEHNE OF AD-
HOC PARKING
COMMITTEE RE: MADISON
EMPLOYEE PILOT
PROGRAM**

Commissioner Hosty stated that he sees no down side to this program and he thinks it is time to start this program. Mayor Calderone stated that there are some operational issues that are being worked on at the staff level such as using a sticker vs. a hanging tag, and getting the business community to buy

Into the idea. The Chamber and Main Street are currently taking a survey to gather more data and opinions. Mayor Calderone stated that he advocates a no charge permit and stressed that the business owners must insist that their employees who are able to participate, must participate. Commissioner Curry suggested having a police officer or private security available to escort employees to their cars as needed. Mayor Calderone stated that this is a pilot program. There will be obstacles and hopefully we will learn if we commit and are ready to adjust. Commissioner Hosty stated that he already completed the survey and he has some employees who leave at 10:00 p.m. and others that leave at 2:00 a.m. He will insist that the employees who leave before midnight park on Adams or Jackson and the others be allowed to park closer for safety's sake. Commissioner Tellalian stated that this program should be free and on a voluntary basis. He further stated that he did not think we should burden the police, but rather use judgment. Commissioner Tellalian further stated that both he and the Mayor live on Jackson, facing Jackson and he still supports the program and thinks it will work. Mayor Calderone stated that Art Sundry is on the Ad-hoc Parking Committee and Mr. Sundry is looking into a multi-location valet service funded by the business community. Other options discussed were using St. John's parking lot and Zimmerman Funeral Home lot when they are not in use. Mayor Calderone stated that unless there are strong reservations by the Council, staff will be directed to move forward with this pilot program.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to deny the request to amend the conditional use granted by Ordinance O-24-04 allowing for the facility to be used by Triton College and other accredited adult higher education entities during non-District 209 classes; for the facility to be used by professional businesses and their associated organizations for small business meetings, training sessions, and/or seminars; and to allow students and faculty to utilize outdoor spaces on the property for supervised learning experiences, excluding physical education or other recreational uses subject to the conditions recommended by the Zoning Board of Appeals re: ZBA 2007-11 Proviso Math and Science Academy. Commissioner Hosty stated that when the PMSA first came for a variance there were issues that he was concerned about; the size of the school; that the school would come back to the community for more funding and that they didn't have their act together. The conditions on page 4, number 1, 2 and three should have been taken care of before original occupancy. Commissioner Hosty stated that now they are asking for more variances. Commissioner Hosty further stated that he thinks it is in the best interest to deny expanding the use of the property. Commissioner Tellalian asked whether we are trying to send the message that the school

**MOTION TO DENY
GRANTING VARIATION RE:
ZBA 2007-11 PROVISIO
MATH AND SCIENCE
ACADEMY
APPROVED**

shouldn't exist. Commissioner Tellalian further stated that he shares Commissioner Hosty's concern at the disregard for the three condition items, but feels that the expanded use fits with the nature of the building and offers convenience to our residents and revenue from business meetings. Commissioner Hoskins stated that he is concerned that this is a very young high school that was designed to be a specialty school that serves Forest Park and the surrounding community. Commissioner Hoskins further stated that the mission of the school is creeping away and the school should have a chance to thrive rather than expand the use, in addition to any extra stress on the Fire and Police Departments. Commissioner Curry stated that he was chair of the ZBA when district 209 asked for the initial variances and they haven't followed up on their promises, so he agrees that this request should be denied. Commissioner Tellalian stated that initially he was concerned that this use would interfere with the high school, but when he saw the language stating that the Triton classes would only occur outside the regular school hours, he felt better about approving the request. Commissioner Hoskins stated that aside from the wear and tear, there is a concern about adequate parking. Commissioner Tellalian stated that he thinks there is enough parking. Mayor Calderone stated that this is an educational facility that should be used for educational purposes. He further stated that he is not going to vote to deny the request. We have a duty to enforce our Ordinances as they have a duty to comply. Mayor Calderone stated that if the Council is 100% against the proposed variances, then passing this motion would kill it. If there is room, the Council can vote to send the petitioner back to the ZBA with direction. Commissioner Hosty suggested that PMSA take care of the things they are supposed to do and then reapply for the variance and address the parking issues only once they are finished with the first variance process. Commissioner Hosty further stated that until they finish, we should not give them anything else because they are not responsive to our efforts to get them to comply.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, and Hosty
NAYS: Commissioner Tellalian and Mayor Calderone
ABSENT: None
The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-12 authorizing approval of a variation from Section 9-3A-3B of the Zoning code to permit an increase of permitted lot coverage to 42.7% to allow the construction of a two-car detached garage for the property located at 821 Hannah Avenue, in a R-1 Low Density Residential District.

**MOTION DIRECTING
VILLAGE ATTORNEY TO
DRAFT AN ORDINANCE
RE: ZBA 2007-12
APPROVING A VARIATION
FOR 821 HANNAH
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-13 authorizing approval of the structural alteration of a legal-nonconforming two-family structure, which has a non-conforming northern side yard of 1.98 feet when 5.0 feet is required allowing alteration of the roof structure and internal remodeling of the attic to create additional living space for the property located at 532 Hannah Avenue, in a R-1 Low Density Residential District. Commissioner Tellalian stated that he had a few concerns. First the existing building is 2 or 2-1/2 story which is 34-35' high. If we allow a dormer, this will become a 3 story structure in a R-1 district which allows a maximum of 2-1/2 stories. Next, the report states that the alterations will have no impact on light and air for the adjacent properties. Commissioner Tellalian stated that the building next door has only a 4' side setback, so the two buildings are only 6' apart. Adding dormers would cut the light for the adjacent property. Last, the report states that the building was built as a 2-flat. Commissioner Tellalian is not sure that is true and they would be adding another floor to a non-conforming 2-flat in R-1 zoning district.

**MOTION DIRECTING
VILLAGE ATTORNEY TO
DRAFT AN ORDINANCE
RE: ZBA 2007-13
APPROVING
ALTERATIONS TO A NON-
CONFORMING TWO
FAMILY STRUCTURE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, and Mayor Calderone

NAYS: Commissioner Tellalian

ABSENT: None

The motion carried.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to accept the Zoning Board of Appeals and the Plan Commission's recommendations and deny the request to construct 5-6 townhomes on the property located at 137 Desplaines in an R-2 Medium Density Residential District regarding ZBA 2006-11 / PC 2007-01. Commissioner Hosty stated that since the property is currently has a 2 flat with a side yard, why doesn't the petitioner convert the 2 flat to a single family home and build another single family home. Petitioner, Barney O'Reilly stated that he would agree to build a single family home but asked whether he would have to deconvert the 2-flat. Mr. O'Reilly stated that his concern is that he would not be able to meet the parking requirements with the two flat since the lots would be 32 and 34 feet once

**MOTION TO DENY
REQUEST TO CONSTRUCT
TOWNHOMES RE: ZBA
2006-11/PC 2007-01
WITHDRAWN**

they are divided. Commissioner Curry stated that he would like to see two single family homes and asked the petitioner if he would see if that could be economically feasible. Mr. O'Reilly stated that he would agree to de-convert the two flat if the Council would agree that he could do it at the end in order to keep cash flowing while building the single family. He further stated that it takes about 6 months to build a house. Commissioner Tellalian stated that this structure was built as a 2-flat and he is not in favor of de-converting a building that was purposefully built as a two flat. Commissioner Tellalian stated that he would support subdividing the lot and building a single family home. Mr. O'Reilly reiterated that he did not think he could meet the parking requirement on that size lot, so the 2-flat would have to be de-converted. Village Attorney Michael Durkin suggested referring the case back to the ZBA. Commissioner Hoskins supported keeping the two flat because we need more affordable housing in Forest Park. Commissioner Curry withdrew his motion and Commissioner Hosty withdrew his second.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to refer ZBA 2006-11 / PC 2007-01 back to the Zoning Board of Appeals and Plan Commission.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Curry and seconded by Commissioner Hosty that the Ordinance authorizing the sale or disposition of surplus property of the Village of Forest Park, Cook County, Illinois be adopted. Commissioner Tellalian asked whether this is a requirement of disposing of property. Village Administrator, Michael J. Sturino, stated that it is the Village Administrator's duty to dispose of surplus property in any way he sees appropriate. Some of the equipment will be scrapped, some will be sold. Commissioner Tellalian asked to be included in the follow up of the disposal of this property.

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the Ordinance providing for the

**MOTION TO REFER ZBA
2006-11/PC2007-01 BACK
TO THE ZONING BOARD
OF APPEALS AND PLAN
COMMISSION
APPROVED**

**O-27-07
ORDINANCE AUTHORIZING
THE SALE OR
DISPOSITION OF SURPLUS
VILLAGE PROPERTY
APPROVED**

**O-28-07
ORDINANCE PROVIDING**

declaration of the General Prevailing Rate of hourly wages for the Public Works within the Village of Forest Park be adopted.

**FOR DECLARATION OF
GENERAL PREVAILING
RATE OF HOURLY WAGES
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Curry to authorize and direct the Fire and Police Commission of the Village of Forest Park to hire one additional firefighter to fill the vacancy to be created by a retirement, which shall occur on August 15, 2007.

**MOTION DIRECTING FIRE
AND POLICE COMMISSION
TO HIRE ONE ADDITIONAL
FIREFIGHTER
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone stated that he would appreciate it if the Council would make a motion to table item #9 due to a delay in the reason for waiving the IMRF hiring freeze.

It was moved by Commissioner Curry and seconded by Commissioner Hosty that the Resolution authorizing the waiver of the hiring freeze for IMRF employees regarding the hiring of a building inspector be tabled.

**MOTION TO TABLE THE
RESOLUTION FOR THE
WAIVER OF THE IMRF
HIRING FREEZE
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

ADMINISTRATOR’S REPORT

Mr. Sturino stated that he intends to present proposed text amendments to the zoning code at the July 9th Council meeting. He further stated that he sees a pattern of routine matters and rather than adding cost and delay for residents, he would propose to amend the code. Some of the items include increasing lot coverage from 40% to 50% in R-1 and R-3 zones, grandfathering garage replacements as the current procedure is inefficient, adding side yard process (when not changing the side yard) for R-2 and R-3 to the Zoning Administrator process instead of ZBA and implementation of the first adult use ordinance. These are housekeeping items that will be proposed.

COMMISSIONER’S REPORTS

Commissioner Hoskins reported that he and Commissioner Curry attended the Illinois Municipal League workshop for Newly Elected Officials in Peoria last week. It was a positive experience and they were able to network with their peers.

Commissioner Curry reported that the Little League is sponsoring a dunk tank at the 4th of July celebration at the park and encouraged all in attendance to support this fund raising effort.

It was moved by Commissioner Hoskins and seconded by Commissioner Hosty to recess into closed session to consider The purchase or lease of real property for the use of the public Body, or to consider the setting of the price for sale or lease of Real estate owned by the public body.

**MOTION TO RECESS INTO
CLOSED SESSION AT 8:40 P.M.
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Curry and seconded by Commissioner Hosty to reconvene to open session

**MOTION TO RECONVENE OPEN
SESSION AT 9:55 P.M.
APPROVED**

ROLL CALL:

AYES: Commissioners Hoskins, Curry, Hosty, Tellalian and Mayor Calderone

NAYS: None

ABSENT: None

The motion carried unanimously.

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 9:56 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk