

**THE REGULAR MEETING OF THE COUNCIL OF THE  
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS  
HELD ON MONDAY EVENING JULY 9, 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.

**APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Hosty and seconded by Commissioner Curry that the minutes from the Special Council meeting on June 18, 2007 be approved 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.

It was moved by Commissioner Curry and seconded by Commissioner Hosty that the minutes from the Regular Council meeting on June 25, 2007 be approved 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.

It was moved by Commissioner Hosty and seconded by Commissioner Tellalian that the minutes from the Closed Session Council meeting on June 25, 2007 be approved 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. Sean Blaylock of 34B S. Marengo stated that he and other parents are concerned about the removal of the fence at the North Park. Mr. Blaylock stated that the aesthetics have improved, however he does not want to sacrifice the safety of toddlers in the tot lot. Mr. Blaylock requested that the Council consider fencing in the tot lot area right away even before the long term solution is agreed upon. Mayor Calderone stated that the Village Council shares Mr. Blaylock's concerns and is moving in the direction of a permanent solution. Mayor Calderone stated that he would follow up with the Village Administrator; however the Council is not able to take action at this time because this item is not on the posted agenda. Parents need to continue to exercise due diligence and care to ensure the safety of their children while the solution is being worked on.

Ms. Eleanor Flavin of 411 Thatcher in River Forest and board member of the West Cook YMCA stated that they have been working diligently and are committed to the capital campaign to raise the funds necessary to build the new YMCA in Forest Park.

Mr. Terry Nash of 847 Thomas and a board member of the West Cook YMCA stated that building the YMCA in Forest Park is an opportunity to take this property off the Village books and to improve the quality of life in Forest Park.

**COMMUNICATIONS:**

Mr. John Judge of the Knights of Columbus requested permission to solicit donations on public sidewalks and at various intersections throughout the Village on September 21, 2007. There being no objections from the Council, the Village Clerk was instructed to notify Mr. Judge of the approval.

**DEPARTMENT REPORTS:**

The Finance Department submitted their June Report.

**APPROVAL OF BILLS**

It was moved by Commissioner Hosty and seconded by Commissioner Hoskins 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 \$539,511.67.

**R-43-07  
RESOLUTION FOR THE  
PAYMENT OF BILLS IN THE  
AMOUNT OF \$539,511.67  
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 Curry and seconded by Commissioner Hoskins to reconsider the motion to deny the

**MOTION TO RECONSIDER  
THE MOTION TO DENY ZBA**

**2007-11: PROVISO MATH  
AND SCIENCE ACADEMY  
APPROVED**

request regarding ZBA 2007-11 to amend the conditional use granted by Ordinance 0-24-04 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 association 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. Commissioner Tellalian asked for clarification that this motion would simply bring the matter back before the Council and would not enact any agreement with regard to ZBA 2007-11. Mayor Calderone stated that Commissioner Tellalian was correct.

**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 Hoskins to table directing the Village Attorney to prepare an ordinance regarding ZBA 2007-11 Proviso Math and Science Academy.

**MOTION TO TABLE ZBA  
2007-11: PROVISO MATH  
AND SCIENCE ACADEMY  
APPROVED**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**NEW BUSINESS:**

Mayor Calderone explained that the next item on tonight's agenda is a closed session meeting. This closed session can take place now or can be deferred to the end of the regular meeting. Commissioner Hosty suggested jumping to items 3, 4, 5 and 6 out of order. There were no objections.

It was moved by Commissioner Hosty and seconded by Commissioner Curry that the Ordinance granting a variation to Section 9-3A-3(B) and approving a variation in the regulations of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-12: 821 Hannah Avenue be adopted.

**O-29-07  
ORDINANCE GRANTING  
VARIATIONS RE: ZBA  
2007-12 – 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 that the Ordinance granting a variation to Section 9-9-3(A) and approving a variation in the regulations of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois re: ZBA 2007-13: 532 Hannah Avenue be adopted. It was moved by Commissioner Tellalian and seconded by Commissioner Hosty to amend the main motion regarding 532 Hannah Avenue, Section 5A at the end add "except to substitute a gabled roof for a dormer, if practicable." and amending Section 4 by adding "provided the attic remains a one-half story, as defined by the Village Code." Commissioner Curry suggested tabling the item. Commissioner Hosty stated that it would be inconvenient for the homeowner if their plans come in sooner, they can start work. Mayor Calderone stated that it would be appropriate to vote on the amended wording.

**O-30-07  
ORDINANCE GRANTING  
VARIATIONS RE: ZBA  
2007-13: 532 HANNAH  
APPROVED AS AMENDED**

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone then asked Clerk Moritz to call the roll call for the amended main motion.

**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 to direct the Village Attorney to prepare an ordinance regarding ZBA 2007-10 authorizing approval of the alteration of a legal non-conforming multiple-family residential structure, which property has a nonconforming west side yard of 0.0 feet, northern side yard of 0.0 feet, east side yard of 0.0 feet and south side yard of 0.0 feet allowing structural alterations of the structure in order to construct a fifth story addition and other internal structural

**MOTION TO DIRECT  
ATTORNEY TO PREPARE  
ORDINANCE RE: ZBA  
2007-10 7452 ADAMS  
TABLED**

alterations to the building, and authorizing a variation from sections 9-8-1(B)8 and 9-8-2 to reduce the number of required off-street parking spaces from 46 to zero (0) for a condominium conversion project for the property located at 7542 West Adams, in the R-3 High Density Residential District. Mayor Calderone stated that the purpose of this request is to convert apartments to condominiums. Commissioner Tellalian stated that he likes the idea of converting a building of this type, however he has concerns about adding a fifth floor. Mr. Boyle stated that there is already a penthouse level fifth story on this building. The developer is requesting permission to expand on the fifth floor. Commissioner Tellalian asked whether it is possible to set back the top level in order to avoid a "canyon effect." In addition, Commissioner Tellalian expressed concerns that the staff agreed with the petitioner by stating that this variation and zoning relief is comparable to others that have been approved in the community. Mr. Boyle stated that this project is compared to the Roos building additional floor as well as the Tuscan lofts, where there is no parking provided but the number of units is reduced. Fewer units will help alleviate the effect of perceived parking shortages. Commissioner Tellalian stated that he fears that the additional story may not be in the best interest of the Village and will set a precedent. Mr. Boyle stated that the building is currently five stories high and that there is no request for a variation with regard to height. Commissioner Tellalian stated that we are not obligated to allow the expansion of the existing fifth story and asked how long the current owner has owned this building in its poorly maintained condition. Mr. Boyle stated about 7 years. Mr. Boyle further stated that the plans include a roof deck and that the approval would not reward poor maintenance, but allow the owner to sink large sums of money to improve this property, further the use is allowed by code and zoning standards. Mr. Sturino stated that the project would be cutting density and improving the property and that is why staff is recommending approval to the Village Council. Mayor Calderone stated that the prior Council has supported two substantial projects... one at Adams and Elgin, which did not reduce density and Adams and Beloit, which did not reduce density, nor did it provide parking. Further, this project is reducing the number of units by almost half and will not be exceeding the current height of the building. Commissioner Hosty stated that having two-story units with the bedroom upstairs is more interesting than the current layout. Commissioner Tellalian stated that his last concern is whether the unit size meets the minimum square footage requirements of the zoning code. Mr. Sturino stated that the unit size exceeds the minimum square footage requirements. Commissioner Hoskins asked what the number of families that currently reside in this building. Mr. Greg Paulus of 7542 Adams LLC stated that there are about six single parents with

small children currently living in the building of the 32 occupied units. Mr. Paulus further stated that 32 of the 40 apartments are small studios. Commissioner Hoskins stated that he is in favor of maintaining affordable housing in Forest Park and asked the elected officials to take into account the human element involved. Commissioner Tellalian asked Mr. Paulus whether it would be a feasible project if the fifth floor expansion were eliminated. Mr. Paulus stated that it would not due to the vintage stairwell layout, the flat entry apartments on each side as well as the center corridor with brick firewalls. Commissioner Curry stated that currently 12 residents have cars and if the building is converted to 23 condominiums and each condominium has an average of 1.5 cars, there will be 30 cars in the neighborhood. Commissioner Curry further stated that we have to look out for all citizens; we need affordable housing and expressed his desire to table the motion. Commissioner Hosty stated that Forest Park is in the top ten Chicago suburbs in affordable housing. Commissioner Hosty further stated that we need to increase our quality of housing stock and this building is right for development. Mayor Calderone stated that every community is graded on affordability. If Forest Park does not comply with the federal requirements for affordable housing, we lose our ability to receive certain grants. Forest Park meets all criteria for affordable housing and we did not have to do anything extra to do so. Commissioner Curry moved to table the motion regarding ZBA 2007-10: 7542 West Adams. Commissioner Tellalian seconded the motion.

**MOTION TO TABLE ZBA  
2007-10: 7542 WEST  
ADAMS  
APPROVED**

**ROLL CALL:**

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

It was moved by Commissioner Curry and seconded by Commissioner Hosty to petition the Zoning Board of Appeals for Zoning Text Amendments related to nonconforming uses, structures, side yard setbacks, notice of public hearings, minimum lot coverage and adult use. Mayor Calderone stated that these few items are housekeeping and routine matters and that the zoning code is being completely reviewed and will be brought before the Council at a later date. Commissioner Curry stated that he encourages the public to attend the ZBA meetings and that he initiated item #5 and supports the placing of a sign on a property that is the subject of a public hearing for the ZBA and Planning Commission. Commissioner Hosty stated that he agrees and supports the posting of a sign on subject properties as well as allowing replacement of a garage on a legal nonconforming property and the alterations to a house with nonconforming setbacks when the setback

**MOTION TO PETITION THE  
ZONING BOARD OF  
APPEALS FOR ZONING  
TEXT AMENDMENTS  
APPROVED**

is not decreased. Commissioner Curry asked whether it is possible to place a moratorium on adult use requests to the ZBA until this text amendment is back before the Council. Mayor Calderone stated that this use has to be regulated and has gone to the United States Supreme Court. The best direction is to take action on regulating adult uses. Commissioner Tellalian stated that with item #1 being allowed in all residential uses, he would like to see that limited to 6 units and under. Commissioner Tellalian further stated that with regard to item #5, posting a sign on the property, he would prefer to expand the area of the mailed notices rather than place a sign on the subject property. Commissioner Tellalian also stated that he would like to see regulations on the minimum size of units be defined in the code including minimum square footage for condominiums vs. single family and apartments. Mr. Sturino stated that Commissioner Tellalian's idea has merit, however at this point; we are attempting to "triage" the issues and when we look at the entire code, that issue can be addressed. Mr. Sturino further stated that we are trying to keep this in a manageable size. Commissioner Hosty stated that he would like to see the maximum lot coverage defined as far as the percentage of green, non buildable, non paved space in all R-1, R-2 and R-3 zones. Mr. Sturino stated that this text amendment addresses that in item #4 and will define what is and is not included in lot coverage. The suggested coverage is 50% because many of the existing lots in the Village are small and it is difficult to build a single family home with the current lot coverage maximum of 40%. Commissioner Hosty stated that he would support the 50% coverage as long as the other 50% is defined and suggested researching what other similar communities use for a maximum coverage. Commissioner Curry stated that he thinks 70% would be good if that includes everything except grass and trees. Mayor Calderone stated that in the last 8 years there have been many requests for variations for over 40% lot coverage, most between 40 and 50%. It seems ridiculous that residents must appeal to the ZBA since almost all of those requests have been approved. The 40% maximum creates chaos in the community. Commissioner Curry stated that if we agree on 50%, then we will certainly receive variance requests for up to 60%. If those projects comply with all the requirements for a variance and are denied, we may be opening the Village up to lawsuit exposure. Mr. Sturino stated that is the reason for the public hearing process, to determine whether the criterion is met. Mayor Calderone stated that staff must be given clear direction and if a petitioner is asking to exceed the new lot coverage, it should be discouraged. Mayor Calderone further stated that we have the authority to approve standards. Commissioner Tellalian stated that 50% is probably a good number across the board. Commissioner Curry stated that he would be in favor of all of the suggested changes. Mr. Durkin stated, in response to Commissioner

Tellalian's concern about residential structures of 6 units or less, that substituting the Zoning Administrator process for the Zoning Board of Appeals process does not mean that the Zoning Administrator is authorized to grant variances. The request is still voted upon by the Village Council.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

**ADMINISTRATOR'S REPORT**

None

**COMMISSIONER'S REPORTS**

Commissioner Curry thanked the Park District and the Village of Forest Park for the fireworks display and encouraged the public again to attend the ZBA meetings.

Commissioner Tellalian stated that the Recreation Board is considering options for the North Park that include a fence around the tot lot and/or the entire park. The Recreation Board meets on the first Tuesday of each month.

Mayor Calderone stated that the next order of business is a closed session meeting to discuss the purchase or sale of real estate. Village Attorney Durkin suggested adjourning into closed session rather than recessing into closed session as long as no votes are anticipated to occur after the closed session.

**ADJOURNMENT**

It was moved by Commissioner Curry and seconded by Commissioner Hoskins to adjourn into closed session to consider the purchase or lease of real property for the use of the public

**MOTION TO ADJOURN INTO  
CLOSED SESSION AT 8:30 P.M.**

**APPROVED**

body, or to consider the setting of the price for sale or lease of real estate owned by the public body.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

The motion carried unanimously.

Mayor Calderone declared the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Vanessa Moritz