

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING JANUARY 8, 2007**

Mayor Calderone led all assembled in the Pledge of Allegiance.

ROLL CALL

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

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the minutes from the Regular Council meeting on December 18, 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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the minutes from the Truth in Taxation Hearing on December 20, 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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the minutes from the Special Council meeting on December 20, 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

NAYS: None

ABSENT: None

The motion carried unanimously.

PUBLIC COMMENT

Mr. Steven Backman of 7452 Warren spoke on behalf of Citizens United in Forest Park regarding the Altenheim property that is being sought for purchase by the West Cook YMCA. Mr. Backman stated that he is troubled because the steering committee has not met since 2004 and the public forum that was promised in July 2002 never occurred. Mr. Backman stated that CU in FP has circulated a survey that shows the following:

- 40% of respondents would like a park
- 4% would like a sports facility
- 18% would like the YMCA
- 14% would like homes to be built
- 18% would like an entertainment/performing arts center
- 6% preferred "other"

In closing, Mr. Backman stated that he hopes that the Village Council will make good on their promises and bring the matter to the public.

COMMUNICATIONS:

Mr. Jim Shaw read a letter aloud outlining his reason for donating \$9,056.65 to the Forest Park Centennial Committee and stated that he would pay half the cost of the investigation if Doolin and Johnsen would pay the other half. Commissioner Doolin stated that he did not feel that Mr. Shaw's comments were appropriate, however thanked Mr. Shaw for taking responsibility for his actions. Commissioner Doolin further stated that he was concerned that this item was on the agenda tonight because it is not official business of the Village of Forest Park and should not be discussed at the business meeting of the Village Council. Commissioner Doolin stated that politics and political grandstanding should be removed from the meeting. Commissioner Hosty thanked Mr. Shaw for the donation to the 100-year celebration of the Village of Forest Park and stated that Mr. Shaw took lemons and made lemonade. Mayor Calderone stated that this is the first time the Village has received such a donation and that it absolutely is official business of the Village.

DEPARTMENT REPORTS:

The Finance Department submitted their December 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 \$648,803.53.

**R-01-07
RESOLUTION FOR THE
APPROVAL OF BILLS IN
THE AMOUNT OF
\$648,803.53
APPROVED**

ROLL CALL:

AYES: Commissioners Gillian, Hosty, Steinbach
and Mayor Calderone

NAYS: Commissioner Doolin

ABSENT: None

The motion carried.

UNFINISHED BUSINESS

Mayor Calderone stated that the sale of the Altenheim property is the next item on the agenda and asked the council members whether it was their pleasure to move into closed session to discuss the sale or to discuss in open session. Commissioner Gillian stated that they all know that items discussed in closed session historically do not remain closed and he doesn't see any reason to go into closed session. Commissioner Gillian further stated that he was in favor of moving forward in open session. Commissioner Steinbach stated that she would like it on the record that in closed session she was not in agreement with the other elected officials with regard to discounting the appraised value for the purpose of selling to the YMCA. She further stated that legally, the Village can discount up to 20% of the appraised value. Commissioner Doolin asked Mayor Calderone to outline the details of the negotiation such as price, length of contract, terms of contract, the property included, and any contingencies. Commissioner Gillian asked for clarification that there is an agreement to discuss in open session. Mayor Calderone stated that at this time there is no contract because the parties have not settled at the terms. He further stated that he has been informing the other council members all along, however the terms would generally be as follows:

Price: \$4.3 million

Appraised Value: \$4.6 million

YMCA pays at closing: \$4 million

The YMCA asked that the village hold a note for the remaining \$300,000.00 at a 10-year amortization – the Village countered with a longer amortization schedule, but a balloon payment sooner than 10 years. This portion is not finalized or agreed to by the parties.

Commissioner Hosty stated that it was agreed that the Village could finance \$300,000 and the property purchased would include the soccer field. Commissioner Gillian asked whether the Village could legally get a second mortgage. Village Attorney, Michael Durkin, stated that it would be legal and that the YMCA could obtain conventional outside financing as well. Commissioner Doolin concurred with Commissioner Hosty with the majority agreeing to move forward on those terms and asked whether the site plan has changed. Village Administrator, Mike Sturino, stated that the plan has a few minor changes with regard to access, however the balance of the site plan has not changed. Mayor Calderone added that the soccer field overflow parking was moved from the north side of the field to the south side of the field, however this depicts the same basic layout. The village would retain approximately 1 acre which is shown in the shaded area where the chapel, dining hall and D buildings currently are

DISCUSSION: TERMS AND CONDITIONS FOR THE SALE OF VILLAGE-OWNED PROPERTY ADJACENT TO THE ALTENHEIM TO THE WEST COOK YMCA

as outlined in past plans. Commissioner Gillian stated that it is important to understand that the Council is trying to agree to a purchase price and that the majority already agreed to a purchase price. The site plan is not being voted on at this meeting, so Commissioner Gillian suggested that the members not be caught up in the site plan details. Mayor Calderone stated that he asked the YMCA to narrow down the exact acreage and they submitted this plan and some renderings last week. Commissioner Hosty stated that although the Village has the ability to discount up to 20% of the appraised value, the \$4.3 million sale price represents about an 8% discount. Mayor Calderone stated that some home rule communities have been known to discount up to 80%. Commissioner Doolin asked whether the chapel building would remain. Mayor Calderone stated that there are no immediate plans to demolish the buildings, and there are many options as to the use of this one-acre parcel. The Altenheim may be interested in purchasing this acre and redeveloping it for affordable senior housing. Commissioner Doolin stated that he agreed to the sale price of \$4.3 million and would like to see this project move forward. Commissioner Doolin further stated that there are other issues that need to be agreed upon such as storm water recapture, and the status of Van Buren Street and asked that the Council give authority subject to agreement of the terms and conditions of the final contract. Mr. Durkin stated that the rest of the issues still need to be negotiated. Commissioner Steinbach requested that Mr. Durkin ask for some concessions from the YMCA in return for the discounted price. The suggested concessions are the use of some space in their building to run Community Center programs, free use of the sports fields for Forest Park residents and the possibility of discount memberships for Forest Park residents. Mayor Calderone replied that all of these issues have been discussed with the YMCA and the negotiations are not at that stage yet. Commissioner Hosty asked that everyone keep in mind that the original purchase price was \$3.5 million and that the Village will retain a lot of land that they want to use. Mr. Durkin stated that all three concessions will be part of the future discussions. Commissioner Gillian stated that the contract phase will be long and involved and he congratulated the Village Council for working through the myriad of problems associated with this deal. He further stated that the Council has done their best to see the issue through and to make the best deal for the residents and taxpayers, especially with the retention of the Picnic Grove. It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the Council agree to authorize the continued negotiations with the West Cook YMCA at a sales price of \$4.3 million subject to the terms and conditions of the contract to be presented to the Council at a later date.

**MOTION:
TO CONTINUE
NEGOTIATIONS FOR THE
SALE OF VILLAGE OWNED
PROPERTY TO YMCA AT A
PRICE OF \$4.3 MILLION:
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone stated that Staff monitored the La Piazza valet parking operation and recommend that the operation continue as it currently is. Commissioner Hosty requested that when we notify La Piazza, we specify the number of parking spaces allowed to be two.

**DISCUSSION:
LA PIAZZA VALET
PARKING ALLOWING TWO
SPACES**

NEW BUSINESS

Police Chief Ryan introduced probationary police officer Dan Pater. Officer Pater graduated from the Chicago Police Academy on December 22 after fifteen and a half weeks training. Now Officer Pater will undergo a 3-month field-training program here in Forest Park. Officer Pater was congratulated and applauded by all in attendance.

**INTRODUCTION OF
PROBATIONARY POLICE
OFFICER DAN PATER**

Chief Ryan introduced Officer Tim Adams and asked him to come up to the podium to be sworn in and promoted to the rank of Sergeant. Sergeant Adams started with the department in 1996, left for 3 years to work in Chicago, and returned to Forest Park in 2002. He is an 11-year veteran of police work, has a bachelor's degree from St. Joseph College, has been a field-training officer and is a member of the Forest Park Tactical Special Response Team. Chief Ryan expressed his congratulations and thanked all of the police personnel in attendance, Sergeant Adams' friends and family as well. Mayor Calderone administered the oath of office and congratulated Sergeant Adams.

**SWEARING IN AND
PROMOTION OF OFFICER
TIM ADAMS TO THE
POSITION OF SERGEANT**

Village Administrator Mike Sturino and Village Engineer, Mike Stirk were introduced to make a presentation commemorating the completion of the Village Improvement Project. The Village has reached a milestone as the project was completed on time, under budget and it achieved the objectives outlined. Mike Stirk of Christopher B. Burke Engineering was the project manager of this \$10 million project that was largely funded by the sales tax increase that was approved by referendum. The power point presentation outlining the project from start to finish will be uploaded to the Village's website for viewing by the public. Mr. Sturino congratulated and thanked Public Works Director, Bob Kutak, Public Works Secretary, Katie Murphy, Water Operator Mike Loisi and CBBEL Engineer, Jim Amelio for all of their hard work and dedication. Mr. Sturino further stated that Engineer Stirk is working on ideas for the residual funds and ways to obtain more funding for future projects. Mr. Stirk stated that in his 20 years as a Civil

**PRESENTATION
COMMEMORATING
COMPLETION OF
\$10 MILLION VILLAGE
IMPROVEMENT PROJECT**

Engineer he has only worked on 2 projects with this level of good leadership including everyone who worked on it, even the contractors.

It was moved by Commissioner Doolin and seconded by Commissioner Hosty to appoint Ms. Laureen Thornton to the Police Pension Board. Commissioner Doolin asked whom Ms. Thornton would be replacing. Mayor Calderone stated that Ms. Thornton would replace Ms. Nancy Svoboda.

**APPOINTMENT OF MS.
LAUREEN THORNTON TO
THE POLICE PENSION
BOARD:
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 amending Chapter 3, entitled "Liquor Control" of Title 3 of the Municipal Code of the Village of Forest Park, Cook County, Illinois affecting Class "E" Licenses be adopted. Mayor Calderone stated that Harrison Street Café has applied for this license to serve beer and wine because they are expanding their restaurant and will begin serving dinner as well as breakfast and lunch. Commissioner Doolin asked whether the hours of operation are outlined. Mayor Calderone stated that the hours are the same as the other classes of liquor license.

**O-01-07
ORDINANCE AMENDING
CHAPTER THREE
ENTITLED "LIQUOR
CONTROL" AFFECTING
CLASS "E" LICENSES:
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 authorizing a Text Amendment to add "Tutorial Centers" as a conditional use in the Downtown Business District Zoning District in the Village of Forest Park, Cook County, Illinois re: ZBA 2006-32 be adopted.

**O-02-07
ORDINANCE AUTHORIZING
TEXT AMENDMENT
ADDING "TUTORIAL
CENTERS" AS
CONDITIONAL USE IN DBD
ZONING DISTRICT:
APPROVED**

ROLL CALL:

AYES: Commissioners Gillian, Doolin, Steinbach

and Mayor Calderone

NAYS: None

ABSTAIN: Commissioner Hosty

The motion carried.

It was moved by Commissioner Steinbach and seconded by Commissioner Doolin that the Ordinance granting and permitting a conditional use for a Tutorial Center in the Village of Forest Park, Cook County, Illinois re: ZBA 2006-33: 7217 Madison Street/Sylvan Learning Center be adopted.

**O-03-07
ORDINANCE PERMITTING
CONDITIONAL USE FOR A
TUTORIAL CENTER AT
7212 MADISON STREET:
APPROVED**

ROLL CALL:

AYES: Commissioners Gillian, Doolin, Steinbach and Mayor Calderone

NAYS: None

ABSTAIN: Commissioner Hosty
The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach to direct the Village Attorney to prepare an ordinance regarding ZBA 2006-30 / PC 2006-11 granting and permitting a variation of Section 9-3A-3B to allow the creation of a lot smaller than the minimum required in the R-1 Low Density Residential District and approving a plat of resubdivision for the property located at 1234 Elgin Avenue, in a R-1 Low Density Residential District, with a waiver of the provisions of Section 10-3-5A of the Subdivision Regulations of the Village Code consistent with the variation to be granted. Commissioner Doolin stated that the house has already been demolished and asked why we issued a demolition permit prior to the ordinance for the consolidation of the two lots. Mike Boyle stated that the existing structure was encroaching onto the neighbor's property to the south (over the lot line). The Village would not allow any alterations or modifications to such a structure as it stood.

**MOTION TO DIRECT
VILLAGE ATTORNEY TO
PREPARE ORDINANCE RE:
ZBA 2006 - 30 / PC 2006-11
ALLOWING CREATION OF
A LOT SMALLER THAN
MINIMUM REQUIRED IN R-1
AND APPROVING PLAT OF
RE-SUBDIVISION FOR 1234
ELGIN:
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 direct the Village Attorney to prepare an ordinance regarding ZBA 2006-31 granting and permitting a variation to Section 9-3A-4A of the Zoning Ordinance in order to allow for the construction of a new home on an existing 25 foot wide lot that was not vacant as of June 27, 2005, and granting and permitting a variation to Section 9-3A-3B of the Zoning Ordinance, in order to permit lot coverage of 43.5% percent, for the property located at 1108 Ferdinand Avenue, and located in a R-1 Low Density Residential District. Commissioner Doolin stated that he had an issue with the way the three properties, under joint ownership were developed. He stated that the developer deliberately started the

**MOTION TO DIRECT
VILLAGE ATTORNEY TO
PREPARE ORDINANCE RE:
ZBA 2006-31 ALLOWING
43.5% LOT COVERAGE
FOR 1108 FERDINAND:
APPROVED**

construction of the first house and then asked for a lot coverage variance on the second lot so as not to involve the first house in the variance. He further stated that the garage on the lot in question at 1108 Ferdinand was previously used by the residents of the brick house next door and granting the variance would create a non-conforming situation for the brick house next door and over-develop both properties. Commissioner Steinbach asked whether the garage is being used by the adjacent property and what the plan is for parking for that property once this new house is built. The developer, Barney O'Reilly stated that the adjacent lot has enough available lot coverage room for a 3-car garage because it is a wider lot.

ROLL CALL:

AYES: Commissioners Gillian, Hosty, Steinbach and Mayor Calderone

NAYS: Commissioner Doolin

ABSENT: None

The motion carried.

It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the Resolution honoring Dave Novak upon his retirement from the Park District of Forest Park be adopted.

**R-02-07
RESOLUTION HONORING
DAVE NOVAK UPON
RETIREMENT:
ADOPTED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

It was moved by Commissioner Gillian and seconded by Commissioner Hosty that the Resolution honoring Nello V. Ferrara, authorizing the dedication of a portion of Harrison Street, from Elgin to Circle, in his name, be adopted.

**R-03-07
RESOLUTION HONORING
NELLO V. FERRERA:
ADOPTED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

ADMINISTRATOR'S REPORT

None

COMMISSIONER'S REPORTS

None

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 8:39 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk