

**THE REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS
HELD ON MONDAY EVENING FEBRUARY 26, 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 Doolin that the minutes from the Regular Council meeting on February 12, 2007 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

None

COMMUNICATIONS:

Mr. Donald Clark of LaRouche Political Action Committee requested permission to campaign and solicit at traffic islands within the Village in the near future. There were no objections from the Village Council and the Clerk was instructed to notify Mr. Clark of the approval.

Ms. Mary Anne Brown, Executive Director of Hephzibah Children's Association requested permission to hold their 17th Annual Shamrock & Roll Tag Day event in Forest Park on March 3, 2007 during the St. Patrick's Parade. There were no objections from the Village council and the Clerk was instructed to notify Ms. Brown of the approval.

DEPARTMENT REPORTS:

The Police submitted their January 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

**R-11-07
RESOLUTION FOR THE
APPROVAL OF BILLS IN
THE AMOUNT OF**

each department and found the aggregate amounts to be correct and recommends payment when funds are available. The bills totaled \$358,251.49.

**\$358,251.49
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:

Clerk Moritz read a Resolution honoring Mr. Mike Zych and the Nut Bush City Limits aloud. It was moved by Commissioner Hosty and seconded by Commissioner Steinbach that the Resolution honoring Mr. Mike Zych and Nut Bush City Limits be adopted.

**R-12-07
RESOLUTION HONORING
MR. MIKE ZYCH AND THE
NUT BUSH CITY LIMITS
APPROVED**

ROLL CALL:

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

NAYS: None

ABSENT: None

The motion carried unanimously.

Mayor Calderone explained that the business will no longer be in existence because the property was sold and the new owner will not renew the lease. The liquor store already has closed. Mayor Calderone stated that this piece of history that has served a unique community in Forest Park and the surrounding area will be missed. Mayor Calderone advised Mr. Zych that an official copy of the resolution will be forwarded to him once it is signed.

Mr. John Scheiss of Forest Park Development Group gave a presentation on the proposed site plan for the development at 7329 Harrison, the former Roos Building. Mr. Victor, the architect and Tom from Regency Development Group were also in attendance. Mr. Scheiss stated that the team has been working on equipment, safety, traffic and other issues related to construction and post-construction of the site. The site is zoned R-3 High Density Residential. The developer purchased the property without the Planned Unit Development rights previously obtained by the first developer. They plan to leave the original Roos building footprint intact and will build 70 residential units on the second and third floors with the

**PRESENTATION BY MR.
JOHN SCHEISS OF
FOREST PARK
DEVELOPMENT GROUP
REGARDING 7329
HARRISON STREET
PROPOSED SITE PLAN**

first floor being used for parking and some retail and a fourth penthouse floor being added. In addition, 3 buildings will be built containing 28 town homes. The primary vehicular entrance will be from Hannah Avenue with a pedestrian drop-off area on Harrison Street. The parking on Hannah will be restored and green space will be added to Harrison. The total lot area is 2.45 acres. The proposed lot coverage is 51% with 29% being non-permeable and 19.1% permeable. There will be a total of 178 parking spaces with 2 garage spaces per 28 town houses, 98 for the condominiums and 24 public parking spaces. Of the 98 condo parking spaces, 65 will be indoor and 33 will be outdoor. The town homes will range from 2,200 to 2,600 square feet in area. The Roos will have a partial basement used for storage/lockers, etc. and a partial crawlspace. Twenty one of the indoor spaces will exit onto lower Circle Drive. The balance of the parking and vehicle traffic will exit onto Hannah. The original façade of the building is being preserved as no balconies will face Circle or Harrison. The penthouse will be set back so that it does not change the look of the original Roos building. The townhouses will have a 4th level with a rooftop deck for outdoor living. Traffic safety recommendations are to build a curved exit so that cars exiting must turn right onto Harrison from Lower Circle, Add a mirror so that drivers can see other traffic that may be hidden, make Lower Circle Drive a one-way street, add a stop sign on the West side of Lower Circle Drive and add a Do Not Enter sign at Lower Circle Drive. Mr. Schiess stated that the initial concept was to keep the Roos Building close to the original. This outlines a unique solution that caps the density and provides green space and diverse housing.

Commissioner Gillian asked what the proposed selling point of the units is. Mr. Schiess stated that the lofts will be around \$200,000 and the townhomes will be in the mid-\$400,000s. Commissioner Gillian asked what the phasing and time frame plan is. Mr. Schiess stated that they will start construction the first phase of the town homes at the same time that they overhaul the Roos. Phase II will include town homes and Roos improvements. Public improvements will work in a flow with the other construction work. The entire project is expected to take 18 to 24 months. Commissioner Gillian asked whether the entire project is capitalized. Mr. Schiess stated that the first 14 town homes and \$2 million for Roos is committed to now. The financing will be expanded as units are sold. Commissioner Gillian asked whether barbecue grilling is allowed under Village Code on the rooftop spaces. Mr. Schiess stated that they have done this before in towns with similar codes and added that the buildings are fully sprinklered.

ADMINISTRATOR'S REPORT

None

COMMISSIONER'S REPORTS

Mayor Calderone announced that the earlier this year the Village Council appropriated funding for the Oak Park Area Convention and Visitor's Bureau to work in conjunction with Sally Cody to develop a Tourism Guide for Forest Park. The Governor's Conference on Tourism and Marketing recently voted our brochure the best in the State of Illinois. We should be proud of our community and the efforts of Sally Cody, Rich Carrollo and Jody from the OPACVB.

Commissioner Gillian stated that he heard that the community to the east of Forest Park is going to fine their homeowners if they don't shovel the public sidewalk in front of their home. Commissioner Gillian stated that when he sees the bobcats plowing the public sidewalks in Forest Park, he is glad he picked this town to live in.

ADJOURNMENT

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

Mayor Calderone declared the meeting adjourned at 7:37 P.M.

Respectfully submitted,

Vanessa Moritz
Village Clerk