

## AGENDA

### RULES MEETING OF THE BOARD OF TRUSTEES VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS

Village Hall

7:00 p.m.

November 21, 2016

Roll Call

1. Acquisition of One 2017 Chevrolet Tahoe
2. Authorization to Purchase a New Squad Car Camera System for the Entire Patrol Fleet
3. Acquisition of One (1) 2017 Ford Utility SUV Police Interceptor and One (1) 2017 Ford Transit 12-Passenger Van
4. Ordinance Amending the Land Use and Economic Development Element of the Official Comprehensive Plan and Amending Chapter 78 (“Planning”), Article III (“Official Plan”), Section 78-62 (“Created and Adopted”) of the Code of Ordinances

Mayor’s Comments

Manager’s Comments

Trustee’s Comments

Attorney’s Comments

Clerk Comments

Audience to Visitors

Adjournment

Agenda Items are Available in the Lobby of Village Hall and on the Village website  
[www.villageofparkforest.com](http://www.villageofparkforest.com)

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village Manager’s Office at least 48 hours in advance of the scheduled meeting. The Village Manager’s Office can be reached via telephone at (708) 283-5605 or (708)748-1129 or via e-mail at [sblack@vopf.com](mailto:sblack@vopf.com). Every effort will be made to allow for meeting participation.

## **AGENDA BRIEFING**

**DATE:** November 8, 2016

**TO:** Mayor John Ostenburg  
Board of Trustees

**FROM:** Bruce Ziegler, Fire Chief

**RE:** Acquisition of one 2017 Chevrolet Tahoe

**BACKGROUND/DISCUSSION:** The Fire Department budgeted the sum of \$55,000.00 for the replacement of a 2006 Ford Expedition currently assigned as a staff car for the Deputy Fire Chief. This vehicle has been in service as a staff car for the fire department for more than 10-years and has mileage of 124,690 miles.

As part of the fire department's vehicle replacement process we performed research on the availability and cost for hybrid and alternative fuel vehicles for environmental and sustainability initiatives. After reviewing the available literature and research it was determined a "Flex Fuel" vehicle was our best choice. This type of vehicle offered the widest choice of vehicles available under purchasing contracts while at the same time addressing alternative fuels and the environment.

The factors influencing vehicle choices for fire department operations include the initial purchase cost, the projected up-fitting costs (i.e. purchase/installations of radios, computer and emergency warning equipment), the ease and projected costs for providing maintenance, fueling capabilities on a local, regional and potential deployment basis and the ability for the vehicle to fill multiple roles throughout its lifespan. The general plan for fire department support/command vehicle replacement is to rotate the vehicles from command staff assignments to support role assignments to limit overall mileage, maintenance, wear and tear. This allows for a general lifespan within the fire department's fleet of about 10-years. Vehicles used only as command vehicles tend to have reduced lifespans and vehicles used only as support vehicles tend to have longer lifespans.

As stated above, it is the goal of the fire department to have vehicles in our fleet that can fill either the command vehicle or support vehicle roles. In order to accomplish this any and all of our support vehicles should be capable of filling as many of the roles/tasks listed below as possible:

- Function as an incident command vehicle for multiple company incident.
- Serve as a mobile office for command staff as needed.
- Carry a wide selection of emergency response equipment to support the current mission.
- Carry at least 4-adults, plus their related equipment, when the need arises.

- Have the capability to tow as many of the department's trailer based resources as possible:
  - Fire Safety Activity House
  - Fire Safety Education House
  - Fire UTV/Boat Trailer
  - Combined Agency Response Team (CART) Equipment Trailer
- Have tow capability for regional resources when needed:
  - light tower/generator trailers
  - sign message board units
  - expedient shelter trailers
  - water rescue resource trailer
  - Incident Management Assistance trailers

### **Alternative Vehicle/Sustainability:**

The fire department examines avenues and strategies for increasing sustainability within our fleet including, but is not limited to, alternative fuel options with each successive purchase. There are two main roadblocks to the use of hybrid and alternative vehicles for emergency services; these are suitability/availability and technology related to these vehicles.

#### Compressed Natural Gas Vehicles:

*Suitability/Availability:* There is a very limited number of compressed natural gas vehicles currently on the U.S. market and none we could locate on any type of purchasing contract. Some manufacturers are beginning to offer a sedan type of vehicle and some small trucks with CNG capabilities, but these are currently not very widespread. The up cost of these vehicles is fairly significant (30-50%), especially within the single vehicle purchase arena. No current purchasing contract has CNG vehicle as part of their standard purchasing contracts (State; NWMC, etc.)

*Technology:* As discussed during the purchase process for our most recent squad/pumper, the technology for compressed natural gas vehicles has not reached a state of commonality for widespread use. This includes an extremely limited number of fueling facilities available at this time to either public, private or governmental entities. This availability limits the efficient use of this vehicle for typical day to day needs to areas in the immediate proximity to said refueling sites. While the use of CNG as a fuel is considered generally safe, there are concerns for its use in emergency vehicles; concerns that have not sufficiently been studied related to potential exposure hazards.

#### Hybrid Vehicles:

*Suitability/Availability:* Hybrid vehicles are becoming more readily accessible via purchasing contracts to local governments; however, the type of vehicles available is quite limited. Currently the only hybrid vehicle we could locate on a purchasing contract was the Ford Fusion, a 4-door sedan vehicle with a price range starting at between \$17,000 and \$24,000. This type of vehicle could meet the department's need for basic travel and personnel carrying capability, but it falls short in the area of being able to provide towing capabilities. General Motors has marketed the

hybrid Tahoe and Suburban which have improved capabilities in the towing area; however, these vehicles have a starting price in the \$54,000 range, making them cost prohibitive. Additionally, recent trade articles indicate GM will be abandoning these hybrid SUV's due to poor sales figures, which would likely reduce service and warranty repair options.

*Technology:* Technology is another issues presented by hybrid vehicles for use within the emergency services. These vehicles derive their efficiency by either being totally battery powered or limiting the use of the fuel power system when the vehicle is not in motion. Unfortunately these strategies are in conflict with the use of emergency lighting by vehicles such as ours, when used at emergency scenes such as traffic accidents. There is currently no technology available within these systems to override the fuel efficiency system to continue to power emergency lighting systems while parked at emergency scenes. While the battery systems could power emergency lights and radios for some time on the scene, this window is limited at best; additionally, there is no supporting information as to how this will impact the battery system over time for the traditional driveline use of this equipment.

#### Flex Fuel Vehicles:

*Suitability/Availability:* Flex fuel vehicles are readily available on a variety of platforms and via almost all purchasing contracts. This type of vehicle can be found in a sedan, SUV and pick-up truck; providing the best options available for the fire department's needs. The mid-sized SUV currently available on the Suburban Purchasing Cooperative contract is the Chevrolet Tahoe; a vehicle that meets the department's needs in the area of personnel and equipment capacity and has the ability to provide the necessary towing capacity.

*Technology:* The current state of technology related to flex fuel vehicles, while not optimal from an environmental sense, is reasonable from an operational and cost position. This is proven technology capable of meeting the needs of the emergency service, while providing some capability to address environmental concerns. The availability to utilize ethanol based fuels reduces direct reliability on oil, while providing a limited sustainability factor.

#### Alternative Energy Support:

We are examining potential methods for the inclusion of some type of solar panel option on this support/command vehicle, much like we have done with our recent ambulance and squad/pumper purchases. Unfortunately, we have not found one that is suitable, low maintenance, non-invasive and cost friendly. We are working with a number of vendors to investigate this possibility further in order to continue the department's practice of minimizing the vehicle's carbon footprint. I will endeavor to keep the board and administration abreast of these efforts.

#### **Recommendation:**

Given the above information, I recommend the purchase of a 2017 Chevrolet Tahoe Police Package via the Suburban Purchasing Cooperative contract and Currie Motors of Forest Park (the State contract holder for this type of vehicle) for this replacement.

Total purchase price for the 2017 Tahoe under this contract including standard and optional equipment is \$38,723.69. The additional funding under the budget line item is set aside for outfitting to purchase and install radios, computers, emergency lighting, siren, etc.

Budget Allocation	\$55,000.00	
(1) 2017 Chevrolet Tahoe	\$38,723.69	
Less trade-in	<u>\$ 00.00</u>	(handed down to Building Department)
Outfitting	\$16,276.31	

The final costs for outfitting is still being confirmed; however, the remaining funds are expected to be sufficient. Any equipment that can be reused from the current vehicle will be recycled.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the Rules and Regular meeting of November 21, 2016 for your consideration.



**2017 Chevrolet Tahoe Police  
Patrol Package**  
Contract #147



**Currie Motors Fleet**

"Nice People To Do Business With"

Your Full-Line Municipal Dealer  
[www.CurrieFleet.com](http://www.CurrieFleet.com)

ORDER CUTOFF: March 2017



Contract# 147



**Currie Motors Chevrolet  
SPC Contract Winner  
2017 Chevrolet Tahoe Police  
Patrol Package  
Contract #147  
Call Tom Sullivan (708) 562-4500**

**Standard Package: \$32,933.49**

Warranty 3 Years 36,000 miles Bumper to Bumper/ 5 Years 100,000 Power train

**Audio system**, AM/FM stereo with CD player and auxiliary input jack, includes 2 USB ports and 1SD card reader

**Audio system feature**, 6-speaker system

**Audio system feature**, single-slot CD/MP3 Player

**Automatic Occupant Sensing System**, sensor indicator inflatable restraint, front passenger

**Assist handles**, front passenger and second row outboard

**Bluetooth for phone**, personal cell phone connectivity to vehicle audio system

**Climate control**, dual-zone automatic

**Defogger**, rear-window electric

**Door locks**, power programmable with lockout protection. Auto Lockout is disabled on Driver door

**Instrumentation**, analog with certified 150 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer

**Key**, 2-sided

**LATCH system** (Lower Anchors and Top tethers for Children), for child safety seats, lower anchors and top tethers located in all second row seating positions

**Lighting**, interior with dome light, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions

**Mirror**, inside rearview manual day/night

**OnStar**, 6 months of Directions and Connections plan

**1 Visit onstar.com for coverage map, details and system limitations. Services vary by model & conditions.**

**Power outlets**, 3 auxiliary, 12-volt, includes 2 on the instrument panel and 1 in the cargo area

**Power outlet**, 110-volt, 1.1 Amp, 150 Watt

**Rear Vision Camera**

**Safety belts**, 3-point, driver and front passenger in all seating positions

**Steering column**, Tilt-Wheel

**Steering wheel**, vinyl

**Theft-deterrent system**, content, electrical, unauthorized entry

**Theft-deterrent system**, vehicle, PASS-Key III

**Tire Pressure Monitor System**, air pressure sensors in each tire with pressure display in Driver Information Center

**Warning tones**, headlamp on, key-in-ignition, driver and right-front passenger safety belt unfasten and turn signal on

**Windows**, power, with express down and express up front doors and lockout features

**Daytime Running Lamps**, with automatic exterior lamp control

**Door handles**, Black

**Exterior ornamentation delete**

**Glass**, deep-tinted (all windows, except light tinted glass on windshield and driver- and front passenger-side glass)

**Liftgate**, rear manual

Contract# 147



**Mirrors**, outside heated power-adjustable, manual-folding

**Mirror caps are Black**

**Tires**, P265/60R17 all-season, police, V-rated

**Tire**, spare P265/60R17 all-season, police, V-rated

**Tire carrier**, lockable outside spare, winch-type mounted under frame at rear

**Wheels**, 17" x 8" (43.2 cm x 20.3 cm) steel, police

**Wheel**, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare

**Windshield**, solar absorbing, shaded upper

**Wiper**, rear intermittent with washer

**Wipers**, front intermittent, Rainsense

**Windshield style**, acoustic laminated glass

**Air cleaner**, high capacity

**Alternator**, 170 amps, high output

**Battery**, 660 cold cranking amps with 80 amp hour rating

**Power supply**, 100-amp, auxiliary battery, rear electrical center

**Power supply**, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness

**Power supply**, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring

**Cooling**, auxiliary transmission oil cooler, heavy-duty air-to-oil

**Cooling**, external engine oil cooler, auxiliary, heavy-duty air-to-oil integral to driver side of radiator

**Engine**, 5.3L EcoTec3 V8, with Active Fuel Management, Direct Injection, Variable Valve Timing

and Flex Fuel, includes aluminum block construction

**GVWR**, 6800 lbs. (3084 kg)

**Rear axle**, 3.08 ratio

**Steering**, power, electric Z56

**Suspension**, heavy-duty, police-rated, front, independent torsion bar, and stabilizer bar and rear, multi-link with coil springs

**Trailer equipment**, heavy-duty

**Transmission**, 6-speed automatic, electronically controlled with overdrive and tow/haul mode

**Air bags**, frontal and side-impact for driver and front passenger and head curtain side-impact for all rows in outboard seating positions Note: Head curtain side-impact included for third row seating positions, even though seat has been deleted.

*Requires (AZ3) 40/20/40 split-bench front seat.*

*Always use safety belts and child restraints.*

*Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.*

**SiriusXM Satellite Radio**, delete

**Cruise control**, electronic with set and resume speed

**Floor covering**, Black rubberized vinyl

**Identifier for Police Patrol Vehicle**

**Remote Keyless Entry**, extended-range

**Seats**, front 40/20/40 split-bench, 3-passenger,

**Active Aero Shutters**, front

**Capless Fuel Fill**



**Model-Options**

<input type="checkbox"/>	Police Patrol Vehicle 4-Wheel Drive	3790.00
<input checked="" type="checkbox"/>	Special Service Package Vehicle 4-Wheel Drive	3180.00

**Options – Exterior**

<input type="checkbox"/>	Exterior body colored parts-Blue	154.00
<input type="checkbox"/>	Exterior body colored parts-Dark Blue Metallic	154.00
<input checked="" type="checkbox"/>	Exterior body colored parts-Victory Red	176.00
<input type="checkbox"/>	Special Paint Solid	264.00
<input type="checkbox"/>	Polished Aluminum Wheels (SSV Only)	528.00
<input checked="" type="checkbox"/>	Front and rear splash guards	136.40
<input type="checkbox"/>	Body-side moldings	242.00
<input type="checkbox"/>	Push bumpers	695.00
<input type="checkbox"/>	Non Tinted Solar Glass	-259.60
<input type="checkbox"/>	Recovery hooks	105.60

**Options – Interior**

<input type="checkbox"/>	Inoperative rear doors	52.00
<input type="checkbox"/>	Inoperative rear window switches	50.16
<input checked="" type="checkbox"/>	Red/White Auxiliary dome light	149.60
<input type="checkbox"/>	OnStar delete (Bluetooth delete included)	-74.80
<input type="checkbox"/>	Adjustable power pedals	132.00
<input checked="" type="checkbox"/>	Power Front passenger seat (required w/front buckets)	176.00
<input type="checkbox"/>	Carpeted floor covering	237.60
<input type="checkbox"/>	Cargo net (SSV Only)	52.80
<input type="checkbox"/>	Cargo shade	171.60
<input checked="" type="checkbox"/>	Rear cargo mat (Requires carpeting)	74.80

**Options – Mechanical/Electrical**

<input type="checkbox"/>	Auxiliary speaker wiring	52.80
<input type="checkbox"/>	Grill lamp/siren speaker wiring	80.96
<input type="checkbox"/>	Horn and siren circuit wiring	36.08
<input type="checkbox"/>	Flasher System	435.60
<input type="checkbox"/>	Daytime running light delete	8.80
<input type="checkbox"/>	Spot Light-left hand	431.20
<input type="checkbox"/>	Spot Light-dual	721.60
<input type="checkbox"/>	City Brake Package- PPV Only	N/C
<input type="checkbox"/>	Locking Differential	259.60
<input checked="" type="checkbox"/>	Block heater	66.00
<input type="checkbox"/>	Ground studs	77.44
<input checked="" type="checkbox"/>	Max Trailering Package (SSV Only)	572.00



**Options – Additional**

<input type="checkbox"/>	<b>6- Additional keys (requires key common - unprogrammed)</b>	<b>35.20</b>
<input type="checkbox"/>	<b>Key Common- 6E2</b>	<b>22.00</b>
<input type="checkbox"/>	<b>Key Common-6E8</b>	<b>22.00</b>
<input type="checkbox"/>	<b>Remote Keyless Entry -6 additional unprogrammed transmitters</b>	<b>66.00</b>
<input checked="" type="checkbox"/>	<b>Remote vehicle start</b>	<b>167.20</b>
<input checked="" type="checkbox"/>	<b>Secure Idle Over-ride</b>	<b>285.00</b>
<input checked="" type="checkbox"/>	<b>Rustproofing with sound shield</b>	<b>295.00</b>
<input type="checkbox"/>	<b>Delivery-greater than 50 miles</b>	<b>145.00</b>
<input checked="" type="checkbox"/>	<b>License and Title Fees</b>	<b>103.00</b>

**Exterior Colors**

<input type="checkbox"/>	<b>Black</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Champagne Silver</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Summit White</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Silver Ice Metallic</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Blue Velvet Metallic</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Pepper Dust Metallic</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Tungsten Metallic</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Siren Red Tint Coat</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Blue</b>	<b>154.00</b>
<input checked="" type="checkbox"/>	<b>Victory Red</b>	<b>264.00</b>
<input type="checkbox"/>	<b>Dark Blue Metallic</b>	<b>264.00</b>

**Interior**

<input type="checkbox"/>	<b>Jet Black 40/20/40 Bench</b>	<b>Standard</b>
<input checked="" type="checkbox"/>	<b>Jet Black Front Buckets (w/ console &amp; frontal side impact airbags)</b>	<b>220.00</b>
<input type="checkbox"/>	<b>Front Center Seat Delete</b>	<b>N/C</b>
<input type="checkbox"/>	<b>Vinyl Rear Seat</b>	<b>N/C</b>



Please enter the following:

Agency Name & Address PARK FOREST FIRE DEPT  
156 INDIANWOOD BLVD  
PARK FOREST IL 60466

Contact Name CHIEF BRUCE ZIEGLER

Phone Number 708-748-5606

Purchase Order Number \_\_\_\_\_

Fleet Identification Number \_\_\_\_\_

Total Dollar Amount (1) @ \$38,723.69

Total Number of Units (1)

Delivery Address SAME -

**Please submit P.O. & tax exempt letter with Vehicle Order:**

*Currie Motors  
8401 Roosevelt Rd  
Forest Park, IL 60130  
PHONE: (708)562-4500 FAX: (815) 464-7500  
CurrieFleet@gmail.com  
Contact Person: Tom Sullivan*

IF WE HAVE MISSED AN OPTION, PLEASE CONTACT OUR OFFICE.  
COMPLETE UNITS IN STOCK FOR IMMEDIATE DELIVERY, CAN BE VIEWED  
ON OUR WEBSITE [WWW.CURRIEFLEET.COM](http://WWW.CURRIEFLEET.COM)



# A Joint Purchasing Program For Local Government Agencies

April 11, 2014

Currie Motors  
Mr. Tom Sullivan  
8401 West Roosevelt Road  
Forest Park, IL 60130

Dear Mr. Sullivan:

This letter is to inform you that the Suburban Purchasing Cooperative's Governing Board has approved the award of the SPC 2015 Chevrolet Tahoe Police Patrol Vehicle Contract #147 to Currie Motors, Forest Park, IL based on your response being found to be the lowest responsive, responsible bid and most advantageous to the SPC.

With acceptance of this contract, Currie Motors, Forest Park, IL agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Currie Motors, Forest Park, IL will handle all billing. Each vehicle purchased will be assessed a \$100.00 administrative fee per vehicle which shall be paid directly by the vendor to the SPC on a quarterly basis.

The SPC looks forward to a productive year working with Currie Motors, Frankfort, IL. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention. The duration of the contract is April 11, 2014 through April 10, 2015. The SPC reserves the right to extend this contract for up to (3) three additional one-year terms upon mutual agreement of the both the vendor and the SPC on a negotiated basis.

Sincerely,

Ellen Dayan  
NWMC Program Manager for Purchasing

Name: Ellen Dayan  
Northwest Municipal Conference

04.11.14  
Date

  
Name: Tom Sullivan  
Currie Motors

7/15/14  
Date

DuPage Mayors &  
Managers Conference  
1220 Oak Brook Road  
Oak Brook, IL 60523  
Suzette Quintell  
Phone: (630) 571-0180  
Fax: (630) 571-0481

Northwest Municipal  
Conference  
1600 East Golf Rd., Suite 0700  
Des Plaines, IL 60016  
Ellen Dayan  
Phone: (847) 296-9200  
Fax: (847) 296-9207

South Suburban Mayors  
And Managers Association  
1904 West 17<sup>th</sup> Street  
East Hazel Crest, IL 60429  
Ed Poesel  
Phone: (708) 206-1155  
Fax: (708) 206-1133

Will County  
Governmental League  
3180 Theodore Street, Suite 101  
Joliet, IL 60435  
Anna Burger  
Phone: (815) 722-7280  
Fax: (815) 722-0528



# A Joint Purchasing Program For Local Government Agencies

April 27, 2016

Currie Motors  
Mr. Tom Sullivan  
8401 West Roosevelt Road  
Forest Park, IL 60130

Dear Mr. Sullivan:

This letter is to inform you that the Suburban Purchasing Cooperative's Governing Board has approved the second of three (3) possible one-year contract extensions SPC 2016 Chevrolet Tahoe Police Patrol Vehicle Package Contract #147 to Currie Motors, Forest Park, IL, for a total standard base price of \$32,933.49. The duration of the contract extension is April 11, 2016 through April 10, 2017. The SPC reserves the right to extend this contract for one additional one-year term upon mutual agreement of the both the vendor and the SPC on a negotiated basis. In addition, the SPC would like to request that General Motors roll over SPC Contract #147 when the 2017 model year vehicles are released.

With acceptance of this contract extension, Currie Motors, Forest Park, IL agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded, with the exception of increasing the SPC administrative fee to \$120.00 per vehicle.

Currie Motors, Forest Park, IL, will handle all billing. Each vehicle purchased will be assessed a \$120.00 administrative fee per vehicle which shall be paid directly by the vendor to the SPC on a quarterly basis.

The SPC looks forward to a productive year working with Currie Motors, Frankfort, IL. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.  
Sincerely,

Ellen Dayan, CPPB  
NWMC Program Manager for Purchasing

4/28/16

Name: Ellen Dayan Date: 04.27.16  
Northwest Municipal Conference

Name: Tom Sullivan Date: 4/28/16  
Currie Motors

*DuPage Mayors & Managers Conference*  
1230 Oak Brook Road  
Oak Brook, IL 60523  
Suzette Quinell  
Phone: (630) 571-0480  
Fax: (630) 571-0484

*Northwest Municipal Conference*  
1600 East Golf Rd., Suite 0700  
Des Plaines, IL 60016  
Ellen Dayan, CPPB  
Phone: (847) 296-9200  
Fax: (847) 296-9207

*South Suburban Mayors And Managers Association*  
1904 West 17<sup>th</sup> Street  
East Hazel Crest, IL 60129  
Ed Paesel  
Phone: (708) 206-1155  
Fax: (708) 206-1133

*Will County Governmental League*  
3180 Theodore Street, Suite 101  
Joliet, IL 60435  
Anna Bunger  
Phone: (815) 722-7280  
Fax: (815) 722-0538

## AGENDA BRIEFING

**DATE:** November 28<sup>th</sup> 2016

**TO:** Mayor John A. Ostenburg  
Board of Trustees

**FROM:** Chief of Police Peter Green

**RE:** Authorization to purchase a new squad car camera system for the entire patrol fleet

**BACKGROUND/DISCUSSION:** The Police Department is seeking Board approval for the purchase of a new squad camera system for the entire patrol vehicle fleet which currently covers 12 vehicles. The current in-car video recording camera system (ICOP) was installed in patrol vehicles in 2006 and has basically been in operation almost on a daily bases since that time. The current ICOP recording system in a vehicle has a removable hard drive that contains the video footage captured by the officers working in the field. Supervisors must manually go out to the cars, remove the hard drive and bring it back into the station to download the footage onto a computer storage unit. The original company that the ICOP units were purchased from has been sold to another company and service and support has been deteriorating. The current company customer service and product support is now to the point that the units that are in the squads are no longer serviced and the warranties have long since expired. Because of the age of the overall system staff is seeing more and more problems with losing video footage due to system issues. The loss of video in criminal cases is not only very problematic for the prosecution of the case but also opens the Department and the Village to possible litigation.

The Police Department seeks to implement a completely new modern in-car video recording system. This system would include all new cameras and monitoring systems for each of the 12 patrol vehicles. The system would also have a wireless downloading system at the station so when cars pulled into the station parking lot the system would automatically download the video footage onto a new up to date, secure, computer storage unit.

Staff has obtained quotes for the new system from two the of the industry leaders handling in-car camera systems, **WatchGuard** and **Arbitrator** as well as a quote from the current in car camera system vendor, **ICOP/Safety Vision**. The quotes included pricing for all new forward facing and prisoner compartment cameras, vehicle hard drive computers and monitors, wireless downloading capabilities of video data at the police station and a system server with adequate storage capabilities. The Chief of Police, Deputy Chief of Administrative Services, the Commander that manages the in-car camera program and the village's IT Director were part of the review and selection committee for the new system. The quote for the **Arbitrator** brand came in at \$92,937.00, the **WatchGuard** quote came in at \$81,569.00 and the current vendor's (**ICOP/Safety Vision**) quote came in at \$52,442.00. It should be note that **ICOP/Safety Vision** system is not comparable to the technology, reputation, system capabilities and support as compare to the other two quoted vendors.

Staff recommends the **WatchGuard** system as the replacement vendor and is seeking approval to purchase the entire system from this vendor in the amount of \$81,569.00. The current fiscal year has \$82,000.00 allotted for the purchase of a new in car camera system.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Rules and Regular Meeting agenda of November 21, 2016 for Board discussion and consideration.



# 4RE/VISTA Price Quote

CUSTOMER: Park Forest Police Department

ISSUED: 7/5/2016 1:05 PM

EXPIRATION: 10/5/2016 10:00 AM

**TOTAL PROJECT ESTIMATED AT:  
\$81,569.00**

ATTENTION: Pete Green

SALES CONTACT: Dan Freveletti

PHONE: 708-748-4701

DIRECT:

E-MAIL:

E-MAIL: DFreveletti@WatchGuardVideo.com

## 4RE and VISTA Proposal

### Evidence Library 4 Web Software and Licensing

Part Number	Detail	Qty	Direct	Discount	Total Price
KEY-EL4-SRV-001	Evidence Library 4 Web Server Site License Key	1.00	\$1,000.00	\$0.00	\$1,000.00
KEY-EL4-DEV-001	Evidence Library 4 Web 4RE In-Car Device License Key	12.00	\$150.00	\$0.00	\$1,800.00

### 4RE In-Car System and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-STD-GPS-RV2	4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket.	12.00	\$4,795.00	\$13.00	\$57,384.00
CAM-4RE-PAN-NHD	Front Camera, 4RE, HD Panoramic	12.00	\$200.00	\$0.00	\$2,400.00

### Wireless Video Transfer and Networking Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-WRL-KIT-101	4RE In-Car 802.11n Wireless Kit, 5GHz (2.4 GHz is available by request)	12.00	\$200.00	\$0.00	\$2,400.00
WAP-MIK-CON-802	WiFi Access Point, Configured, MikroTik, 802.11n, 5GHz, Sector	1.00	\$250.00	\$0.00	\$250.00

### 4RE Hardware Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-4RE-CAR-1ST	Warranty, 4RE, In-Car, 1st Year (Months 1-12)	12.00	\$0.00	\$0.00	\$0.00

### Software Maintenance and CLOUD-Share

Part Number	Detail	Qty	Direct	Discount	Total Price
-------------	--------	-----	--------	----------	-------------

415 Century Parkway • Allen, TX • 75013  
 Toll Free (800) 605-6734 • Main (972) 423-9777 • Fax (972) 423-9778  
[www.WatchGuardVideo.com](http://www.WatchGuardVideo.com)



# 4RE/VISTA Price Quote

SFW-MNT-EL4-001	Software Maintenance, Evidence Library, 1st Year (Months 1-12)	12.00	\$0.00	\$0.00	\$0.00
SFW-EL4-CLD-BAS	Evidence Library 4 Web CLOUD-SHARE - Basic	12.00	\$0.00	\$0.00	\$0.00

## Server Hardware and Software

Part Number	Detail	Qty	Direct	Discount	Total Price
HDW-4RE-SRV-102	Server, 3U Rack Mount 16 SATA Drive Server, Intel Xeon E5-1620 V3 3.5GHz 4 Core 8 Threads, 8GB RAM, 2x128GB SSD 6GB/S MLC drives (boot) 3x480GB SSD MLC drives (sql), Windows Server 2012 R2 64-bit, SQL Server 2012 (5CAL), 3-Year full service (on-site or reimbursed) warranty.	1.00	\$7,750.00	\$810.00	\$6,940.00
HDW-4RE-HDD-4TB	Hard Drive, Server, 4TB, 7,200 RPM, 4RE	13.00	\$490.00	\$0.00	\$6,370.00

## WatchGuard Video Technical Services

Part Number	Detail	Qty	Direct	Discount	Total Price
SVC-4RE-ONS-400	4RE System Setup, Configuration, Testing and Training (WG-TS)	1.00	\$2,500.00	\$0.00	\$2,500.00

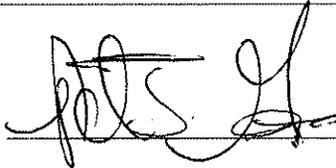
## Shipping and Handling

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping and Handling Charges	1.00	\$525.00	\$0.00	\$525.00
					<b>\$81,569.00</b>

Total Estimated Tax, may vary from State to State \$0.00

Configuration Discounts	\$966.00
Additional Quote Discount	\$0.00
<b>Total Amount</b>	<b>\$81,569.00</b>

NOTE: This is only an estimate for 4RE & VISTA related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

To accept this quotation, sign, date and return with Purchase Order:  DATE: 7/10/16

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**CDS Office Technologies**  
 1271 HAMILTON PARKWAY  
 Itasca, Illinois 60143  
 United States  
 (P) 630-677-1315  
 (F) 630-305-9876

**Date**  
 Oct 06, 2015 04:12 PM CDT

**Doc #**  
 447753 - rev 1 of 1

**Description**  
 ARB-KIT-HD256W1M90 - 12 units, full deployment

**SalesRep**  
 Gottlieb, Mark  
 (P) 630-677-1315  
 (F) 630-305-9876

**Customer Contact**  
 Green, Peter  
 pgreen@VOFP.com

**Customer**  
 Park Forest Police  
 Department (21379)  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States  
 (P) 708-748-4700

**Bill To**  
 Park Forest Police Department  
 Accounts, Payable  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

**Ship To**  
 Park Forest Police Department  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

\$92,937.<sup>00</sup>

**Customer PO:**

**Terms:**  
 Net 30

**Ship Via:**  
 UPS Ground

**Special Instructions:**

**Carrier Account #:**

Part No	Description	Unit Price	Qty	Unit Price	Total
<b>State of Illinois Master Contract CMS5848520</b>					
<b>Arbitrator HD Kit</b>					
1	Panasonic - ARBITRATOR MK3 HD CAMERA 900 MHZ WIRELESS MICROPHONE 256GB Includes recorder w/ 256GB SSD and GPS, front camera, wiring distribution center, battery backup module, 900MHz wireless mic with vehicle receiver/station dock w/charger/case	ARB-KIT-HD256W1M90	12	\$4,893.00	\$58,716.00
2	Panasonic WiFi Antenna Black - SMA Connectors - Threaded bolt mount	ARB-APWWQS22-RP-BL	12	\$117.00	\$1,404.00
<b>Options</b>					
3	Panasonic - BACK SEAT CAMERA INCLUDES CABLE 720P Rear Seat IR Camera with network cable	ARB-WV-VC31-C	12	\$361.00	\$4,332.00
4	Panasonic - MK3 ARB 900 MHZ WIRELESS MIC PARTIAL MIC KIT TX & CHARGING BASE 900MHz Microphone for Additional Shifts (Partial kit includes Mic, Station charger, AC adapter, charger stand, mic pouch)	ARB-HT3N-P	0	\$330.00	\$0.00
5	Panasonic - MK3 ARB 900 MHZ WIRELESS MIC FULL KIT TX RX WIRING HARNESS 900MHz Microphone for Additional Shifts (Full kit includes car receiver, Mic, Station charger, AC adapter, charger stand, mic pouch)	ARB-HT3G-P	0	\$600.00	\$0.00
6	Panasonic - G-FORCE SENSOR FOR ARBITRATOR VEHICLE, INCLUDES CABLES	TGS-3DP	0	\$220.00	\$0.00
7	Lind Electronics - SIREN DETECTOR CABLE FOR USE WITH PANASONIC ARBITRATOR	CBLMS-F00200	0	\$37.00	\$0.00
8	Panasonic - MK3 SSD READER Arbitrator SSD Reader	ARB-SSDREAD	1	\$240.00	\$240.00
<b>Wireless 2 Module for Body Worn Camera Support</b>					
9	Panasonic - WIRELESS LAN MODULE 2 Provides WiFi access to the Arbitrator for remote WiFi device (eg. Tablet or Body Worn Camera)	ARB-WJ-VR3004	0	\$145.00	\$0.00
<b>Extended Warranty and Software Maintenance</b>					
10	Panasonic - ARBITRATOR 360 S/W MNT AGMT 1YR PER VPU Coverage for one year from date of purchase - access to software updates - 24/7 access to Arbitrator Support Technical Support	CF-SVCARB2AMA1Y	12	\$290.00	\$3,480.00
11	Panasonic - 2YR EXTENDED WARR ARBITRATOR 360 4&5YR Extended service agreement - parts and labor - 2 years ( 4th/5th year ) - for Arbitrator	CF-SVCARB2EX2Y	12	\$405.00	\$4,860.00

**Implementation Services**

Description	Part #	Qty	Unit Price	Total
12 CDS OFFICE TECHNOLOGIES - IT Services Certified Server Software Installation and Configuration, In Vehicle Software Installation and Configuration, Wireless Network Configuration and Testing, Administrator Training	ZBLOCKCNET	1	\$2,600.00	\$2,600.00
13 Arbitrator end user Training End User Training conducted by Certified Arbitrator Sales Associate	Arbitrator - Training	1	\$600.00	\$600.00

Subtotal: \$76,232.00  
 Tax (8.500%): \$0.00  
 Shipping: \$0.00  
**Total: \$76,232.00**

CDS Office Technologies disclaims any responsibility for product information and products described on this site. Some product information may be confusing without additional explanation. All product information, including prices, features, and availability, is subject to change without notice. Applicable taxes & shipping may be added to the final order. CREDIT CARD ORDERS WILL BE CHARGED A 2.75% CONVENIENCE FEE FOR PROCESSING THE ORDER. All returns must be accompanied by original invoice and authorized RMA number within 30 days of invoice date and are subject to a 15% restocking fee. Due to manufacturer s restrictions, Panasonic items are not eligible for return. Late fees may apply to payments past 30 days from invoice date. Please contact your sales representative if you have any questions.



**CDS Office Technologies**  
 1271 HAMILTON PARKWAY  
 Itasca, Illinois 60143  
 United States  
 (P) 630-677-1315  
 (F) 630-305-9876

**Customer (Green)**  
**Date**  
 Oct 07, 2015 09:19 AM CDT  
**Doc #**  
 447761 - rev 1 of 1  
**Description**  
 HP Gen 9 Server, 20TB usable, 32GB RAM  
**SalesRep**  
 Gottlieb, Mark  
 (P) 630-677-1315  
 (F) 630-305-9876  
**Customer Contact**  
 Green, Peter  
 pgreen@VOPF.com

**Customer**  
 Park Forest Police  
 Department (21379)  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States  
 (P) 708-748-4700

**Bill To**  
 Park Forest Police Department  
 Accounts, Payable  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

**Ship To**  
 Park Forest Police Department  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

**Ship Via:**  
 UPS Ground

**Special Instructions:**  
 Ship all equipment to Mike Martinez for configuration

**Carrier Account #:**

Description	Part #	Qty	Unit Price	Total
<b>HP Server</b>				
1 HP ProLiant DL380 Gen9 Server - rack-mountable - 2U - 2-way - 1 x Xeon E5-2620V3 / 2.4 GHz - RAM 16 GB - SAS - hot-swap 3.5" - no HDD - G200eH2 - GigE - Monitor : none - Smart Buy Note: Has 12 open LFF slots for hard drives, 1 x 16GB RAM	779559-S01	1	\$2,675.00	\$2,675.00
<b>Additional RAM</b>				
2 HP DDR4 - 16 GB - DIMM 288-pin - 2133 MHz / PC4-17000 - CL15 - 1.2 V - registered - ECC	726719-B21	1	\$330.00	\$330.00
<b>Drive Options</b>				
3 HP Midline Hard drive - 4 TB - hot-swap - 3.5" LFF - SAS 6Gb/s - 7200 rpm - with HP SmartDrive carrier	695510-B21	6	\$775.00	\$4,650.00
<b>High Speed Drives</b>				
4 HP Hard drive - 300 GB - hot-swap - 3.5" LFF - SAS 12Gb/s - 15000 rpm - with HP SmartDrive carrier	737261-B21	2	\$500.00	\$1,000.00
<b>Accessories</b>				
5 HP Power cable - IEC 320 EN 60320 C13 - NEMA 5-15 - black - for HP MSL2024, MSL4048; ProLiant DL360 G7, DL380 G7, DL380p Gen8, DL560 Gen8, SL165s G7	AF556A	2	\$10.00	\$20.00
<b>Service Option</b>				
6 HP Foundation Care Next Business Day Service Extended service agreement - parts and labor - 5 years - on-site - 9x5 - response time: NBD - for ProLiant DL380 Gen9, DL380 Gen9 Base, DL380 Gen9 Entry, DL380 Gen9 High Performance	U7AH5E	1	\$1,600.00	\$1,600.00
<b>Software</b>				
7 Microsoft Windows Server 2012 R2 Standard License - 1 server (up to 2 CPU/2 VOSEs) - GOV - MOLP: Government - English	P73-06299	1	\$650.00	\$650.00
8 Microsoft Windows Server 2012 License - 1 user CAL - local - MOLP: Government - English	R18-04293	3	\$27.00	\$81.00
9 Microsoft SQL Server 2014 Standard License - 1 server - local - MOLP: Government - Win - English	228-10358	1	\$670.00	\$670.00
<b>Server Build</b>				
10 CDS OFFICE TECHNOLOGIES - IT Services Build server and configure Windows Server/SQL Server	ZBLOCKCNET	1	\$1,040.00	\$1,040.00

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Subtotal:	\$12,716.00
Tax (8.500%):	\$0.00
Shipping:	\$0.00
<b>Total:</b>	<b>\$12,716.00</b>

CDS Office Technologies disclaims any responsibility for product information and products described on this site. Some product information may be confusing without additional explanation. All product information, including prices, features, and availability, is subject to change without notice. Applicable taxes & shipping may be added to the final order. CREDIT CARD ORDERS WILL BE CHARGED A 2.75% CONVENIENCE FEE FOR PROCESSING THE ORDER. All returns must be accompanied by original invoice and authorized RMA number within 30 days of invoice date and are subject to a 15% restocking fee. Due to manufacturer s restrictions, Panasonic items are not eligible for return. Late fees may apply to payments past 30 days from invoice date. Please contact your sales representative if you have any questions.



**CDS Office Technologies**  
 1271 HAMILTON PARKWAY  
 Itasca, Illinois 60143  
 United States  
 (P) 630-677-1315  
 (F) 630-305-9876

**Customer (Q/00)**  
**Date**  
 Oct 07, 2015 09:48 AM CDT  
**Doc #**  
 447764 - rev 1 of 1  
**Description**  
 Aruba Wireless N AP for Arbitrator  
**SalesRep**  
 Gottlieb, Mark  
 (P) 630-677-1315  
 (F) 630-305-9876  
**Customer Contact**  
 Green, Peter  
 pgreen@VOPF.com

**Customer**  
 Park Forest Police  
 Department (21379)  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States  
 (P) 708-748-4700

**Bill To**  
 Park Forest Police Department  
 Accounts, Payable  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

**Ship To**  
 Park Forest Police Department  
 Green, Peter  
 200 Lakewood Blvd.  
 Park Forest, IL 60466  
 United States

**Ship Via:**  
 UPS Ground

**Special Instructions:**

**Carrier Account #:**

Part #	Qty	Unit Price	Total
<b>Wireless Access Point &amp; Antenna</b>			
1 Aruba Instant IAP-214 Wireless access point - 802.11a/b/g/n/ac - Dual Band	IAP-214-US	2	\$650.00 \$1,300.00
2 Aruba AP-130-MNT Network device wall mount kit - for AP 134, 135	AP-130-MNT	2	\$21.00 \$42.00
3 Aruba AP-ANT-17 Indoor/Outdoor MIMO Antenna Antenna - 802.11 a/b/g/n (draft) - indoor, outdoor - 5 dBi (for 4900 MHz - 5875 MHz), 6 dBi (for 2400 MHz - 2500 MHz) - directional	AP-ANT-17	2	\$295.00 \$590.00
4 Aruba AP-ANT-MNT-1 Antenna mounting kit	AP-ANT-MNT-1	2	\$85.00 \$170.00
<b>Accessories</b>			
5 Data Alliance RP-SMA Extension Cable 3FT Coaxial: Male to Female Reverse Polarity SMA	DA-E1	6	\$12.00 \$72.00
6 Cisco Small Business 200 Series Smart Switch SG200-08P Switch - 8 x 10/100/1000 - rack-mountable - PoE	SLM2008PT-NA	1	\$175.00 \$175.00
<b>Warranty</b>			
7 Aruba Networks - NBD SUPPORT FOR IAP-214-US (5 YEAR) Extended service agreement - replacement - 5 years - shipment - NBD - for P/N: IAP-214-US	SN5-IAP-214-US	2	\$160.00 \$320.00
<b>Installation Services</b>			
8 CILCOMM Install WAP and run cabling from WAP to server	3PINSTALL	1	\$800.00 \$800.00
9 CDS OFFICE TECHNOLOGIES - IT Services Configure Wireless Access points	ZBLOCKCNET	1	\$520.00 \$520.00

Subtotal: \$3,989.00  
 Tax (8.500%): \$0.00  
 Shipping: \$0.00  
**Total: \$3,989.00**

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**Pete Green**

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**From:** Sean Slattery <sslattery@safetyvision.com>  
**Sent:** Monday, January 19, 2015 10:41 AM  
**To:** Pete Green  
**Subject:** FW: Safety Vision and ICOP in-car video  
**Attachments:** ICOP Pro.pdf; PrimaFacie.pdf

Dear Deputy Chief Green,

Good morning. Thank you for taking the time to take my phone call today. I have attached some information on both our new ICOP Pro in-car video solution and our Prima Facie body worn camera.

We are currently running a new product offer. The ICOP Pro is going to be \$3,495 for the complete system. This will include the Sony forward facing camera, Sony rear seat camera, wireless mic, GPS, video managing software; extreme wireless mics. We are offering an additional wireless mic to go with the dual mic cradle. Trade-ins on the units would be \$2,995. Wireless upload would be \$450 per car and \$495 per building antenna for commercial grade 5ghz solution.

The ICOP 20/20-w and 20/20-vision models are \$3,995 and \$3,500 with Trade-in. An additional year of warranty would be included for this first quarter 2015 along with additional mic. The wireless upload would be \$895 per car and \$495 per building antenna.

The body camera is \$425. We do offer free 30 day trials.

Please feel free to contact me if you have any questions or need additional information.

Thank you,

*Ask me about our new BODY CAMERA*

**Sean Slattery**  
**National Law Enforcement Manager**

**21 YEARS**  
1993 - 2014  
*Mobile video solutions for enhanced safety*

**ICOP**

A SAFETY VISION COMPANY  
713.929.1073 DIRECT  
713.896.6600 MAIN

Pete,

I have two models that are Dell rep has offered. The R530 would be the newer model. We would have it shipped to us load the software and IP addresses if you are including wireless.

GROUP 1 QUANTITY: 1 SYSTEM PRICE: \$4,803.94 GROUP TOTAL: \$4,803.94	
Description	Quantity
PowerEdge R530 Server (210-ADLM)	1
PowerEdge R430/R530 Motherboard MLK (384-BBMW)	1
Thank you choosing Dell ProSupport. For tech support, visit <a href="http://www.dell.com/support">http://www.dell.com/support</a> or call 1-800-945-3355 (989-3439)	1
Dell Hardware Limited Warranty Plus On Site Service (997-1979)	1
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 5 Year (997-1986)	1
ProSupport: 7x24 HW / SW Tech Support and Assistance, 5 Year (997-1987)	1
US Order (332-1286)	1
On-Site Installation Declined (900-9997)	1
Declined Remote Consulting Service (973-2426)	1
SHIP, R530, NO, NO, DAO (340-AMMW)	1
Riser (330-BBEC)	1
On-Board LOM 1GBE (Dual Port for Towers, Quad Port for Racks) (542-BBCO)	1
iDRAC Port Card (330-BBDX)	1
iDRAC8, Express (385-BBIK)	1
3.5" Chassis with up to 8 Hard Drives (321-BBOO)	1
Bezel (350-BBEJ)	1
Performance BIOS Settings (384-BBBL)	1
RAID 5 for H330/H730/H730P (3-8 HDDs or SSDs) (780-BBOR)	1
PERC H730 Integrated RAID Controller, 1GB Cache (405-AAEG)	1
Intel Xeon E5-2620 v3 2.4GHz, 15M Cache, 8.00GT/s QPI, Turbo, HT, 6C/12T (85W) Max Mem 1866MHz (338-BFFV)	1
No Additional Processor (374-BBBX)	1
8GB RDIMM, 2400MT/s, Single Rank, x8 Data Width (370-ACNQ)	1
2400MT/s RDIMMs (370-ACPH)	1
Performance Optimized (370-AAIP)	1
2TB 7.2K RPM SATA 6Gbps 3.5in Hot-plug Hard Drive, 13G (400-AEGF)	4

No Trusted Platform Module (461-AADZ)	1
Electronic System Documentation and OpenManage DVD Kit for R530 (430-XYJR)	1
DVD+-RW, SATA, Internal (429-AAPS)	1
ReadyRails Sliding Rails Without Cable Management Arm (770-BBBQ)	1
Single, Hot-plug Power Supply (1+0), 750W (450-AEHG)	1
NEMA 5-15P to C13 Wall Plug, 125 Volt, 15 AMP, 10 Feet (3m), Power Cord, North America (450-AALV)	1
No Operating System (619-ABVR)	1
No Media Required (421-5736)	1
Up to 135W Heatsink for PowerEdge R530 (412-AAFF)	1

<b>*Total Purchase Price:</b>	<b>\$5,003.94</b>
<b>Product Subtotal:</b>	<b>\$4,803.94</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Shipping &amp; Handling:</b>	<b>\$200.00</b>
<b>State Environmental Fee:</b>	<b>\$0.00</b>

**GROUP: 1 QUANTITY: 1 SYSTEM PRICE: \$4,270.23 GROUP TOTAL: \$4,270.23**

Description	Quantity
PowerEdge R430 Server (210-ADLO)	1
PowerEdge R430/R530 Motherboard MLK (384-BBMW)	1
Thank you choosing Dell ProSupport. For tech support, visit <a href="http://www.dell.com/support">http://www.dell.com/support</a> or call 1-800-945-3355 (989-3439)	1
Dell Hardware Limited Warranty Plus On Site Service (997-2924)	1
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 5 Year (997-2935)	1
ProSupport: 7x24 HW / SW Tech Support and Assistance, 5 Year (997-2950)	1
US Order (332-1286)	1
On-Site Installation Declined (900-9997)	1
Declined Remote Consulting Service (973-2426)	1
ENT CONFIG SVCS,FEE, RAID 5 SINGLE CONTAINER ON 4HDD (366-0228)	1
PowerEdge R430 Shipping (340-AMJF)	1
Riser with Two x16 PCIe Gen3 LP slots (x16 PCIe lanes), R430 (330-BBEF)	1
On-Board LOM 1GBE (Dual Port for Towers, Quad Port for Racks) (542-BBCO)	1
iDRAC Port Card (330-BBDX)	1
iDRAC8, Express (385-BBIK)	1
3.5" Chassis with up to 4 Hard Drives (321-BBNI)	1
Bezel up to 8 Drive Chassis (325-BBII)	1
Performance BIOS Settings (384-BBBL)	1
RAID 0 for H330/H730/H730P (1-8 HDDs or SSDs) (780-BBPL)	1
PERC H730 Integrated RAID Controller, 1GB Cache (405-AAEG)	1

Intel Xeon E5-2620 v3 2.4GHz, 15M Cache, 8.00GT/s QPI, Turbo, HT, 6C/12T (85W) Max Mem 1866MHz (338-BFFV)	1
No Additional Processor (374-BBBX)	1
8GB RDIMM, 2400MT/s, Single Rank, x8 Data Width (370-ACNQ)	1
2400MT/s RDIMMs (370-ACPH)	1
Performance Optimized (370-AAIP)	1
2TB 7.2K RPM SATA 6Gbps 3.5in Hot-plug Hard Drive, 13G (400-AEGF)	4
No Trusted Platform Module (461-AADZ)	1
Electronic System Documentation and OpenManage DVD Kit for R430 (343-BBDT)	1
DVD+/-RW SATA Internal for 4HD Chassis (429-AAOQ)	1
ReadyRails Sliding Rails Without Cable Management Arm (770-BBBC)	1
Single, Hot-plug Power Supply (1+0), 550W (450-AEGY)	1
NEMA 5-15P to C13 Wall Plug, 125 Volt, 15 AMP, 10 Feet (3m), Power Cord, North America (450-AALV)	1
No Operating System (619-ABVR)	1
No Media Required (421-5736)	1
DIMM Blanks for System with 1 Processor (370-ABXO)	1
135W Heatsink (374-BBIJ)	1

<b>*Total Purchase Price:</b>	<b>\$4,470.23</b>
<b>Product Subtotal:</b>	<b>\$4,270.23</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Shipping &amp; Handling:</b>	<b>\$0.00</b>
<b>State Environmental Fee:</b>	<b>\$0.00</b>

Thank you,

Sean Slattery  
713-929-1073

**AGENDA BRIEFING**

**DATE:** November 17, 2016

**TO:** Mayor John Ostenburg  
Board of Trustees

**FROM:** Peter Green, Chief of Police

**RE:** Acquisition of One (1) 2017 Ford Utility SUV Police Interceptor and One (1) 2017 Ford Transit 12-Passenger Van.

**BACKGROUND/DISCUSSION:**

The 2016/2017 Police Department budget (Vehicle Services Fund) includes \$102,000.00 in Vehicle Services Fund for the replacement of two police patrol vehicles and the purchase of one passenger van. Attached are the invoices from Terry Lincoln-Mercury in Peotone for one 2017 Ford Utility Police Interceptor and one 2017 Ford Transit 12-passenger van. Terry's is matching the price for the State Joint Purchasing price for the van. Terry's price for the Interceptor SUV is actually lower than the state Joint Purchasing agreement price. The Police Department is very pleased with the Police Utility Interceptors previously purchased. The van is needed for many Police functions including juvenile community service and transporting equipment to training facilities. The van will also be the Police Department's tow vehicle when towing the Department's sign trailer and equipment trailer for PAAC and other events. The Department's current tow vehicle, a 2005 Ford F150 pickup, was a total loss after it was involved in a crash in September.

The Police Department again researched the plausibility of any hybrid or energy efficient vehicle solutions for its fleet replacements. There are currently no hybrid police squad cars available. Ford does offer an E85 fuel version of the police squad cars, but since the Village pumps do not offer E85 fuel this does not seem to be a feasible option. As far as the van style vehicle that the Police Department is seeking to add into the fleet, with the long wheel base of 148 inches, similar to Ford Transit 12-passenger van there were no hybrid or low emissions options available. The only low emissions vehicles that are part of the state purchase program are small vehicles, such as the Ford Fusion. This size of a van is not practical for any of our applications or needs.

In past years, the Police Department has purchased numerous vehicles from Terry Lincoln-Mercury with positive results. It is Staff's intent to purchase the vehicles from Terry Lincoln-Mercury of Peotone.

The amount to be approved is:

(1) 2017 Ford Police Interceptor Sport Utility Vehicle (SUV) @ \$26,903.00

(1) 2017 Ford Transit 350 12-Passenger Van @ \$26,821.00

This price includes municipal (non-renewing) registration and for both vehicles.

Total **\$53,724.00**

This price leaves sufficient funds for equipping and detailing the vehicles within the total budget.

**SCHEDULE FOR CONSIDERATION:**

This item will appear on the agendas of the Rules and Regular Meetings of November 21st, 2016 for Board discussion and consideration.

**TERRY'S FORD FLEET DEPARTMENT  
363 N. HARLEM AVENUE  
PEOTONE IL 60468  
708-258-2400**

Date: October 20, 2016  
To: Village of Park Forest  
Re: Proposal for New 2017 Ford Police Utility Factory Order

Oxford White  
Cloth Buckets Vinyl Rear  
All Standard Equipment plus:  
Driver Side Spot Lamp  
Courtesy Lights Disabled  
Front Headlamp Housing  
Rear Power Window Delete  
Rear Door Handles/Locks Inoperable 68G  
Key Code F  
All Wheel Drive is Standard on Utility

Utility: \$26,903 per unit  
Delivered to Park Forest PD  
M or MP Plate included

Respectfully submitted,

Linda Sucich  
Fleet/Government  
708-258-2400 Ext. 248  
708-258-2357 Fax  
815-922-8405 Cell

**TERRY'S FORD FLEET DEPARTMENT  
363 N. HARLEM AVENUE  
PEOTONE IL 60468  
708-258-2400**

Proposal

Date: October 25, 2016

To: Village of Park Forest

Re: Factory Order 2017 Transit 350

2017 Ford Transit 350 XL Low Roof 12-Passenger Wagon  
148" Wheelbase  
Ingot Silver Exterior/Vinyl Pewter Interior  
3.7L TIVCT V6, 6-Speed Auto  
3.73 Regular Axle  
9000# GVWR  
Trailer Tow Package/Trailer Wiring Provision  
Rear Window Defogger  
Heavy Duty Alternator  
Privacy Glass

\$26,821.00 Delivered to Park Forest  
Includes "M" Plate/Title

Respectfully submitted,

Linda Sucich  
Fleet Department  
Terry's Ford  
363 N Harlem Avenue  
Peotone IL 60468  
708-258-2400  
708-258-2357 Fax

## AGENDA BRIEFING

**DATE:** November 17, 2016

**TO:** Mayor Ostenburg  
Board of Trustees

**FROM:** Hildy L. Kingma, AICP  
Director of Economic Development and Planning

**RE:** Ordinance Amending the Land Use and Economic Development Element of the Official Comprehensive Plan and Amending Chapter 78 (“Planning”), Article III (“Official Plan”), Section 78-62 (“Created and Adopted”) of the Code of Ordinances

### **BACKGROUND/DISCUSSION:**

In November 2008, the Village Board adopted the Strategic Plan for Land Use and Economic Development (the “Strategic Plan”) as the land use and economic development elements of the Village’s comprehensive plan. The Strategic Plan identifies six key areas that are highlighted for future development or redevelopment. Concept plans and implementation strategies are established for each of these key areas. The Strategic Plan also encompasses the 211<sup>th</sup> Street Metra Station Transit Oriented Development Plan as an additional key area included in the Village’s comprehensive plan. This Board agenda item conveys the Plan Commission’s recommendation that the *Hidden Meadows Conceptual Redevelopment Plan* should also be adopted as a key area of the Strategic Plan, and therefore become part of the Village’s comprehensive plan.

In early 2014, the Village hired the planning firm of Houseal Lavigne Associates, LLC, to conduct a market analysis and prepare a concept plan for the former Hidden Meadows golf course property. The consultant worked closely with the Plan Commission and conducted two public workshops attended by adjacent property owners and representatives of Governors State University, the Forest Preserve District of Will County, Plan Commissioners and Board members. The result of their work is the attached *Hidden Meadows Conceptual Redevelopment Plan*. At their meeting on October 11, 2016, the Plan Commission voted unanimously to recommend that the Board of Trustees adopt this plan as an element of the Village’s comprehensive plan.

Section 78-62 of the Municipal Code of Ordinances identifies the 1983 “Park Forest Policies Plan” as the “official comprehensive plan.” It further updates the official comprehensive plan by adopting the 2008 *Strategic Plan for Land Use and Economic Development*, the 2012 *Homes for a Changing Region* plan (the chapters titled “Introduction”, “Park Forest”, and “Appendix” only), and the 2012 *Growing Green: Park Forest Sustainability Plan* as elements of the Village’s official comprehensive plan.

The Village Attorney has reviewed and approved the attached Ordinance.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the agenda of the Regular Board meeting of November 21, 2016, for First Reading.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 78 (“PLANNING”),  
ARTICLE III (“OFFICIAL PLAN”), SECTION 78-62 (“CREATED AND ADOPTED”)  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF PARK FOREST,  
COOK AND WILL COUNTIES, ILLINOIS**

**WHEREAS**, the Plan Commission of the Village of Park Forest (“Plan Commission”) and Mayor and Board of Trustees recognized the need to prepare for the future development of the former Hidden Meadows golf course property; and

**WHEREAS**, the Mayor and Board of Trustees and the Plan Commission hired a consultant in February 2014 to conduct a market analysis and prepare a concept plan for the Village-owned property; and

**WHEREAS**, public workshops to explain the goals of the project and gather public input on the Hidden Meadows plan were held on August 5, 2014, and February 17, 2015; and

**WHEREAS**, the Plan Commission unanimously recommends that the Hidden Meadows Conceptual Redevelopment Plan be adopted as a key area of the Village’s Strategic Land Use and Economic Development Plan, and therefore become part of the Village’s comprehensive plan.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of the Village’s home rule powers, as follows:

**Section 1.** **Recitals Incorporated.** The recitals set forth above constitute a material part of this Ordinance as if set forth in their entirety in this Section 1.

**Section 2.** **Plan Adopted.** The *Hidden Meadows Conceptual Redevelopment Plan* is hereby adopted as a key area of the land use and economic development element of the comprehensive plan for the Village of Park Forest.

**Section 3.** **Village Code Amended.** Chapter 78 (“Planning”), Article III (“Official Plan”), Section 78-62 (“Created and Adopted”) of the Code of Ordinances of the Village of Park Forest, Cook and Will Counties, Illinois, is amended by adding the underlined language to read as follows:

**Sec. 78-62. Created and Adopted.**

There is adopted the official comprehensive plan of the village; such official comprehensive plan having been adopted by the village on March 28, 1983, entitled the "Park Forest Policies Plan." The land use and economic development elements of the official comprehensive plan have been updated by the village pursuant to the adoption of the "Strategic Plan for Land Use and Economic Development," on November 24, 2008. The housing element of the official comprehensive plan has been updated by the village on April 16, 2012, pursuant to

the adoption of the following chapters contained in the Homes for a Changing Region report: (1) Introduction; (2) Park Forest; and (3) Appendix. A sustainability element of the official comprehensive plan has been added by the village on May 14, 2012, pursuant to the adoption of the "Growing Green: Park Forest Sustainability Plan." A new key area of the land use and economic development element of the official comprehensive plan has been added by the village on November 28, 2016, pursuant to the adoption of the "Hidden Meadows Conceptual Redevelopment Plan".

**Section 4. Severability and Repeal of Inconsistent Ordinances.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

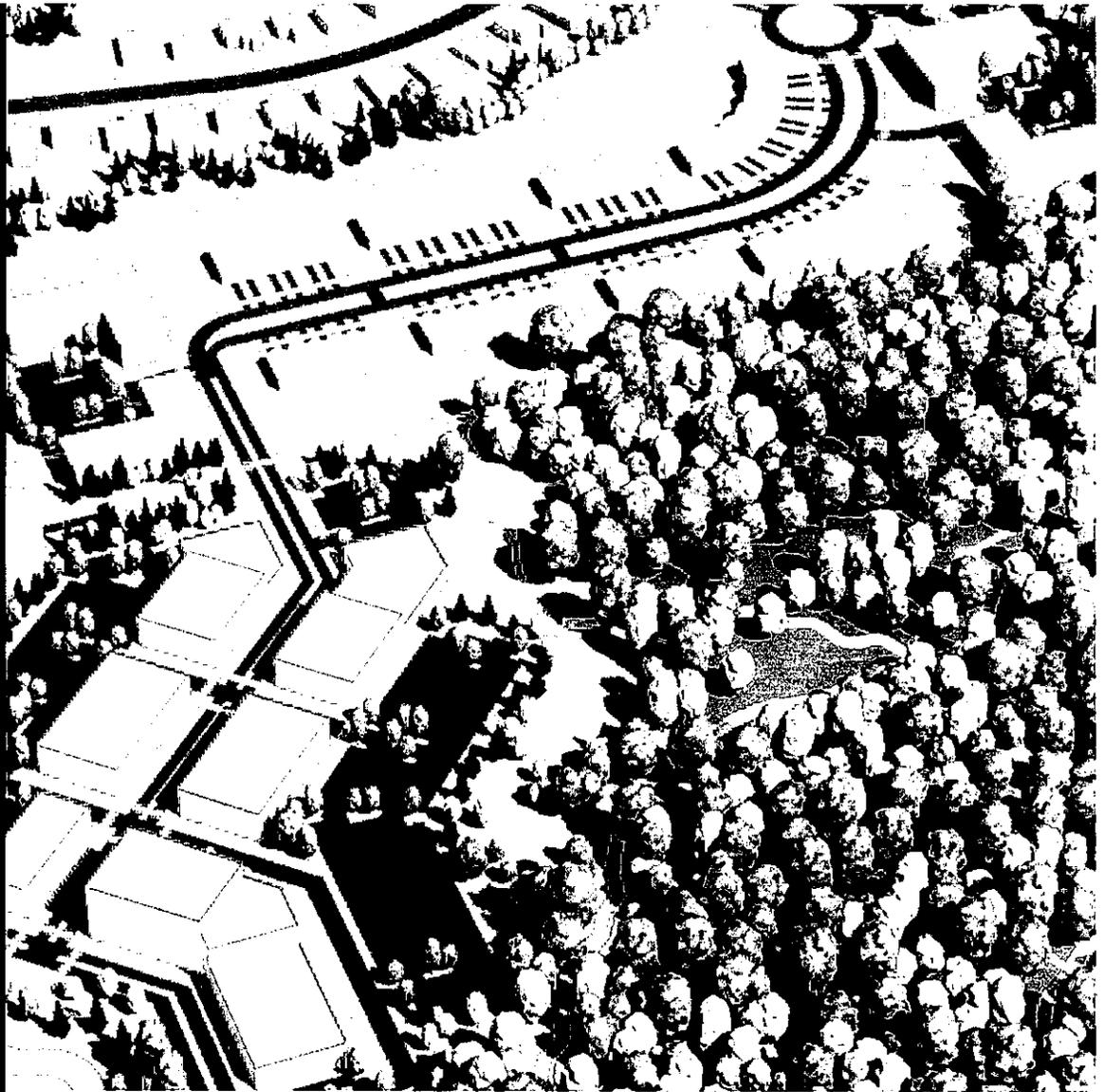
PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
VILLAGE CLERK



# Hidden Meadows

Conceptual Redevelopment Plan

Park Forest, IL | May 2015

# Introduction & Background

The Village of Park Forest currently owns and controls the former Hidden Meadows Golf Course located at the northeast corner of Crawford and Stuenkel Road. The study area includes 72 acres located south of Tamarack Street, and an additional 17.5 acres to the north. The course was closed in 2006 and the Village began the process of exploring a reuse of the site. Following the downturn in the economy and the real estate market, redevelopment plans were put on hold. While the market has not returned to where it was in 2006 or 2007, the Village is taking a proactive approach to reassessing the development potential of the site. While a key consideration is getting property on the tax rolls, it is equally important that a new use can act as a community amenity and a catalyst for additional development.

Houseal Lavigne Associates was retained by the Village to conduct a market assessment and to prepare a redevelopment concept plan for the site. A market analysis was conducted that examined demographic and socioeconomic trends as well as residential, retail, office, and industrial market conditions. Preliminary concept plans were prepared based on a combination of market conditions and physical capacity.

A meeting was held with surrounding property owners to solicit input on their vision for the site. While the neighbors were supportive of redevelopment and understood the importance to the community, they were generally opposed to additional single-family development that would be viewed as competing with their home values.

Several meetings were held with elected and appointed officials as well as Village staff over the past year. In addition, interviews were conducted with brokers and developers as well as local and regional officials including the Will County Forest Preserve, Chicago Southland Economic Development Corporation, and Governors State University. This input was particularly useful in garnering insight into future plans for the area that may have an influence on the site. Past plans and studies were also reviewed to ascertain their relevance on current development potential. This includes: The CMAP Homes for a Changing Region report for Park Forest; South Suburban Retail Investment Study; The 211th Street Metra Station TOD Implementation Study, and previous development plans for the site.

The following highlights some of the key findings of the market assessment and the implications on potential redevelopment of the Hidden Meadows site.

# Market Assessment

## DEMOGRAPHICS & EMPLOYMENT

Population and households were assessed on a Village wide basis as well as from 10 and 15 minute drives of the Hidden Meadows site. Drive-time was utilized to better emulate consumer behavior for retail uses. While it is recognized that there are and will be other influences on retail market potential, the resident population is more influenced by the amount of time that it takes to travel to a location.



Source: ESRI Business Analyst; Houscal Lavigne/Associates

### Drive Time Map

- 5 Minute Drive Time
- 10 Minute Drive Time
- 15 Minute Drive Time

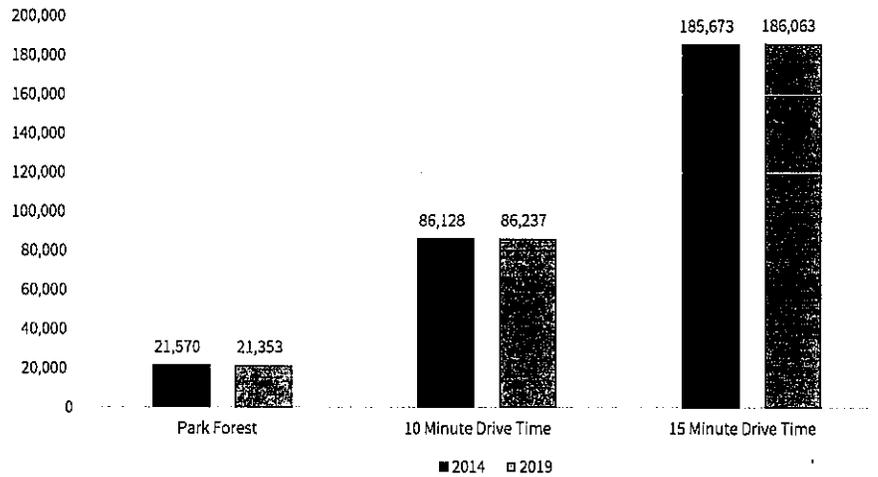
## POPULATION, HOUSEHOLDS & INCOME

- ▶ While the Village is projected to experience a slight decrease, the 10 and 15 minute market areas are expected to see increases in population.
- ▶ The median age is rising in all areas with the Village being slightly older
- ▶ Household incomes are rising in all areas, but the ten and fifteen minute market areas will remain more affluent
- ▶ Household incomes are projected in all upper income cohorts (\$75,000+) Although a segment of the population will retire, overall net worth and disposable income will impact market potential
- ▶ While the Village and market area experienced a shift in racial composition over the past decade, the overall makeup is projected to remain relatively stable. The Hispanic population, however, is increasing in all locations

## Implications on Redevelopment Potential

The Village and surrounding area has a relatively stable demographic with rising household incomes. The aging population represents a need to provide age targeted housing and commercial options for this segment of the population. The increased median age in the region is partially offset by the student population at Governors State University (GSU). While a majority reside outside of the study area, the daily influx of young people into the area presents additional opportunity. Rising household incomes bodes well for attracting additional retailers and businesses to the area.

**Population (2014, 2019)**  
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



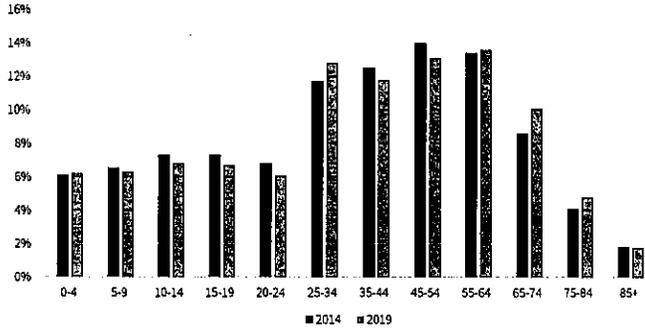
Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

### Race & Ethnicity

Race and Ethnicity	2010	2014	2019
	Percent	Percent	Percent
White Alone	33.4%	34.5%	35.3%
Black Alone	59.8%	57.8%	55.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.8%	0.9%	1.1%
Some Other Race Alone	2.1%	2.4%	2.8%
Two or More Races	3.6%	4.0%	4.5%
Hispanic Origin (Any Race)	6.4%	7.3%	8.6%

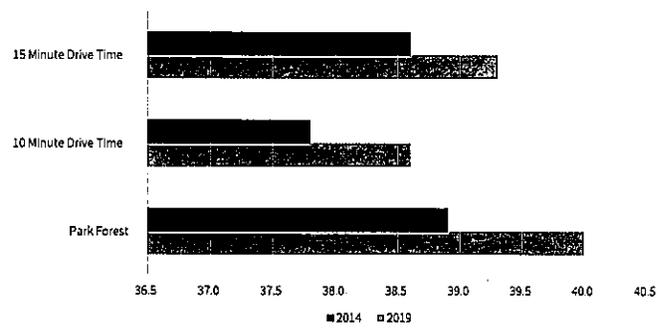
Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

**Age Distribution (2014, 2019)**  
Park Forest



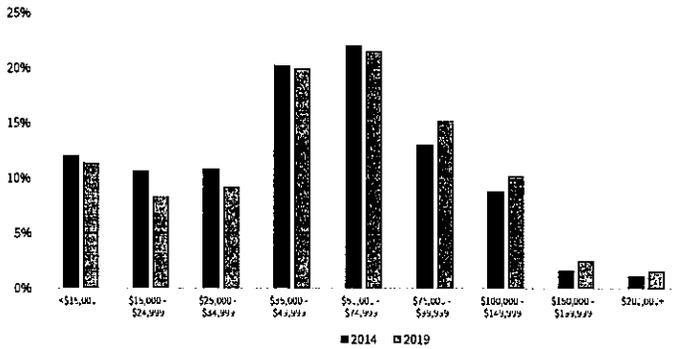
Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

**Median Age (2014, 2019)**  
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



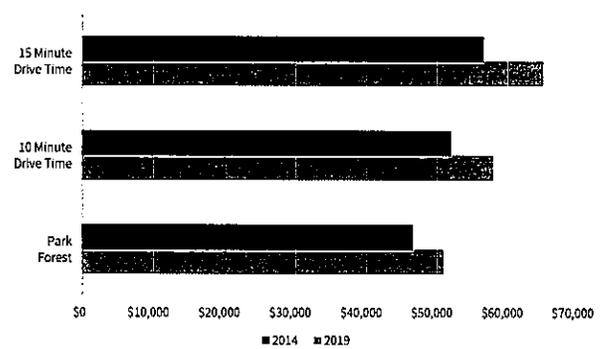
Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

**Income Distribution (2014, 2019)**  
Park Forest



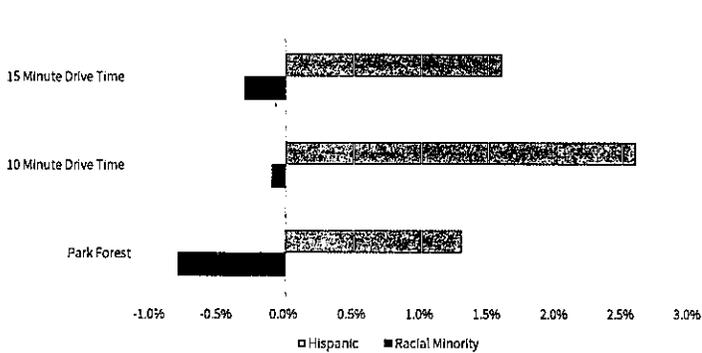
Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

**Median Household Income (2014, 2019)**  
Park Forest, 10 Minute Drive Time and 15 Minute Drive Time



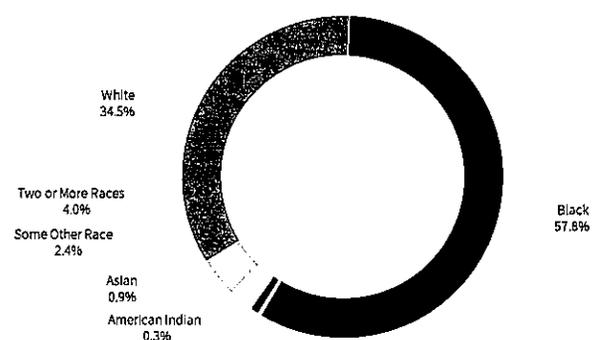
Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

**% Change in Minority Population Composition (2014-2019)**  
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

**Racial Composition (2014)**  
Park Forest



Source: ESRI Business Analyst; U.S. Census; House of Lavigne Associates

## EMPLOYMENT

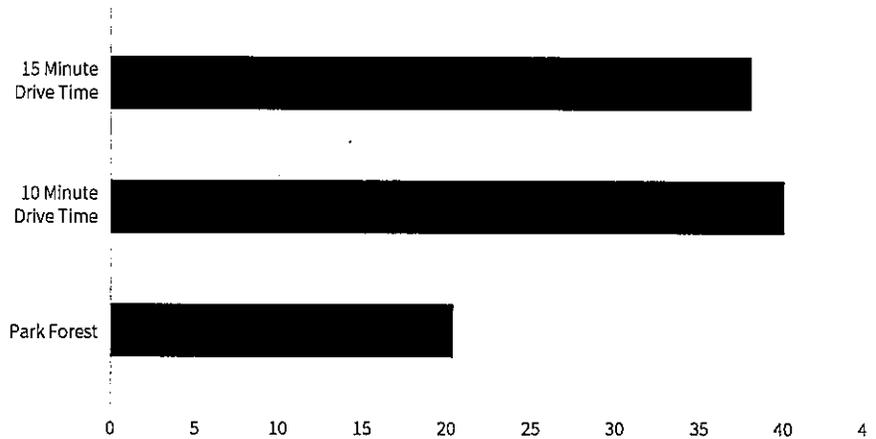
- ▶ The Village has been experiencing steady growth in employment since 2008 when there was a sharp decline in primary jobs that corresponded with the downturn in the national and regional economy.
- ▶ Healthcare and educational jobs comprise over 40% of jobs in the Village and are also expected to see the largest increase over the next several years
- ▶ The Village has a lower ration of jobs per resident than the larger market areas
- ▶ Most residents travel outside of the Village for work

## Implications on Redevelopment Potential

The region has a strong employment base, particularly in healthcare and education, from which to build. In that this is regional, the Village will need to position itself to compete against other municipalities including the provision of the necessary infrastructure and technology to support the needs of companies.

### Primary Jobs Per 100 Residents (2014)

Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Source: ESRI Business Analyst; U.S. Census; Housecall Lavigne Associates

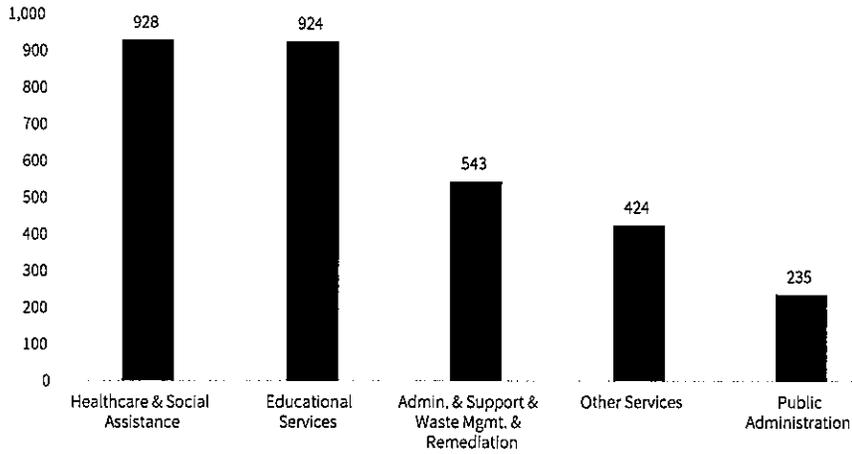
### Total Primary Jobs (2002-2011)

Park Forest



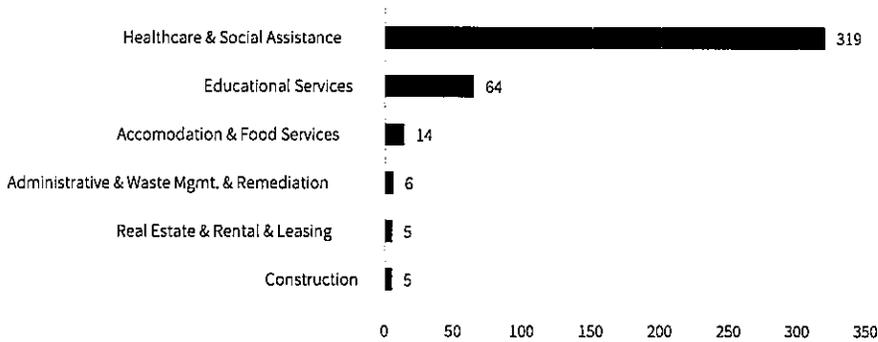
Source: ESRI Business Analyst; U.S. Census; Housecall Lavigne Associates

### Top 5 Industries by Employment (2014) Park Forest



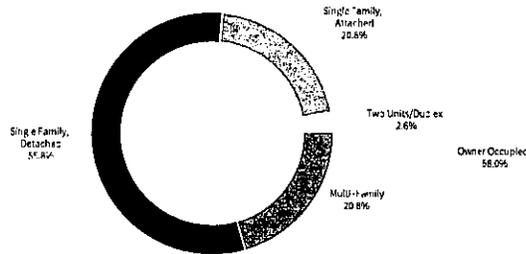
Source: U.S. Census; Housel Lavigne Associates

### Top 5 Industries by Projected Employment Growth (2010-2020) Park Forest

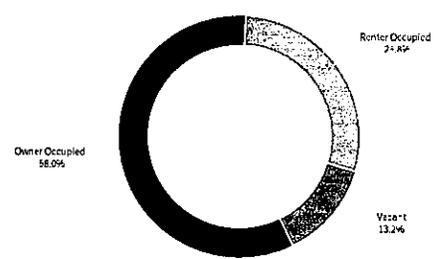


Source: U.S. Census; Housel Lavigne Associates

**Housing Type (2008-2012 Avg.)**  
Park Forest



**Housing Tenure (2008-2012 Avg.)**  
Park Forest



Source: U.S. Census, Housecall Analytics Associates

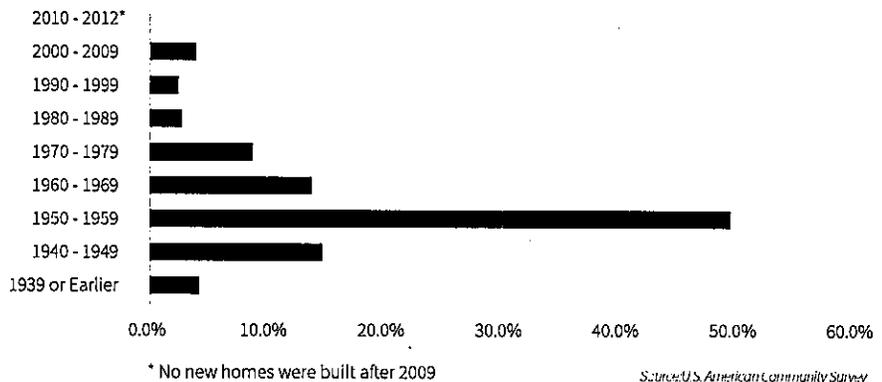
## RESIDENTIAL

The residential market was analyzed in terms of potential to incorporate new housing within the redevelopment plan. The following highlights some of the market findings that provide context to recommendations.

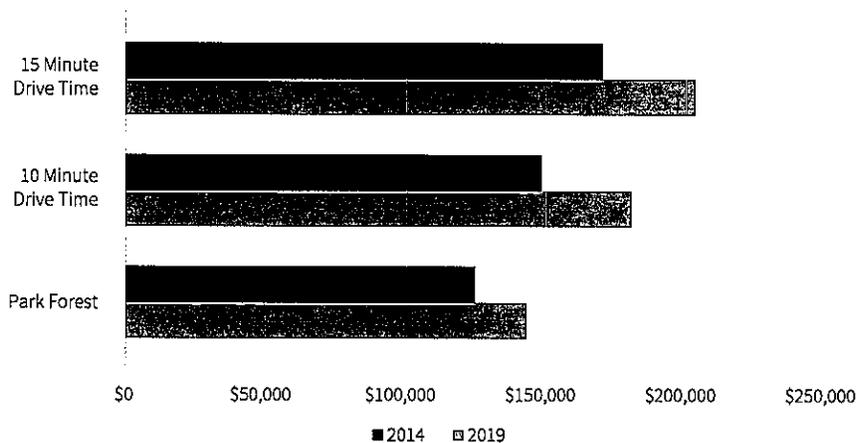
- ▶ Owner occupied single-family homes comprise the largest segment of the housing market
- ▶ Home values are experiencing an increase after several years of decline. Median home values in the Village are projected to rise but still lag behind the larger market area
- ▶ Approximately half of the Village's housing stock was built between 1950 and 1960
- ▶ The Village was hit especially hard by foreclosures with many homes sold for a significant loss
- ▶ More than 13% of the housing stock is vacant
- ▶ Building permits spiked in 2006 and began to level off in 2007, with no activity in the last several years.

The residential market is not strong at this time, particularly for "for-sale" single-family detached housing. There is demand for multi-family residential catering to seniors, empty nesters, young professionals, and students. The latter group is perhaps the most significant of this potential. While traditional market analysis does not quantify this segment of demand, it is a unique demographic in this location. The presence of GSU nearby presents an opportunity to capture some of the future demand for off-campus housing for students.

**Housing Units by Age (2008-2012 Avg.)**  
Park Forest



**Median Home Value (2014, 2019)**  
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



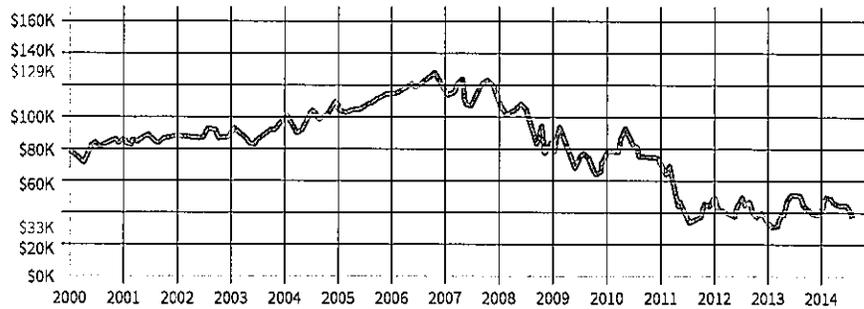
Source: U.S. Census, Housecall Analytics Associates

It is important to distinguish the difference between off-campus student housing and housing catering to students just as it is important to differentiate between senior housing and age targeted housing. The product is not exclusive to a specific group, but rather is designed to appeal to a specific demographic.

GSU has recently opened new student housing for the 2014-2015 school year and has indicated that they have the land available to accommodate future on-campus student housing needs. However, GSU representatives also indicated that a significant segment of the student population does not live on campus. In addition, as is the case with other colleges and universities regardless of location, many students desire to move off campus later or as graduate students. To that end, the ability to accommodate this group in a nearby off campus setting that caters to student lifestyle could be attractive. While one, two, and some three bedroom units could be marketed and absorbed by demand from GSU students, the same product may also be marketed to seniors and young professionals. It is not anticipated that rental housing at this location would be geared toward families.

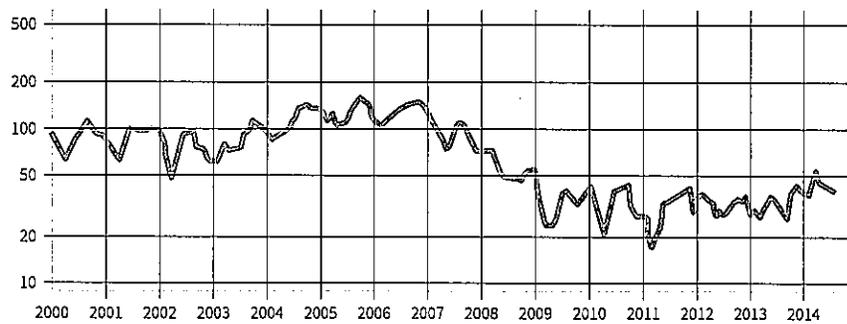
Part of the attraction of housing would be based on the juxtaposition to other non-residential uses, particularly, businesses that provide employment opportunities or internships as well as ease of access to retail and restaurants.

### Median Sales Price Park Forest | All Properties | All Years



Source: Trulia.com; House of Lovigne Associates

### Number of Sales Park Forest | All Properties | All Years



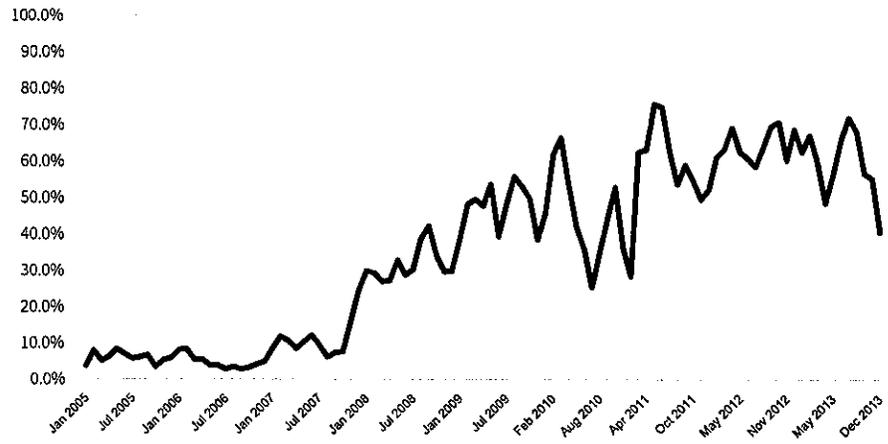
Source: Trulia.com; House of Lovigne Associates

### Implications on Redevelopment Potential

The housing market is still in a recovery phase. The adjacent Tamarack neighborhood is an example of a neighborhood that was particularly impacted by the downturn in the single-family market. To that end development at the Hidden Meadows site needs to be cognizant of the impact on existing homeowners. A maximum height of three to four stories is envisioned for the multi-family component of the development.

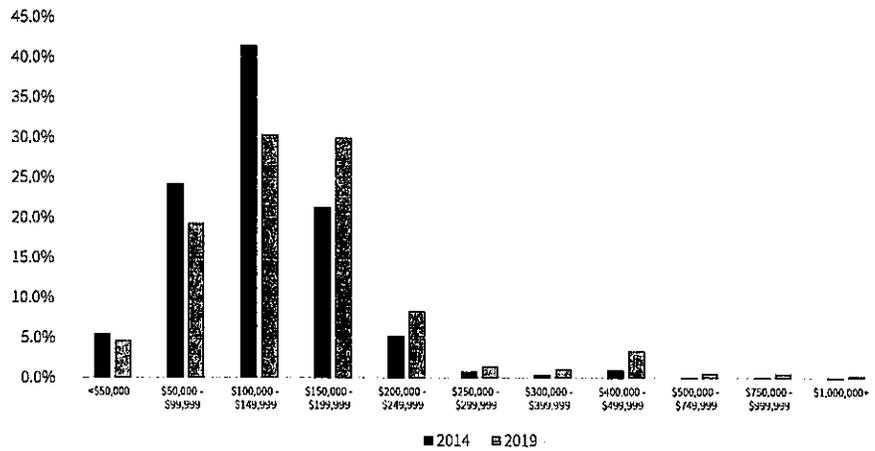
While single-family homes are not considered to be a significant component of redevelopment plans, a range of housing product could be accommodated. Based on the above analysis it is envisioned that a mix of rental apartments catering to undergraduate students, graduate students, young professionals, and seniors could be integrated into the larger development plan. Townhome units would also be part of the development program that would also cater to the empty-nester/senior population and could be positioned to act as a buffer between the new multi-family development and the Tamarack neighborhood.

**Homes Sold for A Loss (2005-2013)**  
Park Forest



Source: Zillow; House of Lavigne Associates

**Housing Units by Value (2014, 2019)**  
Park Forest



Source: U.S. Census; House of Lavigne Associates

## RETAIL

A gap analysis is a comparison of supply and demand within a defined market area, which is typically a drive time. Its findings help establish what types of new retail could or could not be supported based on existing spending and sales. Simply put, a gap analysis compares the sales of businesses (“supply”) with what consumers spend (“demand”). When consumers spend more than businesses earn (demand > supply) in the market area, consumers are spending dollars outside of the area. This is referred to as “leakage,” and is displayed in green on the accompanying graphs. Typically, market areas with leakage are potential opportunities for growth, as local demand for these goods and services already exists but is unmet by existing supply.

Conversely, when businesses earn more than consumers spend (supply > demand) in a market area, the market is saturated with customers from both within and outside the area. This is referred to as a “surplus,” and is depicted in red on the accompanying graphs. As the market is oversupplied with spending, a retail category with surplus is challenging for new retail development.

It is important to note, however, the difference between market potential (“leakage”) and the tangible development of a particular site or location. While leakage may exist, the success of recapturing that lost revenue depends on a variety of factors beyond spending habits, including the availability of developable land, construction costs, rents, road conditions, competition from nearby municipalities, and the business climate.

The Park Forest/Hidden Meadows retail market was assessed through a 5, 10, and 15 minute drivetime from the intersection of Crawford and Stuenkel. As consumers shop based on convenience and proximity, a drivetime best models consumer behavior as opposed to using mileage or jurisdictional boundaries. Consumers will generally travel short distances for groceries and day-to-day-needs, but travel longer to purchase more durable items such as refrigerators, cars, or high-end clothing.

In addition to surplus and leakage figures, the accompanying charts also include supported retail potential in square footage. Converting leakage figures into square footage allows a visualization of what size and scale of retail *could* be supported. While sales-per-square-foot revenues vary by individual retailer and industry sources, general assumptions of supportable square footage can be made by using a benchmark average.

A generally accepted range for national retailers is \$200 to \$400 per-square-foot. The use of a per-square-foot amount on the higher end of this range allows for a more conservative approach so as not to overstate retail potential. As shown in the Gap Analysis tables, when a per-square-foot amount of \$400 is applied, demand is effectively translated to a potential number of square feet that could be supported within a 5, 10, or 15 minute drivetime. It is important to note, however, that calculations cannot be effectively applied to uses such as car dealerships or gas stations. This same methodology is applied to each of the three market areas analyzed.

To help envision development potential in square footage, the following provides the average size of an assortment of retail stores, based off of data obtained by industry sources. Supported square footage from the Retail Gap Analysis can be compared to this list for context. It is important to note that these stores are listed merely for contextual purposes and not to support development of any particular brand over another.

- ▶ Dunkin Donuts – 2,250 sq. ft.
- ▶ Chipotle – 2,650 sq. ft.
- ▶ CVS – 19,856 sq. ft.
- ▶ Buffalo Wild Wings – 5,600 sq. ft.
- ▶ Olive Garden – 7,336 sq. ft.
- ▶ The Gap – 12,503 sq. ft.
- ▶ Barnes & Noble – 25,525 sq. ft.
- ▶ Whole Foods – 33,739 sq. ft.
- ▶ Kohl's – 75,230 sq. ft.
- ▶ Wal-Mart – 102,683 sq. ft.
- ▶ Home Depot – 105,192 sq. ft.

## Retail Gap Analysis Summary

### Park Forest 5, 10, 15 Minute Drive Times (2013)

Summary Demographics	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
2013 Population	13,634	86,669	187,095
2013 Households	5,330	32,626	67,803
2013 Median Disposable Income	\$37,927	\$39,877	\$43,360
2013 Per Capita Income	\$22,870	\$25,154	\$26,158

#### Retail Gap by Market Area (\$M)

Summary	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
<b>Total Retail Trade and Food &amp; Drink</b>	\$122.3	(\$416.8)	\$31.3
Total Retail Trade	\$114.5	(\$417.1)	(\$12.5)
Total Food & Drink	\$7.9	\$0.3	\$43.8

Industry Group	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Retail Gap (\$M)	Potential <sup>1</sup>	Retail Gap (\$M)	Potential <sup>1</sup>	Retail Gap (\$M)	Potential <sup>1</sup>
Motor Vehicle & Parts Dealers	\$22.5	56,367	(\$220.2)	(550,549)	(\$165.0)	(412,583)
Furniture & Home Furnishings Stores	\$2.7	6,870	\$7.9	19,858	\$24.7	61,817
Electronics & Appliance Stores	\$3.2	8,047	(\$16.2)	(40,480)	\$10.1	25,205
Buildg Materials, Garden Equip. & Supply Stores	\$4.1	10,325	(\$35.4)	(88,612)	(\$11.1)	(27,714)
Food & Beverage Stores	\$18.9	47,250	(\$61.8)	(154,406)	(\$45.3)	(113,361)
Health & Personal Care Stores	\$10.2	25,376	(\$100.5)	(251,337)	(\$122.7)	(306,694)
Gasoline Stations	\$8.6	21,376	\$33.7	84,299	\$86.6	216,483
Clothing and Clothing Accessories Stores	\$7.2	17,947	(\$3.3)	(8,365)	\$40.3	100,794
Sporting Goods, Hobby, Book, and Music Stores	\$3.1	7,754	(\$3.8)	(9,523)	\$15.1	37,760
General Merchandise Stores	\$23.2	58,086	(\$76.6)	(191,532)	\$5.7	14,178
Miscellaneous Store Retailers	\$0.8	2,078	(\$7.9)	(19,775)	\$1.9	4,655
Nonstore Retailers	\$11.0	27,377	\$67.1	167,659	\$147.3	368,192
Food Services & Drinking Places	\$7.9	19,671	\$0.3	664	\$43.8	109,436

<sup>1</sup> Potential<sup>1</sup> based on an average annual sales per-square-foot of \$40.  
Source: ESRI Business Analyst, Household Living Associates

Market Highlights include the following:

- ▶ Approximately 70% of businesses in the Village are retail and 30% food and drink
- ▶ The five minute drive time shows indications of market leakage; however, the overall population density is relatively low
- ▶ There are indications of market potential for restaurants in 5, 10, and 15 minute market areas

There are indications of retail opportunity within the larger market area with the corner of Crawford and Stuenkel having the greatest potential. The extent of development potential is contingent upon the following:

- ▶ A large portion of the site to the north is developed for residential and employment generating uses
- ▶ Traffic counts increase following the widening of Stuenkel
- ▶ GSU growth and expansion continues to draw people to the area

## Implications on Redevelopment Potential

While some retail could stand on its own, the adjacent uses and activity will serve to drive expanded development. Without the adjacent uses in place, development programming would likely be limited to a gas station/convenience store (Speedway, BP); stand alone convenience store (7-Eleven); fast food, drive thru (McDonalds, Dunkin Donuts) or small strip retail. Adjacent development would serve to provide additional activity and support for fast casual dining (Panera, Chipotle), coffee shop, small grocery; service uses (dry cleaners, hair salon). A hotel property could also serve to drive additional development potential.

## HOTEL

There is a general absence of a mid-tier hotel property (Hampton Inn, Holiday Inn Express, La Quinta) in the area. Increased activity from GSU and development on the site could facilitate demand, particularly with the location of a Technology or R&D development. A hotel feasibility study would determine the extent of the market potential.

The hotel property should include meeting/conference/banquet space to accommodate events for businesses, GSU and area residents.

## Implications on Redevelopment Potential

A hotel property would create additional demand for the commercial component, particularly a full serve restaurant or bar (Buffalo Wild Wings, Applebee's etc.). It would also provide an additional amenity for businesses locating to a larger development site. If positioned properly the hotel could also take advantage of the setting adjacent to the Forest Preserve to create a destination environment for conferences and events.

## OTHER USES

The market area was further analyzed to determine the market potential for industrial, office, entertainment, and recreation uses. In addition to market research, interviews were conducted with developers, brokers, and industry representatives. Indications are that the Hidden Meadows site is not well suited for manufacturing, warehouse, distribution, or large scale office development. The road infrastructure and distance of the site from major arterials and interstates is a competitive disadvantage in comparison to other better located and available properties.

While free standing office development is not envisioned for the site, professional office space, in the form of medical, dental, financial services, insurance etc, could be supported within a larger commercial development setting. A bank with a drive-thru facility may also be appropriate.

Although the site has existed as golf course for many years and there is an active golf course directly across the street in University Park, reuse as a golf course is not considered. The potential for a practice facility and/or training center could be accommodated as part of the larger development plan. This may be an appropriate use for the northern most parcel creating synergies with the existing University Park golf course.

In addition, other parks and recreational uses may be explored including use as a large community park and/or programmed and non-programmed recreation uses.

## Incubator/R&D/Tech

As mentioned, redevelopment for industrial or office related uses does not appear to be feasible in the short, mid, or long-term. The site could, however, accommodate uses that are less reliant on road infrastructure and more drawn to proximity to unique assets such as academic institutions. While not exclusively located near colleges and universities, research and development, technology parks, and incubator space is more commonly located within easy access to students, teachers, and academic resources.

While GSU and other institutions could not commit to locating a facility at the Hidden Meadows site, there was an interest expressed in the potential to partner with businesses that could provide internships and training for students in a variety of disciplines. Facilitating development that provides educational and employment opportunities also opens the door to eligibility for state and federal grant money for the Village, developers and associated businesses alike.

A trend toward public-private partnering for this type of development is growing around the country. Developments such as innovation districts include incubator space for start ups, growing companies, and facilities that are designed for education and research. The following is a list of some such venues that could serve as a model for the Hidden Meadows site, particularly if a partnership can be forged with GSU and other institutions.

### ***TechNexus***

TechNexus is a multipurpose 'clubhouse' for the Illinois technology community. With more than 2,000 technology executives and entrepreneurs using the space each month and home to 25 growing companies, Chicago's TechNexus is a collaborative setting for the technology community to connect and build business.

### ***The University Technology Park at Illinois Institute of Technology (UTP)***

UTP is a four building complex with 300,000 square feet of space that includes a Tech incubator with office and lab space. Start-ups in materials and life sciences, biomedical engineering, medical devices and diagnostics, green and clean technology, food safety, information technology, and others are currently utilizing the facilities.

The facility includes new companies founded by IIT faculty and students as well as leaders from nearby research institutions, including The University of Chicago, University of Illinois at Chicago, and Rush Medical Center as well as international companies entering the US market via Chicago. UTP works with companies to secure state and federal grants and loans as well as facilitating relationships with angel investors and venture capital.

### ***The Chicago Technology Park (CTP)***

Located on 56 acres within the Illinois Medical District (IMD), the CTP is a dynamic science and business community, specifically designed to help emerging science businesses flourish.

### ***University of Illinois Chicago Innovation Center***

The UIC Innovation Center is a collaboration space embedded in a leading research institution located in one of the world's great cities. Their aim is to initiate programs and participate in activities that bridge research and education with industry.

### ***International Institute for Nanotechnology (IIN)***

Materials and devices at the nanoscale (a nanometer is one billionth of one meter) hold vast promise for innovation in virtually every industry and public endeavor including health, electronics, transportation, the environment, energy, and national security. The International Institute for Nanotechnology (IIN) was established at Northwestern University in 2000 as an umbrella organization for nanotechnology research and education.

***Knapp Entrepreneurship Center at the Illinois Institute of Technology***

The mission of the IIT-Knapp Entrepreneurship Center is to provide effective, affordable, and expert resources to help create and grow successful commercial ventures.

***Coleman Entrepreneurship Center at DePaul University***

As an extension of DePaul University's entrepreneurship program in the College of Commerce, the Coleman Entrepreneurship Center delivers outreach programs both on campus and in the community.

***IBIO PROPEL / iBIO Entrepreneurship Center***

PROPEL is a joint partnership of iBIO and the iBIO Institute, sharing staff from both organizations, to increase the number of life sciences start-ups in Illinois and boost the success rates of existing companies.

***Fulton Market Innovation District***

The Fulton Market Innovation District is an area in which traditional and innovative businesses coexist. To ensure the area continues to serve the needs of both existing and new companies, the City of Chicago is implementing a strategic land use plan that provides a framework for sustainable economic growth and investment for a variety of small and start up businesses.

An important aspect of this type of development is adjacency to resources and the synergy of likeminded businesses and people. Access to public transit for employees is important as well. Proximity to the nearby 211th Street Metra station would be an important influence. A shuttle bus could easily bring commuters to and from the station to the site.

**Implications on Redevelopment Potential**

These uses will essentially drive the success of the site. There is precedent in Park Forest for being at the forefront of encouraging innovation and emerging businesses. Facilitating this type of innovative approach to redevelopment of the Hidden Meadows site would further set the Village apart from other communities and create a model for others to follow.

## CONSIDERATIONS & INFLUENCES

The Village needs to be careful to balance longer term vision with short-term potential. The site is large enough to accommodate a wide range of uses. The challenge lies in finding uses that have market support and are feasible from a development standpoint. Some opportunities will be contingent upon the timing and occurrence of other development. To that end, phasing will be an important consideration. For example, there is some demand for retail at this time, but a larger retail development program will be influenced by the overall site redevelopment.

### Infrastructure

A critical component of realizing site redevelopment will be the extension of infrastructure including fiber optics and technology. The site must set itself apart from the abundance of other vacant parcels in the market area. While this would typically require a substantial investment at the onset, fiber is located along the Stuenkel and is easily accessible to the Hidden Meadows site.

### Stuenkel widening

The I-57 Stuenkel interchange and widening of Stuenkel will have a major influence on the area. While traffic counts will increase in the area around the Hidden Meadows site, the impact on commercial development will be greatest on those properties closest to the interchange and will diminish extending east. The potential to maximize development potential at the Hidden Meadows site will remain largely based on the larger site redevelopment.

### Partnering & Incentives

Redevelopment of the Hidden Meadows site cannot be realized without the use of incentives and the forging of key partnerships, at least at the initial stages. The Village needs to engage potential partners and resources, particularly GSU. County, State, and Federal funding, particularly if tied to job creation, may be utilized to defer cost and attract development.

### Metra

Proximity to the Metra station represents an asset to leverage for attracting residential and non-residential uses alike. The challenge is that from a competitive standpoint, there are large available sites in closer proximity.

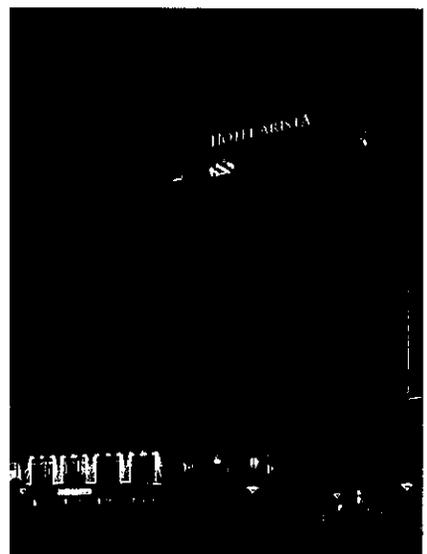
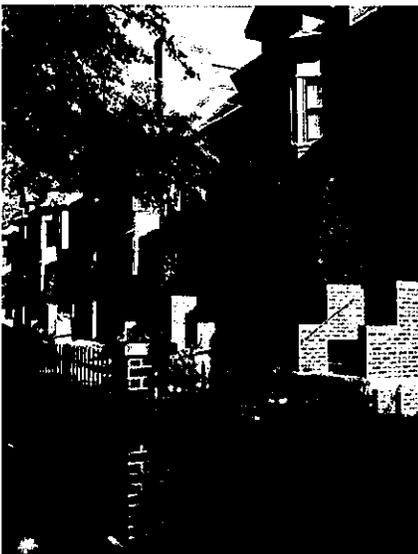
### Fiscal Issues & Impacts

The Hidden Meadows site sits in the Will County portion of the community. Depending on the use, this can be considered a competitive advantage or disadvantage. While residential property taxes are higher, sales taxes are lower. The Village should work with the County to explore available incentives that can offset any potential impact where appropriate. A separate fiscal impact analysis should be prepared to assess the net impact of redevelopment on the provision of municipal services versus revenue generation from taxes and fees. This analysis would help guide policy decisions related to the use of public resources and incentives.

### Phasing

Village ownership of the Hidden Meadows site is integral to maximizing development potential. Village officials must be careful and prudent in decision making so as not to pursue short-term returns at the expense of the longer-term vision for the site. For example, allowing for the type of use that may accommodate the immediate development potential of the corner parcel could permanently encumber future development of the larger site. Similarly the type of residential development that could be supported today, absent supporting uses, would not be in keeping with future plans.

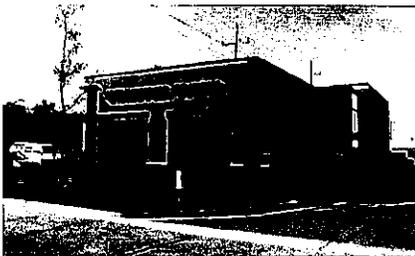
# Redevelopment Examples



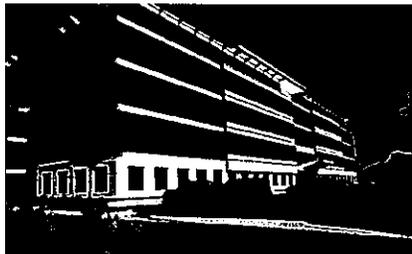
*Single Family Attached*

*Multi-family*

*Hotel*



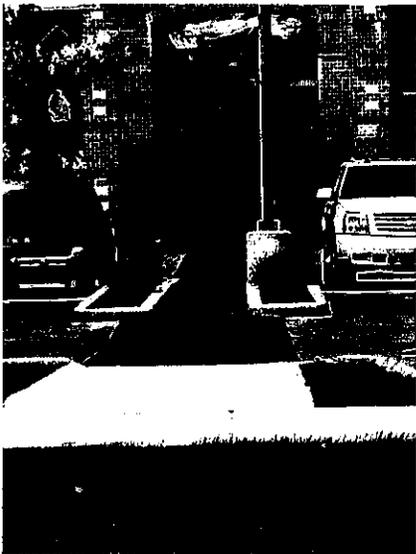
*Convenience Commercial*



*Tech/R&D*



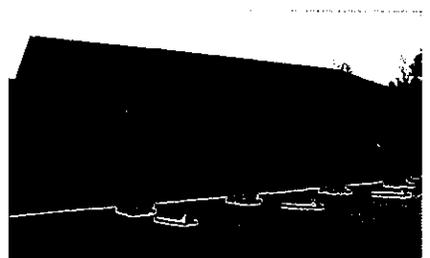
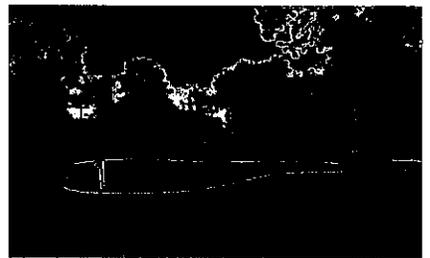
# Design Element Examples



*Tree-lined Street with Planted Median*

*Parking Lot Landscaping*

*Crosswalks & Pedestrian Connections*



*Multi-use Trail*

*Naturalized Detention Pond & Creek Restoration*

*Practice Greens & Chipping Facilities*

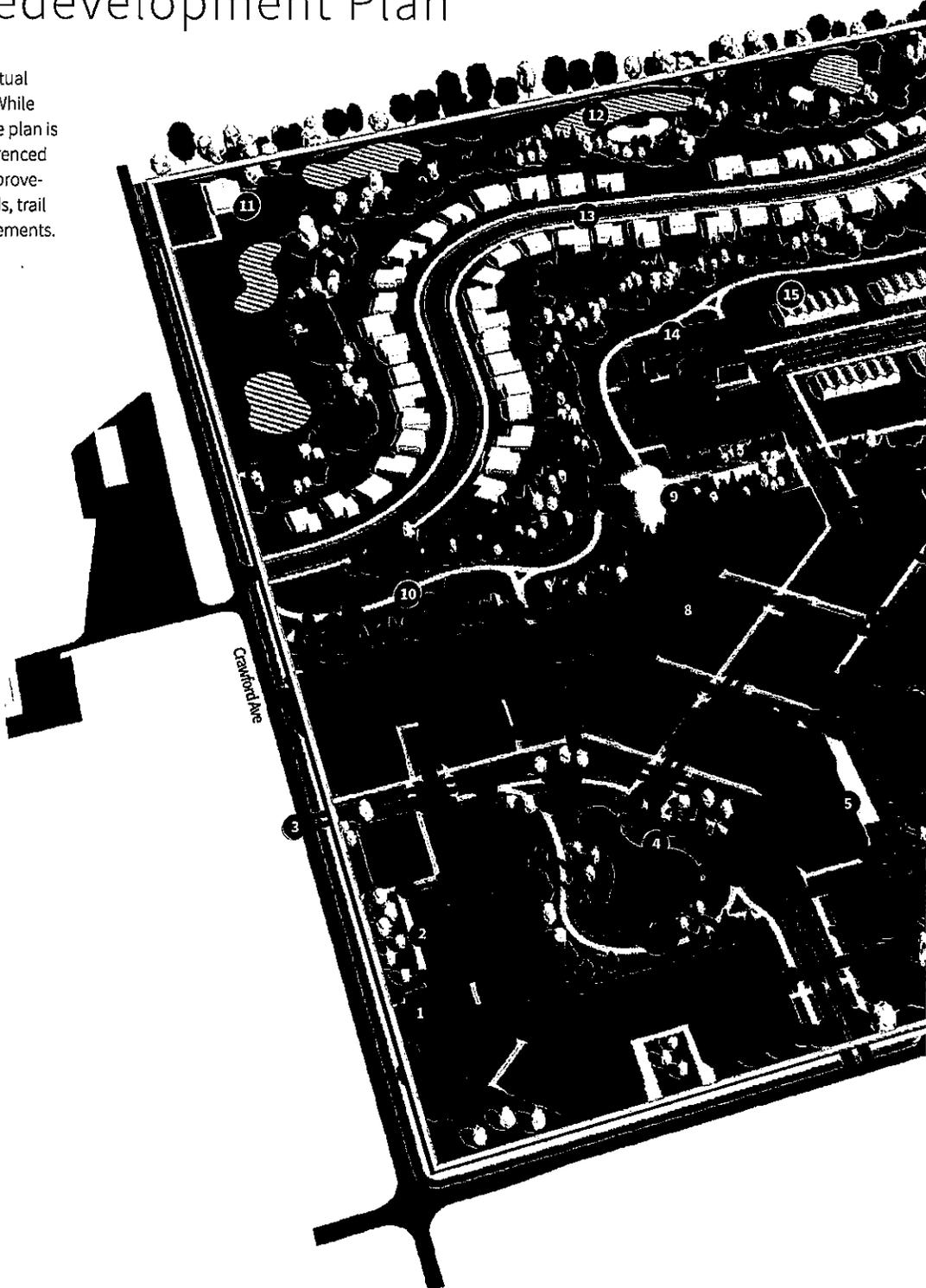
# HIDDEN MEADOWS

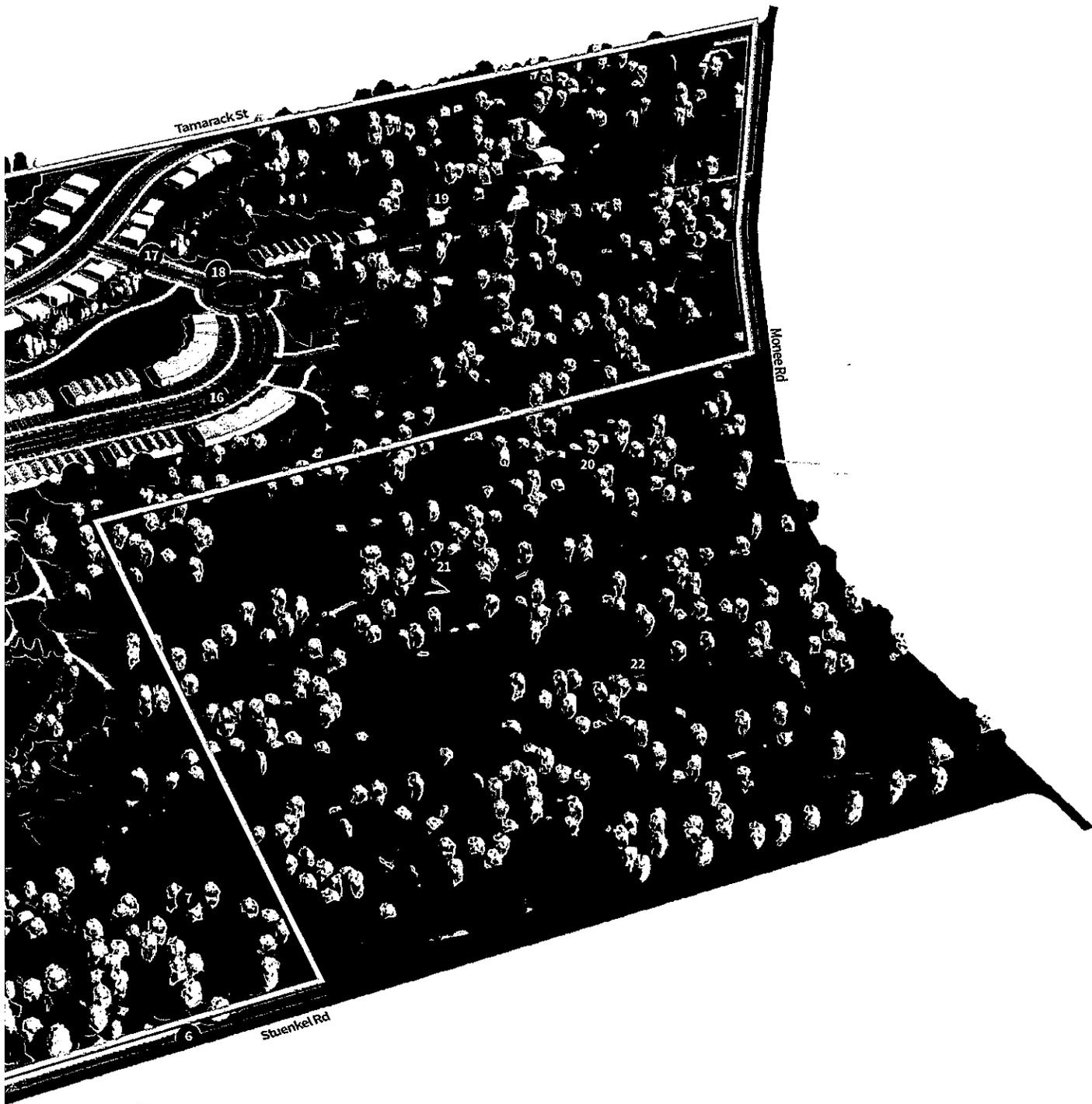
## Conceptual Redevelopment Plan

Based on the preceding analysis a Conceptual Redevelopment Plan has been prepared. While development will likely occur in phases the plan is designed to reflect full build-out of all referenced components in addition to various site improvements including the extension of new roads, trail connections, sidewalks, and other improvements.

### Map Key

-  Redevelopment Study Area
-  Single Family Attached
-  Multi-family
-  Convenience Commercial
-  Tech/R&D
-  Hotel
-  Roadways and Parking Areas
-  Ponds and Creeks





## Site Improvements

- 1 Potential convenience commercial (50,000 sq. ft.) fronting the corner of Crawford Avenue and Stuenkel Road
- 2 Potential parking lots and sidewalk connections
- 3 Potential primary site access points with highly visible crosswalks to ensure pedestrian safety
- 4 Potential naturalized detention pond
- 5 Potential Hotel (75-120 rooms)
- 6 Recommended trail connections to existing adjacent Forest Preserve trails and open space
- 7 Future use to be determined
- 8 Potential Tech/R&D (125,000-400,000 sq. ft.)
- 9 Existing water tower, storage facility, and access drive (to remain)
- 10 Proposed multi-use trail connecting uses throughout the redevelopment
- 11 Potential practice golf facility
- 12 Potential locations for new practice greens and chipping facilities
- 13 Existing single family homes along Tamarack Street
- 14 Potential multi-family (700-950 units)
- 15 Potential Single Family Attached (72 lots/units)
- 16 Potential internal roadway with tree-lined street and planted median connecting potential uses to Crawford Avenue, Stuenkel Road, and Monee Road
- 17 Potential internal roadway on existing vacant lot providing a direct connection to Tamarack Street
- 18 Potential roundabout
- 19 Existing adjacent homes
- 20 Existing Forest Preserve open space
- 21 Existing and future Forest Preserve trails and pathways
- 22 Existing creek

AGENDA  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
PARK FOREST, IL

Village Hall

7:00 p.m.

November 21, 2016

Roll Call

Pledge of Allegiance

Reports of Village Officers

Mayor  
Village Manager

Village Attorney  
Village Clerk

Reports of Commission Liaisons and Committee Chairpersons

Citizens Comments, Observations, Petitions

Motion: Approval of Consent

CONSENT:

1. Motion: A Motion to Approve the Minutes of the Rules Meeting of September 26, 2016, the Minutes of the Regular Meeting of September 26, 2016, the Minutes of the Rules Meeting of October 3, 2016, the Minutes of the Special Rules Meeting of October 17, 2016, the Minutes of the Regular Meeting of October 17, 2016, Minutes of the Special Rules Meeting of October 22, 2016, the Minutes of the Saturday Rules Meeting of November 5, 2016, the Minutes of the Special Rules Meeting of November 12, 2016
2. Resolution: A Resolution Honoring Ed Paesel for His Distinguished and Dedicated Service as Executive Director for the South Suburban Mayors and Managers Association
3. Motion: A Motion to Approve the Purchase of a 2017 Chevrolet Tahoe
4. Motion: A Motion to Authorize the Purchase a New Squad Car Camera System for the Entire Patrol Fleet
5. Motion: Acquisition of One (1) 2017 Ford Utility SUV Police Interceptor and One (1) 2017 Ford Transit 12-Passenger Van
6. Appointments:

DEBATABLE:

7. Ordinance: Ordinance Amending the Land Use and Economic Development Element of the Official Comprehensive Plan and Amending Chapter 78 (“Planning”), Article III (“Official Plan”), Section 78-62 (“Created and Adopted”) of the Code of Ordinances (First Reading)

Adjournment

NOTE: Copies of Agenda Items are Available in the Lobby of Village Hall and on the Village website [www.villageofparkforest.com](http://www.villageofparkforest.com) Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village Manager’s Office at least 48 hours in advance of the scheduled meeting. The Village Manager’s Office can be reached via telephone at (708) 283-5605 or (708)748-1129 or via e-mail at [sblack@vopf.com](mailto:sblack@vopf.com). Every effort will be made to allow for meeting participation.

## MOTIONS

MOVED that the Consent Agenda and each item contained therein be hereby approved:

1. MOVED, that the Mayor and Board of Trustees Approve the Minutes of the Rules Meeting of September 26, 2016, the Minutes of the Regular Meeting of September 26, 2016, the Minutes of the Rules Meeting of October 3, 2016, the Minutes of the Special Rules Meeting of October 17, 2016, the Minutes of the Regular Meeting of October 17, 2016, Minutes of the Special Rules Meeting of October 22, 2016, the Minutes of the Saturday Rules Meeting of November 5, 2016, the Minutes of the Special Rules Meeting of November 12, 2016

2. MOVED, that the Mayor and Board of Trustees adopt A Resolution Honoring Ed Paesel for His Distinguished and Dedicated Service as Executive Director for the South Suburban Mayors and Managers Association

3. MOVED, that the Manager is authorized to Purchase a 2017 Chevrolet Tahoe through the Suburban Purchasing cooperative contract and Currie Motors of Forest Park at a cost of \$38,723.69.

4. MOVED, that the Manager is authorized to purchase new squad car camera system for the patrol fleet from WatchGuard in the amount of \$81,569.00

5. MOVED, that the Manager is authorized to purchase a 2017 Ford Utility Police Interceptor from Terry's Lincoln-Mercury of Peotone, IL at a cost of \$26,903.00; and to purchase a 2017 Ford Transit 350 12-Passenger Van at a cost of \$26,821.00 from Terry's Lincoln-Mercury of Peotone, IL at a total cost of \$53,724.00

6. MOVED, that the Board of Trustees appoint Mayor John Ostenburg as Chairperson of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Trustee Mae Brandon as Vice Chairperson of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Trustee Tiffani Graham as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Village Manager Tom Mick as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Police Chief Pete Green as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Director of Recreation and Parks Rob Gunther as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

OVER

MOVED, that the Mayor and Board of Trustees appoint Director of Economic Development and Planning Hildy Kingma as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Alfreda Keller as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

MOVED, that the Mayor and Board of Trustees appoint Rickey Williams as a member of the Race, Equity and Leadership Steering Committee for a term to expire December 31, 2018.

November 21, 2016

**RULES MEETING OF THE BOARD OF TRUSTEES  
VILLAGE of PARK FOREST  
Monday, September 26, 2016  
Village Hall 7:00 p.m.**

**M I N U T E S**

**IN ATTENDANCE:** Mayor John Ostenburg, Trustee Mae Brandon, Trustee JeRome Brown, Trustee Graham, Trustee Georgia O’Neill, and Trustee Theresa Settles

**ABSENT:** Trustee Robert McCray

**STAFF IN ATTENDANCE:** Manager Tom Mick, Police Chief Pete Green, Fire Chief Bruce Ziegler, Village Attorney Felicia Frazier (7:01), Deputy Village Manager/Finance Director Mary Dankowski, Assistant to Village Manager Denyse Carreras, Director of Economic Development and Planning Hildy Kingma, Director of Public Health Jenise Ervin, Director of Public Works Roderick Ysaguirre, Director of Community Development Larrie Kerestes, Director of Public Relations Jason Miller, and Director of Recreation and Parks Rob Gunther

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Gary Kopycinski, e-News Park Forest

**Roll Call**

Meeting was called to order at 7:00 p.m. by Mayor Ostenburg. Roll was called by Clerk McGann. Mayor Ostenburg noted that the Board was wearing blue in Support of Officer Tim Jones.

**1. An Ordinance Authorizing the Donation of a Property at 238 Arrowhead Street to the South Suburban Land Bank and Development Authority**

Manager Mick noted that items 1, 2, and 3 would be discussed as one. Director Kingma explained that the properties have to be owned by the South Suburban Land Bank and Development Authority in order for deconstruction using grant funds. The properties qualify for grant funds and have been vacant at least two years. The Village will try to work with Delta Institute to do modified deconstruction. Mayor Ostenburg said the Cook County mandates deconstruction whenever possible which puts materials back into circulation and is environmentally better. Unfortunately, few contractors are available and trained to do this. Mayor Ostenburg asked if there were any questions. Hearing none, these items will be on the agenda for action at tonight’s regular meeting.

**2. An Ordinance Authorizing the Donation of a Property at 243 Allegheny Street to the South Suburban Land Bank and Development Authority**

**3. An Ordinance Authorizing the Donation of a Property at 250 Allegheny Street to the South Suburban Land Bank and Development Authority**

**Mayor's Comments**

Mayor Ostenburg dispensed with the comments section of the agenda until the special regular meeting but opened the floor to the visitors to comment on the items on the agenda.

**Manager's Comments****Trustee's Comments****Attorney's Comments****Clerk Comments****Audience to Visitors**

None

**Adjournment**

This concluded the Rules Board meeting.

There being no further business. Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee Brandon, seconded by Trustee Brown and passed unanimously.

Mayor Ostenburg adjourned the rules meeting at 7:07 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**VILLAGE OF PARK FOREST**

**Village Board Regular Meeting  
Monday, September 26, 2016  
Village Hall 7:00 p.m.**

**MINUTES**

**IN ATTENDANCE:** Mayor John Ostenburg, Trustee Mae Brandon, Trustee JeRome Brown, Trustee Graham, Trustee Georgia O'Neill, Trustee Robert McCray (7:11p.m.), and Trustee Theresa Settles

**STAFF IN ATTENDANCE:** Manager Tom Mick, Police Chief Pete Green, Fire Chief Bruce Ziegle, Village Attorney Felicia Frazier, Deputy Village Manager/Finance Director Mary Dankowski, Assistant to Village Manager Denyse Carreras, Director of Economic Development and Planning Hildy Kingma, Director of Public Health Jenise Ervin, Director of Public Works Roderick Ysaguirre, Director of Community Development Larrie Kerestes, Director of Public Relations Jason Miller, and Director of Recreation and Parks Rob Gunther

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Gary Kopycinski, e-News Park Forest

**Roll Call**

Meeting was called to order at 7:07 p.m. by Mayor Ostenburg. Roll was called by Clerk McGann.

**Pledge of Allegiance**

Mayor Ostenburg led the Board and the audience in the Pledge of Allegiance

**Reports of Village Officers**

**Mayor**

Mayor Ostenburg reported on a number of meetings he attended this past week which included the Cook County Land Bank Authority meeting on Saturday and the Illinois Municipal League Conference over the weekend. (McCray, 7:11 p.m.)

**Village Attorney**

No report

**Village Manager**

Manager Mick introduced Police Chief Green who thanked the Board for their support of Officer Jones. He noted that Saturday, October 1, is Unity Day in Park Forest and invited the community to enjoy the many activities scheduled for the day. Manager Mick noted that Fire Chief Ziegle has a sample of the SCBA unit to be purchased which is on tonight's agenda. Manager Mick added that Saturday's events also include Kiwanis's Pancake Day and the Saturday Rules meeting which is open to the public. The Senior Commission and the Health

Department are planning a day to de-stress on Thursday, October 20. The Veterans Commission is looking for Viet Nam vets to be recognized on November 10 at Prairie State College.

**Village Clerk**

Clerk McGann read information regarding election petition packets.

**Reports of Commission Liaisons and Committee Chairpersons**

Trustee Brandon said that \$1 from each adult pancake breakfast will be donated to Officer Jones' fund. Trustees Brandon, Brown, and O'Neill also attended the IML conference over the weekend and learned a lot at each of the sessions attended.

**Citizens Comments, Observations, Petitions**

None

**Motion: Approval of Consent**

Mayor Ostenburg called for a motion to approve the consent agenda. Approval of the consent agenda was moved by Trustee Brandon and seconded by Trustee O'Neill. Mayor Ostenburg asked if anyone wished any item to be removed from the consent agenda for further discussion. Hearing none, on the motion to approve the consent agenda, a roll call vote was called by Mayor Ostenburg.

The consent agenda included the following items:

**CONSENT:**

- 1. Authorize Manager to approve the sole source acquisition of the specified Self-Contained Breathing Apparatus equipment from Air One Equipment, Inc. for a purchase price not to exceed \$194,167.00, for said equipment. Additionally, the approval to update the department's confined space entry Supplied Air Breathing Apparatus (SABA) as requested within the grant in the amount of \$5,440.00. This equipment totals \$199,607.00 and is within the grant funding parameters (\$202,380.00).**
- 2. Authorize Manager to enter into an extension of the Sprint lease at 380 Indianwood Boulevard for a term of five years with 5 additional, 5 year automatic renewals.**
- 3. Adopt a Resolution to Appropriate \$517,790 in Motor Fuel Tax Funds for Construction and Construction Engineering Costs Associated with Improvements for Indianwood Boulevard**
- 4. Approve a Motion to Approve a Local Public Agency Agreement for Federal Participation for the Improvements to Indianwood Boulevard**
- 5. Approve a Motion to Approve a Construction Engineering Services Agreement for Federal Participation Associated with Improvements to Indianwood Boulevard**

The consent agenda was approved with the following results:

Ayes: 7

Nays: 0

Absent: 0

The consent agenda was adopted with seven (7) ayes, no (0) nays and no (0) absent.

**DEBATABLE:**

**6. An Ordinance to Authorize the Donation of a Property at 238 Arrowhead Street to the South Suburban Land Bank and Development Authority (Final Reading)**

This item has first reading and much discussion. Move for adoption of the ordinance was motioned by Trustee McCray and seconded by Trustee Brandon. The ordinance was moved and seconded to adopt this ordinance at final reading. Mayor Ostenburg asked if there were any questions or comments. None being heard, he called for a roll call vote by Clerk McGann. The ordinance was approved following a roll call vote with the following results:

Ayes: 7

Nays: 0

Absent: 0

This item was adopted with seven (7) ayes, no (0) nays and no (0) absent.

**7. An Ordinance Authorize the Donation of a Property at 243 Allegheny Street to the South Suburban Land Bank and Development Authority (Final Reading)**

This item has first reading and discussion. Move for adoption of the ordinance was motioned by Trustee McCray and seconded by Trustee Brandon. The ordinance was moved and seconded to adopt this ordinance at final reading. Mayor Ostenburg asked if there were any questions or comments. None being heard, he called for a roll call vote by Clerk McGann. The ordinance was approved following a roll call vote with the following results:

Ayes: 7

Nays: 0

Absent: 0

This item was adopted with seven (7) ayes, no (0) nays and no (0) absent.

**8. An Ordinance Authorize the Donation of a Property at 250 Allegheny Street to the South Suburban Land Bank and Development Authority (Final Reading)**

This item has first reading and discussion. Move for adoption of the ordinance was motioned by Trustee Brandon and seconded by Trustee McCray. The ordinance was moved and seconded to adopt this ordinance at final reading. Mayor Ostenburg asked if there were any questions or comments. None being heard, he called for a roll call vote by Clerk McGann. The ordinance was approved following a roll call vote with the following results:

Ayes: 7  
Nays: 0  
Absent: 0

This item was adopted with seven (7) ayes, no (0) nays and no (0) absent.

**Adjournment**

This concluded the Regular Board Meeting.

There being no further business. Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee Brown seconded by Trustee McCray and passed unanimously.

Mayor Ostenburg adjourned the regular meeting at 7:34 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**VILLAGE OF PARK FOREST**

**Village Board Rules Meeting**

**Monday, October 3, 2016**

**Village Hall 7:00 p.m.**

**MINUTES**

**IN ATTENDANCE:** Mayor John Ostenburg, Trustee Mae Brandon, Trustee JeRome Brown, Trustee Robert McCray, Trustee Georgia O'Neill, and Trustee Theresa Settles

**ABSENT:** Trustee Tiffani Graham

**STAFF IN ATTENDANCE:** Village Manager Tom Mick, Police Chief Pete Green, Fire Chief Bruce Ziegler, Village Attorney Felicia Frazier, Deputy Village Manager Mary Dankowski, Assistant to Village Manager Denyse Carreras, Director of Community Development Larrie Kerestes, Director of Economic Development and Planning Hildy Kingma, Director of Recreation and Parks Rob Gunther, Director of Public Relations Jason Miller, Director of Public Works Roderick Ysaguirre, IT Manager Craig Kaufman, and Director of Public Health Department Jenise Ervin

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Flossmoor Chief of Police Christopher Sewell and friends and family of the Fire Department; Gary Kopycinski, eNews

**Roll Call**

Meeting was called to order at 7:00 p.m. by Mayor Ostenburg. Roll was called by Clerk McGann.

Mayor Ostenburg read a proclamation noting that the week of October 9-16 is National Fire Prevention Awareness Week. He encouraged all residents to check and replace smoke detectors if they are more than ten years old.

Manager Mick read the introductions of two new firefighters/paramedics, Michael Wolski and Elizabeth Vlavakis. They were sworn in by Clerk McGann, congratulated and welcomed by the Mayor, Manager, and each of the Board members.

**1. Inter-governmental Agreement with the Village of Flossmoor**

Manager Mick explained that this item was discussed with the Board in May during the budget review process. He noted that the IGA has been reviewed by Village Attorney Frazier. Chief Ziegler explained that personnel, equipment, and needs are very similar between the Villages of Flossmoor and Park Forest. This agreement could save substantial funds over the next thirty years and benefitting both communities, each reducing the fleet of engines to two and having a reserve engine to be shared between the two departments. He added that attorneys from both communities have gone over the agreement.

Trustee O'Neill said it was a win-win for both communities. Trustee Settles said this type of community sharing was a topic at the Illinois Municipal League Conference. Mayor Ostenburg liked the idea and looks forward to more collaboration.

Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for approval at the next regular meeting.

## **2. Fit Testing Equipment - Grant Replacement**

Manager Mick asked Fire Chief Ziegler to explain the new Fit Testing Equipment. Chief Ziegler explained that the Fire Department received a grant for this equipment replacement. The Department obtained two different proposals for the replacement. He said the AFC International, Inc. proposal was more complete with a five year service contract. Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for approval at the next regular meeting.

### **Mayor's Comments**

Mayor Ostenburg reported that the recent Neighborhood meeting had 65 residents in attendance. The next meeting is scheduled for November 30 for the Will County section of Park Forest, east of Western Avenue. He noted that Saturday, October 1 was busy with the Kiwanis Pancake Day, and the Saturday Rules Meeting. Mayor Ostenburg offered condolences to the family of Shirley Green, who he called the ideal public servant. She recently passed away at the age of 90.

### **Manager's Comments**

Manager Mick said that Fire Prevention Week is October 10-15. The Annual Fallen Firefighters Memorial Service and Twilight Parade will take place on Thursday, October 13. Trick or Treat hours will be 3-7 pm on Monday, October 31, Halloween. The Haunted House will be open October 28-31.

### **Trustee's Comments**

Trustee O'Neill gave kudos to staff for their knowledge and assistance at the recent neighborhood meeting. EDAG's next meeting is Wednesday, October 12. Trustee O'Neill offered condolences to the family of Shirley Green.

Trustee Brandon remarked that Shirley Green was a dedicated public servant in the south suburbs. Trustee Brandon thanked the residents who attended the neighborhood meeting noting that the neighborhood meetings are an opportunity to get questions answered in a relaxed atmosphere. The Plan Commission will meet Tuesday, October 11; the Youth Commission will meet Wednesday, October 12 to discuss the Safe Halloween event. As President of the Park Forest Kiwanis Club, Trustee Brandon thanked all who volunteered at the Pancake Breakfast, those who attended, and those who made donations to the Officer Jones' fund. It was a good collaboration with Rich East.

Trustee McCray offered his condolences to the Green Family noting that Shirley Green was a wonderful woman.

Trustee Settles said the Environment Commission meeting is Thursday, October 6. The Commission on Human Relations will meet Tuesday, October 11.

Trustee Brown reported on the great turnout for the neighborhood meeting. He enjoyed the Pancake Breakfast and a basketball tournament at Rich East. He, too, offered condolences to the Green Family.

**Attorney's Comments**

None

**Clerk Comments**

Clerk McGann had election petition packets available for the April 4, 2017 election.

**Audience to Visitors**

None

**Adjournment**

Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee McCray, seconded by Trustee Brown and passed unanimously.

Mayor Ostenburg adjourned the rules meeting at 7:54 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**SPECIAL RULES MEETING OF THE BOARD OF TRUSTEES  
VILLAGE of PARK FOREST  
Monday, October 17, 2016  
Village Hall 7:00 p.m.**

**M I N U T E S**

**IN ATTENDANCE:** Mayor John Ostenburg, Trustee Mae Brandon, Trustee JeRome Brown, Trustee Graham, Trustee O'Neill, and Trustee Theresa Settles

**ASBENT:** Trustee Robert McCray

**STAFF IN ATTENDANCE:** Manager Tom Mick, Deputy Police Chief Christopher Mannio, Deputy Police Chief Paul Winfrey, Deputy Fire Chief Tracy Natyshok, Deputy Village Manager/Finance Director Mary Dankowski, Assistant to Village Manager Denyse Carreras, Director of Economic Development and Planning Hildy Kingma, Director of Building/Community Development Larrie Kerestes, Recreation and Parks Supervisor Kevin Adams, Director of Public Relations Jason Miller, Health Department Nurse Vicki Green, Director of Public Works Roderick Ysaguirre, IT Coordinator Craig Kaufman, Assistant Director of Finance Sharon Floyd, and Sustainability Coordinator David Kotwasinski

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Gary Kopycinski, eNews Park Forest

**Roll Call**

Meeting was called to order at 7:00 p.m. by Mayor Ostenburg. Roll was called by Clerk McGann.

**1. A Resolution Authorizing the Village of Park Forest to execute the Subrecipient Agreement for a 2016 Cook County Community Development Block Grant**

Mayor Ostenburg stated that item #1 will be considered on tonight's regular meeting agenda while items #2 and #3 will be on considered at a subsequent meeting. Manager Mick reported that the Village was awarded a \$200,000 2016 Cook County Community Development Block Grant allowing improvement of pedestrian cut-throughs. The Village's match for the grant is \$74,000. Also, the Village may receive a credit from the AmeriCorps Volunteer work that was performed during the summer. Director Kingma said that eight areas were chosen for improvement and the work will continue as far the money will go. Since bikes and pedestrians are encouraged, Mayor Ostenburg asked if there would be patrols by the Police as residents are concerned. Deputy Chief Mannio said that would be looked into especially the Rocket Circle and shopping center area. Mayor Ostenburg asked if there were any questions from the Board. Trustee Brown commended the diligence of the staff for the work done to apply and receive the CDBG grant funds. Mayor Ostenburg noted that CDBG funds work in the local communities and always are discussed with Congresswoman Kelly and our Senators. This item will be on tonight's regular meeting agenda.

## **2. 2016-2017 Street Salt Purchase**

Manager Mick stated that road salt prices are decreasing; the goal is to stock up for the next snow season. Director Ysaguirre explained that the Village joins with other communities in the state bid process to purchase road salt at lower prices. This year's bid is lower than last year and under budget; he recommends purchasing at the low price and store the extra salt for next season. Mayor Ostenburg asked if there were any questions from the Board. Hearing none, this item will be on the agenda at next week's regular meeting.

## **3. A Resolution Establishing the 2016 Village of Park Forest Legislative Agenda**

Manager Mick explained that the Village Board's Legislative subcommittee met last week with Trustees Settles, Brown, and McCray and Mayor Ostenburg as members. They looked at items to be considered at the county, state, and federal levels. Mayor Ostenburg and Manager Mick explained the items listed on the 2016 Legislative Agenda which included property tax reform, public policy advocacy, and transportation/economic development. Each of these items has a number of other interests included that are important to the residents of Park Forest. These items will continue to be discussed with our legislators at the next legislative breakfast in November. Mayor Ostenburg said there is no action on this item tonight but will be on the agenda for action at the next regular meeting.

### **Mayor's Comments**

Mayor Ostenburg dispensed with the comments section of the agenda until the Regular meeting but opened the floor to the visitors to comment on the items on the agenda.

### **Manager's Comments**

### **Trustee's Comments**

### **Attorney's Comments**

### **Clerk Comments**

### **Audience to Visitors**

None

### **Adjournment**

This concluded the Special Rules Board meeting.

There being no further business. Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee Brandon, seconded by Trustee Brown and passed unanimously.

Mayor Ostenburg adjourned the rules meeting at 7:41 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**VILLAGE OF PARK FOREST**

**Village Board Regular Meeting  
Monday, October 17, 2016  
Village Hall 7:00 p.m.**

**MINUTES**

**IN ATTENDANCE:** Mayor John Ostenburg, Trustee Mae Brandon, Trustee JeRome Brown, Trustee Graham, Trustee O'Neill, and Trustee Theresa Settles

**ASBENT:** Trustee Robert McCray

**STAFF IN ATTENDANCE:** Manager Tom Mick, Deputy Police Chief Christopher Mannio, Deputy Chief Paul Winfrey, Deputy Fire Chief Tracy Natyshok, Deputy Village Manager/Finance Director Mary Dankowski, Assistant to Village Manager Denyse Carreras, Director of Economic Development and Planning Hildy Kingma, Director of Building/Community Development Larrie Kerestes, Recreation and Parks Program Manager Kevin Adams, Director of Public Relations Jason Miller, Health Department Nurse Vicki Green, Director of Public Works Roderick Ysaguirre, IT Coordinator Craig Kaufman, Assistant Director of Finance Sharon Floyd, and Sustainability Coordinator David Kotwasinski

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Gary Kopycinski, eNews Park Forest

**Roll Call**

Meeting was called to order at 7:41 p.m. by Mayor Ostenburg. Roll was called by Clerk McGann.

**Pledge of Allegiance**

Mayor Ostenburg led the Board and the audience in the Pledge of Allegiance.

**Reports of Village Officers**

**Mayor**

Mayor Ostenburg talked about the Safe Road Amendment which will be on the November ballot. The south suburbs celebrated Manufacturing Day on October 5. Due to a family matter, he was unable to attend the Fallen Firefighters Service and Parade. He noted a number of other meetings he would be attending the following week. The Village's financial update will take place Saturday, October 22.

**Village Attorney**

None

**Village Manager**

Manager Mick reported on events held during Fire Prevention week including the 36<sup>th</sup> Annual Firefighters' Service and Silent Parade, Open House at the Fire Department, and a live fire

demonstration. He gave an update on the water main replacement in the area. Information regarding the water main replacement included neon postcards on the homes involved, the Village website, and CODE RED notification. He encouraged all residents to sign up for CODE RED to receive information regarding critical incidents in Park Forest. EDAG will be accepting applications for the Business Person of the Year until the end of October. The public is encouraged to attend the financial update on Saturday, October 22. Safe Halloween/Trick or Treat times are 3-7 pm on October 31. The Saturday Rules meeting is scheduled for November 5. The Veterans Commission will sponsor a program on Veterans Day, November 11 with the theme "Veterans Day, Present, Past, and Future." The 70th anniversary of the announcement of the planned development of Park Forest will be celebrated next Monday. There will be a reception between the Rules Meeting and the Regular Meeting.

### **Village Clerk**

Clerk McGann read information regarding election petitions for village trustees and library trustees for the 2017 election.

### **Reports of Commission Liaisons and Committee Chairpersons**

Trustee Settles attended and enjoyed the Rich Township Fall Fashion show which benefitted the Rich Township Pantry.

Trustee O'Neill reminded everyone that the nomination deadline for the Business Person of the Year is October 30. The Park Forest Housing Authority will meet Thursday, October 20. She added that the Twilight Parade and Service were very respectful.

Trustee Graham said the Recreation and Parks Commission will meet Tuesday, October 18.

Trustee Brandon was under the weather and unable to attend the Fallen Firefighters Service and Parade. The Plan Commission met Tuesday, October 11; they are looking at a strategic land use plan for Hidden Meadows. The Youth Commission met Wednesday, October 12, and are continuing to work on the Halloween program. She encouraged those interested in volunteering to call Kevin Adams at Village Hall.

### **Citizens Comments, Observations, Petitions**

None

### **Motion: Approval of Consent**

Mayor Ostenburg called for a motion to approve the consent agenda. Approval of the consent agenda was moved by Trustee Brandon and seconded by Trustee O'Neill. Mayor Ostenburg asked if anyone wished any item to be removed from the consent agenda for further discussion. On the motion to approve the consent agenda, a roll call vote was called by Mayor Ostenburg. The consent agenda included the following items:

### **CONSENT:**

**1. Approve the Minutes of the Rules Meeting of September 6, 2016 and the Minutes of the Saturday Rules Meeting of October 1, 2016, the Minutes of the Special Rules Meeting of September 19, 2016 and the Minutes of the Regular Meeting of September 19, 2016**

**2. Adopt a Resolution Establishing Trick-or-Treating Hours in Park Forest**

**3. Authorize the Mayor and the Village Clerk to execute and submit the 2016 Community Development Block Grant Agreement with the County of Cook**

**4. Authorize the Manager and the Fire Chief to enter into an intergovernmental agreement with the Village of Flossmoor for a shared reserve fire engine program.**

**5. Authorize the Manager to purchase quantitative fit testing equipment from OHD via the regional distributor AFC International, Inc. at a cost of \$24,774; said expenditure will be paid from the Firefighters Grant of which \$24,000 was allotted for the fit testing equipment, with the remainder of \$773 to be from the department budget.**

The consent agenda was approved with the following results:

Ayes: 6

Nays: 0

Absent: 1

The consent agenda was adopted with six (6) ayes, no (0) nays and one (1) absent.

**DEBATABLE:**

**6. Ordinance Authorizing the Donation of a Property at 234 Arcadia Street to the South Suburban Land Bank and Development Authority (FIRST READING)**

This item has had first reading and will be on the agenda at a subsequent meeting.

**7. Ordinance Authorizing the Donation of a Property at 44 Apache Street to the South Suburban Land Bank and Development Authority (FIRST READING)**

This item has had first reading and will be on the agenda at a subsequent meeting.

**Adjournment**

This concluded the Regular Board meeting. There being no further business, Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee Brown, seconded by Trustee Settles and passed unanimously.

Mayor Ostenburg adjourned the regular meeting at 8:11 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**MINUTES OF THE FINANCIAL UPDATE TO THE BOARD OF TRUSTEES  
VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS  
October 22, 2016**

**PRESENT:** Mayor John Ostenburg; Trustees Mae Brandon, JeRome Brown, Tiffani Graham, Georgia O'Neill

**ABSENT:** Trustees Robert McCray, Theresa Settles

**STAFF PRESENT:** Tom Mick, Village Manager; Mary Dankowski, Deputy Village Manager/Finance Director; Sharon Floyd, Assistant Finance Director; Denyse Carreras, Director of Personnel/Asst. to Village Manager (attended Veterans Commission 9:05-10:01); Jason Miller, Director of Communications/Asst. to Village Manager; Police Chief Pete Green; Deputy Police Chief Chris Mannino (departed 11:55 a.m.); Deputy Police Chief Paul Winfrey (departed 11:55 a.m.); Fire Chief Bruce Ziegler; Jonathan Brown, IT (departed 9:48 a.m.); Larrie Kerestes, Director of Community Development (departed 9:55 a.m.); Jerry Martin, Code Enforcement Manager; Hildy Kingma, Director of Economic Development and Planning; Sandra Zoellner, Assistant Director of Economic Development; Roderick Ysaguirre, Director of Public Works/Village Engineer; Nick Christie, Assistant Director of Public Works/Village Engineer (departed 11:55 a.m.); Dave Vavrek, Water Plant Manager (departed 11:55 a.m.); Rob Gunther, Director of Recreation and Parks; Kevin Adams, Recreation Manager; Jenise Ervin Director of Public Health; Marcia Dees, Financial Assistant; Sharon Bellino Facility Supervisor; Dave Kotwasinski, Sustainability Coordinator (departed 11:55 a.m.)

**VISITOR PRESENT:** Erika Pitts

Mayor Ostenburg called the meeting to order at 8:15 a.m. in the Village of Park Forest Board room. The roll was called. Manager Mick noted that the Board Meeting scheduled for November 7, 2016 was canceled.

**Preliminary Year-End Results** (Agenda Packet pages 1-1 to 1-17)

Finance Director Mary Dankowski presented the preliminary year-end results. As the Village is in the middle of the audit, the figures are unaudited. The Farmer's Market numbers indicate a dip in vendor participation from last year. The Board asked Jason Miller to assist in marketing the event to potential vendors.

**Current Year Trends** (Agenda Packet pages 2-1 to 2-20)

Current Year Trends were reviewed. The IRMA deductible is increasing. There has been a change in employee health insurance co-pays. Real estate sales are starting to recover with an upswing in sales prices. Houses are selling more quickly. However, in the co-ops some people are walking away from their memberships. Core vs. non-core services are continually examined. (Break 9:48 a.m. - 9:54 a.m.)

**Tax Levy Projections** (Agenda Packet pages 3-1 to 3-16)

The proposed tax levy was reviewed. Police and Fire pension funds balances are being impacted by increases in the mortality table. At the six month financial review, Director Dankowski will likely recommend that if there are funds available in reserve over the anticipated three to four months, that some dollars will be transferred to the Police and Fire pension. Overall, the proposed levy will have an increase of 2.2%, which includes the library. The first reading is the last meeting in November, with a public hearing on December 5 and adoption on December 12.

**Public Works Projects** (Agenda Packet pages 4-1 to 4-15)

DPW Director Ysaguirre reported that salt prices have dropped from \$109/ton to \$44/ton. Alternative ways to manage snow are being investigated due to the chloride rule. There is a November 4 bid opening for anticipated work to be done in the spring. Recommendations regarding the twin culvert project near Area J, Garden House and Lain Sullivan will be presented to the Board with the work to be done in the summer. Over 300 applications have been received for rain barrels. The program runs through the end of the year. Village Manager Mick informed the Board of discussions with Continental Midland (unincorporated on South Western Avenue) for a water main extension. South Western Avenue is an area that has value in exploring. It is possible to annex the property that is contiguous. Commercial or industrial development would be pursued. Staff is working on acquiring the old Rickets property. Economic Development would work with homeowners to hook onto the new water service. Options regarding increased use of the Route 30 commuter parking lot will be discussed.

**Economic Development Update** (Agenda Packet pages 5-1 to 5-7)

Ms. Bellino provided an update of the DownTown businesses. Director Kingma provided grant information on the demolition/deconstruction of abandoned properties. In Eastgate, the Village owns 30 vacant lots, the landbank owns 11-12, 67 houses have been demolished, and 14 more homes are in the process. Deputy Chief Winfrey added that overall calls for service in Eastgate have decreased by 12%. Assistant Director Zoellner provided updates on other businesses within the Village. (Break 11:55 a.m. – 12:04 p.m.)

**Recreation and Parks Update** (Agenda Packet pages 6-1 to 6-10)

Director Gunther informed the Board of the neighborhood meeting to discuss Murphy Park. The R&P Advisory Board is in the process of updating the master park plan. The Village Green project will be re-bid. Parking lots will be resurfaced at the Village Hall, Aqua Center, Tennis & Health Club, and Library (funding their own project). Membership numbers at the Aqua Center were encouraging. Fee structures for park permits, the Aqua Center and trips were discussed. The school district relinquished the use of the rec center to the Village. The AmeriCorps volunteers painted the entire interior of the building. Staff will determine what capital projects need to be undertaken at the facility. An Athletics Roundtable will meet once per quarter to better serve the needs of the children. This is Freedom Hall's 40<sup>th</sup> anniversary.

**2016/2017 Board Goals – Year 3 of 5 Year Goals** (Agenda packet pages 7-1 to 7-27)

The Board Goals Update was provided by Manager Mick. Highlights include the Village's Complete Streets Policy being awarded the 3<sup>rd</sup> best policy in the US by Smart Growth America; the Unified Development Ordinance; the bike and pedestrian plan; DPW partnered with Service Line Warranties to provide sewer warranties to residents; core vs. non-core services are being analyzed; Green Initiatives are expanding at the Fire Department; the STAR Community Rating System awarded the Village recognition as a 3 Star Community; the benefits realized from the work done by the AmeriCorps volunteers; R&P continues to partner with organizations to achieve innovative recreational programming; the Civic Leadership Academy has 22 participants this year; staff continues to work with SSMMA and Select Chicago Southland; the Police Department now has a Homeless Liaison.

Trustee Brown moved for adjournment; second by Trustee Graham. The meeting was adjourned at 1:15 p.m.

Respectfully submitted,  
Dolores DuBois

**VILLAGE OF PARK FOREST  
BOARD OF TRUSTEES SATURDAY RULES MEETING  
November 5, 2016**

PRESENT: Mayor John Ostenburg, Trustee JeRome Brown, Trustee Tiffani Graham,  
Theresa Settles

ABSENT: Trustee Mae Brandon, Trustee Robert McCray, Trustee Georgia O'Neill

ALSO PRESENT: Rob Gunther, Director of Recreation and Parks, Sandra Black, Deputy  
Village Clerk

GUESTS: None

Mayor John Ostenburg called the meeting to order at 10:03 a.m.

Rob Gunther, Director of Recreation and Parks shared the results of a survey by the National Recreation and Park Association in which he participated.

He also noted that a volunteer is working on a cost study project by reviewing costs at the various facilities and the expenses. There was general discussion on general fund support and generated revenue. Director Gunther said he hoped to have more details in February.

In response to Mayor Ostenburg's question about invasive plants at the Wetlands, Director Gunther said cattails have been taking over and he said they thrive in about 18 inches of water. Director Gunther explained how he had lowered the water level, but now it is too dry and other plants were lost. After consultation, it has been agreed to not stop the flow of water and have the area mowed more often, plus being more aggressive in controlling the cattails.

Rob Gunther shared how Recreation and Parks started from volunteers in urban areas creating park settings which later, cities took on the maintenance of these parks. He said the challenge is that most Recreation and Parks departments or districts are still following the urban plan, but in a suburban setting.

Trustee JeRome Brown motioned to adjourn the meeting at 11:10 a.m. The motion was seconded by Trustee Tiffani Graham. All in favor.

Respectfully Submitted,  
Sandra Black, Deputy Clerk

**Special Rules Meeting Minutes**  
**Village Board Legislative Breakfast**  
Village of Park Forest  
Village Hall Board Room  
Monday, November 12, 2016

**1. Call meeting to order and Roll Call**

Mayor John Ostenburg called the meeting to order at 9:15 AM. A visual roll call was taken. Present: Trustees Mae Brandon, Georgia O'Neill, Tiffani Graham, JeRome Brown, Robert McCray (9:20 AM), Congresswoman Robin Kelly, State Senator Toi Hutchinson, State Representative Al Riley, State Representative Anthony DeLuca, Village Manager Tom Mick

**2. Discussion Items**

Mayor Ostenburg provided an overview of the Village's process for establishing a legislative agenda. From there, issues of specific deliberation included the following legislative agenda items:

- The Village requests that legislation be considered which would force tax-delinquent commercial or industrial property owners to pay their tax obligations without the ease or option of walking away from the property. Tax delinquent property owners currently have the ability to abandon a parcel of land after having not paid taxes for a long period of time while still reaping economic benefits during this timeframe. If a municipality secures the property through the no-cash bid process, an assessment should be done comparing the owed amount in tax delinquency compared to the value of the property.
- The way taxes are collected in Cook County at present penalizes communities that are poor in industrial and commercial properties, while rewarding those that have an abundance of such parcels. Legislative action is required in order to remedy this situation. Legislators are encouraged to support legislation what would create a pilot program in the south suburbs based on the research that is forthcoming.
- The Village of Park Forest favors legislation to provide for some form of regional sales tax revenue sharing. The Village's position is that the larger portion of the local sales tax revenue should go to the community where the generating business is located, in order to accommodate infrastructure costs, *etc.*, but that a significant portion likewise should be distributed to all municipalities based on population, such as is done with the motor fuel tax.
- The residents of the South Suburbs are without a Level I Trauma Center. Regional and State, perhaps even Federal, Support is needed in developing a solution. Park Forest and southland residents and their children are as valuable as are the men, women, and children of the West Suburbs or the North Suburbs where there is an abundance of Level I Trauma Centers.
- With a structured increase in minimum wage established by the State of Illinois some years ago, a classified exemption was eliminated as relates to summer/seasonal recreational positions typically staffed using high school or college students. The Village urges the State to create an exemption which provides relief from paying minimum wage for high school and college students engaged in temporary/seasonal employment.
- Park Forest urges that any legislation relating to municipal employee benefits, including pension benefits, allow for some levels of control by the employing local government (*e.g.*, to be included in collective bargaining). Also, the Village encourages legislators to consider parity between the benefits conveyed through public safety pension plan and those offered to other municipal employees through IMRF.

- The Village supports legislation that any referendum to reverse home rule status, in order to pass, must be approved by no less than 60 percent of those persons casting votes in said referendum.
- As part of its ongoing efforts to promote long-term sustainability, the Village of Park Forest supports legislation to provide financial incentives to collaborative efforts among local units of government that create public transportation systems to serve local residents. The Village also seeks increases in 1) the numbers of bus routes; 2) the operating hours of busses; and/or 3) dial-a-ride options that are available to the public, especially the working public.

**3. Adjournment**

The meeting was adjourned without objection at 10:40 AM.

Respectfully Submitted,

Tom Mick, Village Manager

**VILLAGE OF PARK FOREST**

**MEMORANDUM**

**TO: John A. Ostenburg, Mayor  
Village Board of Trustees**

**FROM: Thomas K. Mick,  
Village Manager**

**DATE: November 14, 2016**

**RE: A RESOLUTION HONORING ED PAESEL FOR HIS DISTINGUISHED  
AND DEDICATED SERVICE AS EXECUTIVE DIRECTOR FOR THE  
SOUTH SUBURBAN MAYORS AND MANAGERS ASSOCIATION**

**BACKGROUND/ DISCUSSION:**

After 17 years of service to the south suburbs, Executive Director Ed Paesel is retiring from the South Suburban Mayors and Managers Association. The attached Resolution recognizes his service and wishes him well in his retirement.

**SCHEDULE FOR CONSIDERATION:**

This issue will be on the Consent Agenda of the November 21<sup>st</sup> Regular Meeting for Board consideration and approval.

**A RESOLUTION HONORING ED PAESEL FOR HIS  
DISTINGUISHED AND DEDICATED SERVICE AS EXECUTIVE DIRECTOR  
FOR THE SOUTH SUBURBAN MAYORS AND MANAGERS ASSOCIATION**

**WHEREAS,** Ed Paesel began his tenure as only the second Executive Director of the South Suburban Mayors and Managers Association in May 2000; and

**WHEREAS,** as a life-long resident of the south suburbs which included attending Bloom Township High School, Ed was eventually inducted into the school's Hall of Fame; and

**WHEREAS,** Ed Paesel continued his educational growth with a bachelor's degree in 1971 and a master's degree in 1973, both of which were bestowed upon him by Illinois State University; and

**WHEREAS,** prior to becoming the Executive Director with SSMMA, Ed's home community of Sauk Village elected him into public office for 16 years, the last 12 as Mayor, all of which provided him a solid familiarity on the scope of issues facing elected officials and local governments; and

**WHEREAS,** during his tenure with SSMMA, Ed Paesel was appointed to a multitude of posts including, among others, the METRA Board of Directors, the Access to Care Board of Directors, the Cook County Workforce Investment Board and the Land Use Committee for the Chicago Metropolitan Agency on Planning; and

**WHEREAS,** Ed was selected to be on multiple gubernatorial transition teams representing the south suburbs; and

**WHEREAS,** during his tenure as Executive Director, the South Suburban Mayors and Managers Association saw growth in the services provided to member communities and exponential increases of intergovernmental collaboration with the keen understanding that funding agencies place great value in financially supporting multi-jurisdictional projects rather than stand-alone community endeavors. Collaborative efforts included the creation of such outgrowth organizations as the South Suburban Housing Collaborative, the Chicago Southland Economic Development Corporation, the South Suburban Landbank Development Authority and Chicago Southland Fiber Network; and

**WHEREAS,** under Ed Paesel's term as Executive Director, SSMMA was a catalyst for literally tens of millions of dollars in grant funding coming to the benefit of member municipalities and their collective 700,000 citizens; and

**WHEREAS,** along the way, numerous accolades and recognitions were made of Ed's dedication as he provided sound guidance and steady support to Mayors and Managers alike, doing so in a manner that led to his being well respected across the membership and being held in high regard by state and national legislators in addition to other Councils of Government and regional entities.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Park Forest that Ed Paesel is offered the warmest and most sincere appreciation of Park Forest and its residents for his years of excellent service to the southland. **BE IT FURTHER RESOLVED** that his service improved the quality of the life across the south suburbs. **BE IT FURTHER RESOLVED** that the Village of Park Forest wishes Ed a long, happy and healthy retirement during which he enjoys his many interests.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk