

Altenheim Advisory Committee Meeting SUMMARY December 3, 2022

ADVISORY COMMITTEE MEMBERS

- Marty Tellalian, Chair
- Maria Maxham, Commissioner of Public Health and Safety at Forest Park
- Jessica Voogd, Commissioner of Public Property at Forest Park
- David Gulyas, Resident
- Kurt Hansen, Resident
- Scott Presslak, Resident
- Steven Rouse, Resident
- Jocelyn Sims, Resident
- Geoff Smith, Resident
- Karen Swinger, Resident
- Mark Zinni, Resident
- Roberto Escalante, Resident
- Therese O'Brien, Resident

OTHER ATTENDEES

- Kindy Kruller, Director, MUSE Community + Development

DISCUSSION

- Introductions
- Public Comment
- Reviewed updated schedule
 - January 9, January 23, February 6 and February 20
 - Can do virtually
- Shared schedule of community presentations

Community Presentations

Presenter: Marty Tellanian



- Encouraged committee to look at the [Village Zoning Code](#)
- Encouraged committee to look at the zoning of different community areas, including [Section 9](#)

Q & A:

- a. Committee asked if current Altenheim zoning Restricted to R2?
 - b. Yes
2. PUD would like the development tool like the drove resident, PUD meet Q2?
 - a. No but could be negotiated
3. Zoning for YMCA?
 - a. Not sure

Presenter: Mark Zinni- Member of Altenheim senior living board



- What was agreed upon before might not be the same
- Altenheim underserved community and important to keep happy
- The Altenheim board wants the community agreement to hold, including:
 - 8 acres developed by R1/R2
 - Connect impact with quiet Enjoyment
- Wish list:
 - Likes green space to north
 - Wants a masterplan
 - Would like to buy back property
 - Green space
 - EV charging

Q & A:

1. Buyback of property?
 - a. Immediately to the south for parking, great views. The zero-lot segments are torture
2. 8 acres for R1-R2 what other 3 acres?
 - a. Assuming green space, but need to finalize approach with village
3. Comment about South and West lot lines
4. Following up on board composition comment?
 - a. We don't want to show our hand

Presenter: Gene Armstrong, Concerned Van Buren Citizens – See Attachment A



- Gene provided a copy of the presentation to the committee

Q & A:

1. Share difference of 2 site plans of bldg. masses?
 - a. No difference, just concepts
2. Triangle parcel concept?
 - a. No assessment complete
3. Concepts represent 8 acres?
 - a. No, only concepts.
4. Final site plan reflects R3 zoning?
 - a. Deed shows R-2 but parcels are zoned R3.

Presenter: Ralph DiFebo, Altenheim Ad HOC Committee, Attachment B (only slides 1-19 were shared)

- Walked through presentation

Q & A:

1. What is the budget for the village?
 - a. Not sure, heard the pension was a concern
2. Maybe we shouldn't let the budget dictate the project?
 - a. We won't know
3. When will ad hoc committee know about grant approval?
 - a. Went unanswered
4. Why no taxes paid?
 - a. The cemetery got the letters, the PINs were complicated. The Altenheim is the tax bills.
5. What is the acreage of parks to residents? Does it consider surrounding open space like Forest Preserves?
 - a. The concept is village driver and inclusive and focused on walkability.
6. How would a civic authority work?
 - a. Needs an application and 5 board members, could include other parts/parcels of the village

Public Comment

- Speaker 1: BJ Reid, Resident & Firefighter since 2005 Presenter: BJ Reid - Attachment C
- Read letter, see attachment C
- Forest park resident since 2005 ; Been a firefighter since 2005
 - a. Firefighters focus on preservation of life
- Call volume metrics
 - a. Extended run of increased call volume 47.8% increase over one year
- Need more staff
- Previous leadership had required infrastructure updates
 - a. Building at 100 years old
 - b. Addition is 50 years old
- Altenheim is the best option for tax revenue sales tax and income tax
- Village is not operating with the option of a utopian, and we need development to harness tax revenue.
- Speaker 2: Debra Callahan, Grove Resident
 - a. Homeless population at CTA and could be shifted to site
- Speaker 3: Harry Johnson, Grove Resident
 - a. Please consider solar farms
- Speaker 4: Brendan Riley, Police Officer
 - a. Issue at blue line with homeless, they have asked the county for assistance
 - b. Police officers need more staff, equipment, resources
- Speaker 5: John Griffin, Grove Resident
 - a. Traffic concerns include east bound on Des Plaines and need to be considered trouble for future development. Please consider traffic flow
- Speaker 6: Jennifer Griffin, Grove Resident
 - a. Wants retail to be carefully considered and don't want to impact existing business

Wrap up Discussion

- Contact Park district and invite to next meeting
- Civic agreement organization, the committee wants more information

EXHIBIT A

THE FUTURE USE OF THE ALTENHEIM PROPERTY

**Ideas, Analysis, Suggestions, Preferences and Concerns
of
The Residents of The Grove Neighborhood**

December 5, 2022

**Presentation to the Village-Appointed Altenheim Advisory Committee
by Concerned Van Buren Citizens on behalf of The Grove Community
December 5, 2022**

Introduction

My name is Gene Armstrong. My address is 7753 Van Buren in Forest Park. I am the President of The Grove Midrise Condominium Association. I am also a member of the Board of The Grove Community Association.

The Grove is a residential neighborhood across Van Buren Street from the Village-owned Altenheim Property. It is comprised of two midrise buildings that together contain one hundred forty condominium units and fifty-three townhomes. The Grove is home to approximately three hundred Forest Park residents. **No residential neighborhood in Forest Park will be more impacted by what is selected as the future use of the Altenheim Property.**

Concerned Van Buren Citizens

I am also the chair of Concerned Van Buren Citizens. Concerned Van Buren Citizens is a commission established eight years ago by the Board of Directors of the Grove Midrise Condominium Association when a Ravinia-style music venue was proposed as the future use of the Altenheim Property. This was an unwelcome prospect for residents of The Grove and it led the Association Board to establish the Concerned Van Buren Citizens. In recent years we have communicated with the Altenheim Board and Altenheim residents as well as with the residents of the 7771 Townhomes development on Van Buren Street about common concerns regarding the future uses of the Altenheim Property. We have also met with the "Save the Green Space" group and the Cultural Park Committee to discuss matters of common interest.

Currently, the Concerned Van Buren Citizens Commission has four Team Leaders. There are also ten active volunteers who live in The Grove and serve on one of three Teams established by our Commission. Each of the four Leaders is responsible for specific aspects of our efforts:

As chair, I am responsible for coordinating our efforts

Kathryn Heavey, who lives in one of our townhomes, is responsible for our Communications Team. Four volunteers are on her Team.

Ellyn Gullo, who lives at 7757 Van Buren, is responsible for our Research Team. Four volunteers serve on her Team

Marilyn Jancewicz, who lives at 7753 Van Buren, is responsible for our Political Action Team. Two volunteers serve on her Team.

Responsibilities of Concerned Van Buren Citizens

The Grove Midrise Condominium Association Board assigned the Concerned Van Buren Citizens Commission three responsibilities.

1) TO MONITOR VILLAGE ACTIVITIES REGARDING FUTURE USES OF THE ALTENHEIM PROPERTY:

Over the past eight years, members of the Concerned Van Buren Citizens have attended many meetings of the Village Board. We have been present at every meeting when a matter related to the Altenheim Property was on the agenda. We have addressed the Village Board on many of these agenda items. We have met with the Mayor and with various Commissioners to discuss future uses of the Altenheim Property. We have hosted the Mayor and Commissioners at community meetings where residents of the Grove listened, questioned and expressed views and concerns. We have attended every meeting of this Advisory Committee.

2) TO DISCERN THE VIEWS OF THE GROVE RESIDENTS AS TO FUTURE USES OF THE ALTENHEIM PROPERTY:

The Concerned Van Buren Citizens has held meetings to enable our residents to learn about this matter, share ideas and express concerns and preferences. The Concerned Van Buren Citizens also conducted a comprehensive survey of our residents. We distributed a detailed questionnaire to all 184 owners of condominiums and townhomes in The Grove.¹ It is significant to note that more than half of the responses contain specific comments by the owner returning the questionnaire. This shows that The Grove residents are very well informed and quite focused on issues pertaining to the future uses of the Altenheim Property.

We suggest our survey is especially important for these five reasons:

1. **The significant response.** Of the 184 questionnaires distributed, 114 were returned with responses. The response rate was 62%. This response rate is almost unheard of in survey response experience. The literature on surveys suggests that a response rate of 10% is excellent. We submit that this extraordinary response indicates two things: First, our residents are very aware of the Altenheim Property and know that the Village will decide on future uses of the Altenheim Property. Second, they are informed about possible future uses and their likely consequences and effects. (By contrast, the most frequent response of those questioned during the *Wine Walk* was: "Where is the Altenheim Property?")
2. **The desire for public park uses.** Questions about public park uses garnered the highest positive response. All 114 respondents weighed in on this question.
 - 75% (86 of 114) expressed a preference that the south field be kept open.
 - 93% (106 of 114) agreed that walking paths would be appropriate.
 - 85% (97 of 114) agreed that gardens and plantings would be desirable
 - 64% (78 of 114) suggested that a playground would be appropriate.Several specific suggestions were included in respondents' comments about gardens: plant native plants, pollinator plantings, trees and shrubs. We also note that the results

¹ While 200 questionnaires were mailed, 16 were returned by the USPS marked "returned to sender." These 16 returned questionnaires were not counted as distributed.

Public park: We suggest that use of a significant, contiguous part of the Property as a public park will accomplish three things. One, it will allow residents of the Altenheim Home to enjoy their peace and quiet – a condition included in the Purchase Agreement. Two, if established on the east side, it will be consistent with the strongly-expressed preferences of residents of The Grove and be more visible and more easily accessible to Village residents. Three, it will benefit the entire Village. Forest Park does not now have a significant quiet park. Research shows that such parks enhance local property values and deter crime – both worthy and desirable outcomes that benefit the Village, The Grove and all citizens.

Concept Drawing No.1

Concept Drawing No. 1 visualizes a use of the Altenheim Property that a) addresses the need of the Village government for additional property tax revenues, b) honors the commitments made to the Altenheim Home, c) satisfies the broader community need for a quiet park and d) accommodates the concerns and preferences of The Grove residents.

Residential: This concept drawing shows a residential development parcel on the west side of the Property. It shows ingress and egress from Madison Street, not Van Buren. Whatever might be built in this area should generate property tax revenues for our local governments: the Village, the Park District, the Library and the Elementary School District. (More specific suggestions as to residential development are shown in the site plans discussed, below)

Public Park: The concept drawing also shows a totally-fenced quiet public park. It includes half-mile and quarter-mile walking paths. The pathway area would accommodate undulating terrain, gardens for native plants and perennial flowers, bushes, ornamental trees, art installations and sitting areas. It also shows a tot lot, a gazebo and para-course stations. It shows fenced, rental garden plots with water access. (The Village garden plot at Harlem and the Expressway has a waiting list of Villagers who would like space to garden.) Lamp pole height or pathway lighting should be provided. No floodlight towers. Park hours should be established. Main access is from Van Buren Street. A lockable gate should be installed. It shows parking for cars and bikes at the east gate. Controlled access from the west would allow residents in the new homes on the western part of the property to access the park without having to walk north and then south on Van Buren to the east entrance.

Picnic Area: The concept drawing shows a picnic area (with limited parking) in the northwest corner. This area contains many mature trees which, hopefully, can be preserved. No specific amenities are described, but appropriate ideas could include picnic tables (perhaps a shelter), permanent corn-hole targets or a Bocci court.

Proposals for Residential Development

Our site plans identify a four-acre development parcel along the west property line with an eastern boundary being a line extending north from the east fence line of the Altenheim Cemetery north to approximately the east side of Altenheim Building C. An access road from Madison Street ends at a cul-de-sac near the south end of the development parcel. For comparison, the plot for the two midrise buildings at The Grove is approximately two acres. The parcel east of the development parcel is the public park parcel. No description of park uses are shown on these site plans. The space for placement of the structures is based on comparisons with the size of the plots of buildings constructed at The Grove.

Site Plan A This site plan shows townhomes or duplex homes on the development parcel. These homes would be similar to those in The Grove or in the 7771 Van Buren Townhome development. Exhibit A provides a basis for an estimate of the property tax revenue generated by these homes.

A special reason for this option is that these homes could be a demonstration project to showcase imaginative architecture, eco-friendly construction, storm water management, flood control techniques, the use of sustainable materials and reliance on renewable energy. Additional information on the reasons for and benefits from such initiatives is provided in **Exhibit B**. Such a demonstration project would bring positive publicity to Forest Park.

Site Plan B The residential structures shown on this site plan are three story multi-family buildings on the development parcel. There would be fifty living units in each building for a total of one hundred fifty units. This compares with the number of units in The Grove midrise buildings. Exhibit A provides a basis for an estimate of the property tax revenue generated by these homes.

Conclusion

This Altenheim Advisory Committee has the opportunity to recommend to the Village Board uses of the Altenheim Property that will produce significant additional property taxes, will respect the commitments made to the Altenheim Home, will provide a public park the citizens of Forest Park will enjoy, and will be sensitive to the concerns and preferences of the residents of The Grove neighborhood.

The Altenheim Property is special. This is a once-in-a-lifetime opportunity. The stakes for our neighborhood are very high. Concerned Van Buren Citizens is willing to help in any way we can. We will talk with anyone, and listen to everyone. You may reach out to me and I will help put you in contact with any of our leaders or with the Board of Directors of the Grove Midrise Condominium Association. Just ask me for my cell phone number.

We appreciate your time and attention

Exhibit A

To the presentation of Concerned Van Buren Citizens
To the Altenheim Advisory Committee

Summary conclusion:

If residential development on the Altenheim Property generate \$1,000,000 in additional property tax revenues to local units of government, but has a 10% negative effect on the assessed values of properties at The Grove, property tax revenues from The Grove properties to local governments will decrease by \$107,000. The overall net effect will be additional tax revenues of only \$2,596,000. Conversely, a 10% positive effect on the assessed values of properties at The Grove will generate \$107,000 additional property tax revenues, and the total additional tax revenues will be \$2,810,000 - a \$214,000 positive swing.

Analysis of Potential Property Tax Effects

Tax support provided by The Grove:

	<i>Midrise</i>	<i>Townhomes</i>	<i>Combined</i>
Total Property Taxes	\$1,120,000	\$ 583,000	\$1,703,000

Property tax due to Forest Park governments:

Village of Forest Park	\$ 153,870	\$ 80,100	\$ 233,970
Park District of Forest Park	\$ 77,810	\$ 40,500	\$ 118,310
School District #91	\$ 422,450	\$ 219,900	\$ 642,350
Forest Park Library Fund	\$ 49,950	\$ 26,000	\$ 75,950
Total	\$ 704,080	\$ 366,500	\$1,070,580

10% of combined total \$ 107,058

Note: Because the second installment of 2021 property tax bill has not yet been distributed to taxpayers, this analysis relies on data in 2020 property tax bills. The property tax effect on local governments whose boundaries extend beyond Forest Park are not included in this analysis (e.g., Proviso Township High School District #209).

Exhibit B

To the presentation of Concerned Van Buren Citizens
To the Altenheim Advisory Committee

Forest Park has a unique opportunity with the development of the Altenheim Property, by enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life for all residents. **Illinois was No. 3 in the country in 2019 with the most LEED-certified projects**, according to the U.S. Green Building Council's annual list of Top 10 States for LEED green building, leading the country with the most LEED-certified square feet per capita.

Investment in green buildings makes properties more valuable. According to a SmartMarket report, many building owners report a 10% or higher increase in asset value when they can certify green building.

The costs of renewables, (solar, wind) are collapsing so rapidly that fossil fuels could be pushed out of electricity generation altogether by 2035. The design/development phase should account for this transition to carbon neutrality by including:

- Solar and other renewable systems design
- High performance HVAC systems
- High performance building envelope design and modeling
- Energy Star windows and doors
- High efficiency smart lighting design (for example: down-lighting)
- EPA water efficiency standards (Water Sense)
- Design with guidance: ASHRAE 189.1
- Electric vehicle car charging stations
- Battery storage back-up systems

There are many economic and environmental benefits to sustainable design, often achieved through the use of standards, rating, and certification systems such as:

LEED (Leadership in Energy and Environmental Design)

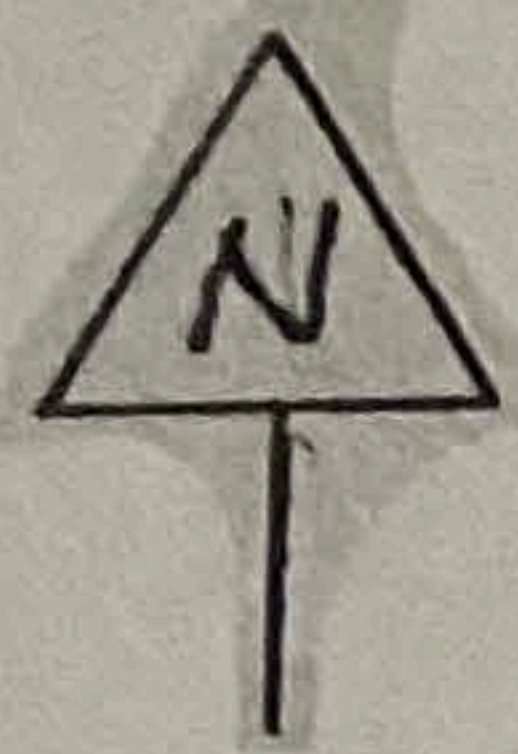
BREEAM (Building Research Establishment Environmental Assessment Method)

GREEN GLOBES

LIVING BUILDING CHALLENGE

PASSIVE HOUSE INSTITUTE

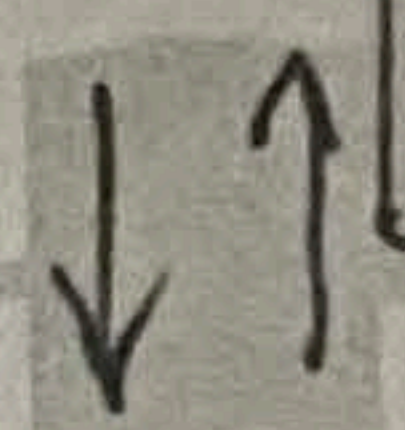
To find policies and incentives for Illinois, visit: DSIRE



Concept Drawing No. 1
9/27/21

- Gazebo
- Tot Lot

To Madison



Quiet Grove
Picnic Area

Parking

Flag
Pole

- Outer path = $\frac{1}{2}$ mile
- Inner path = $\frac{1}{4}$ mile
- Paracourse stations
- Garden plots, water access, fenced
- Water station

Mid-Rise

Parking

East
Access

West
Access

Bikes

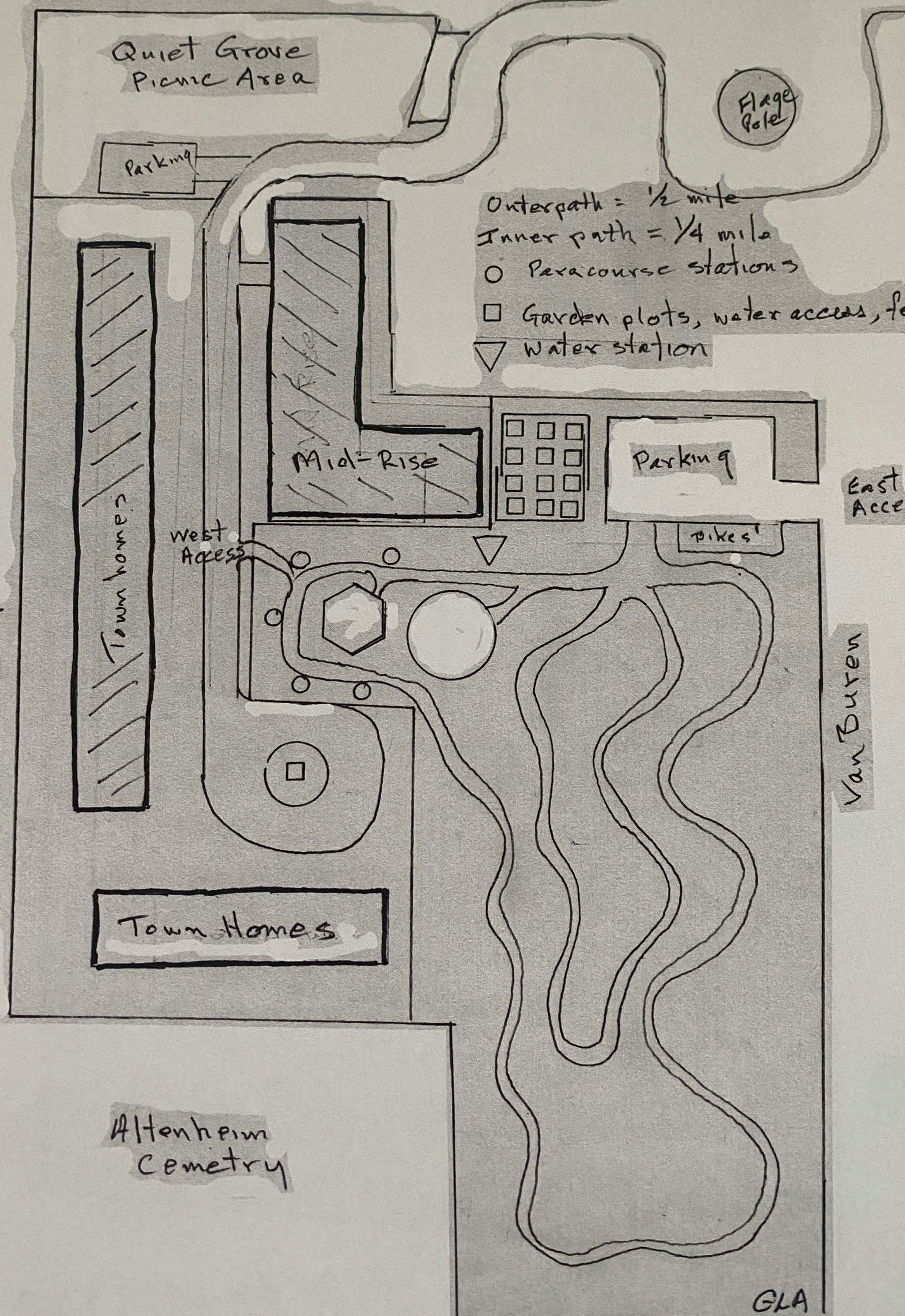
Concordia Cemetery

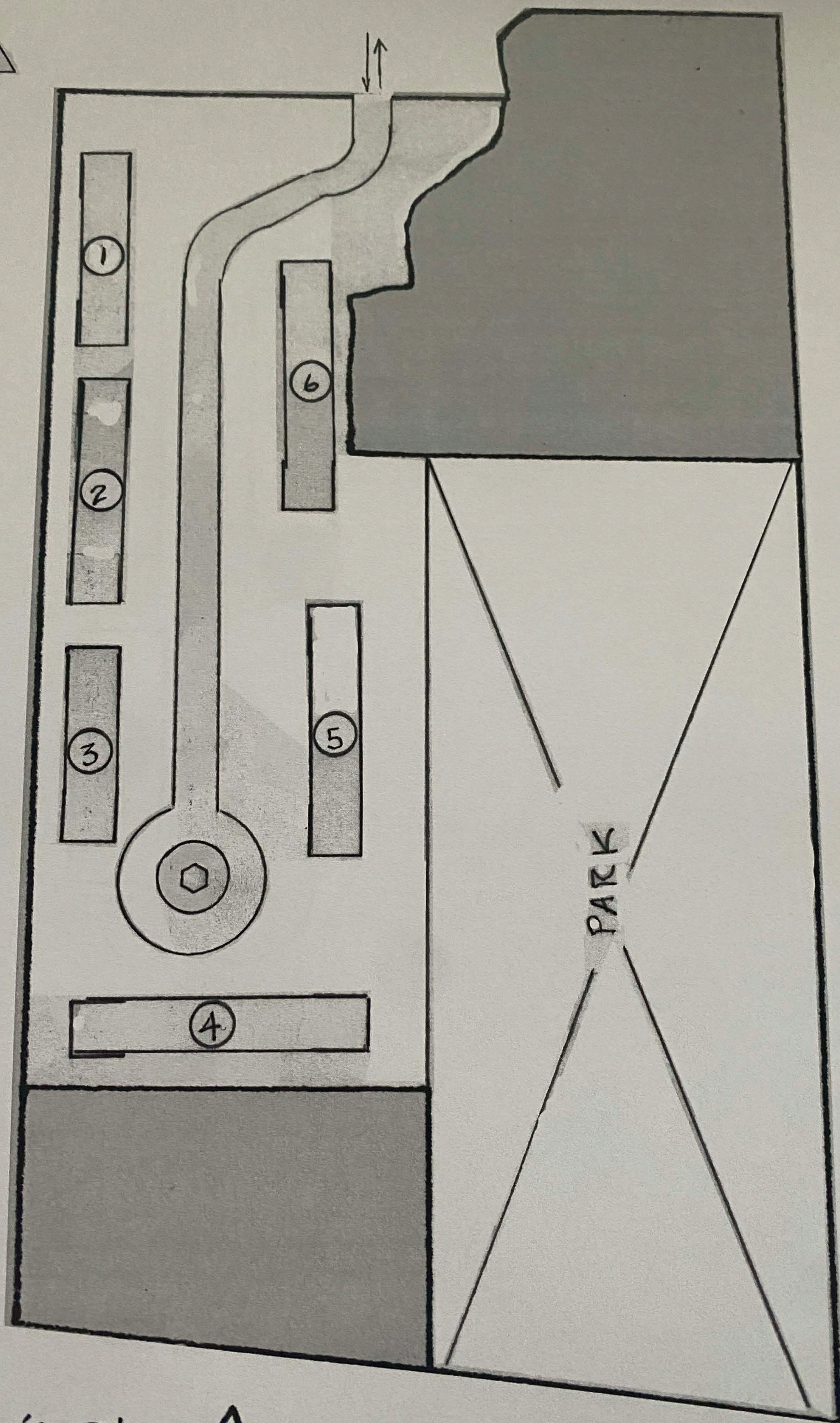
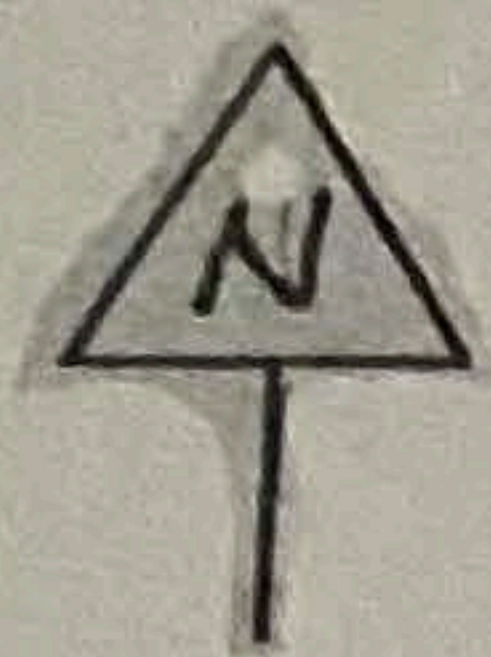
Town Homes

Van Buren

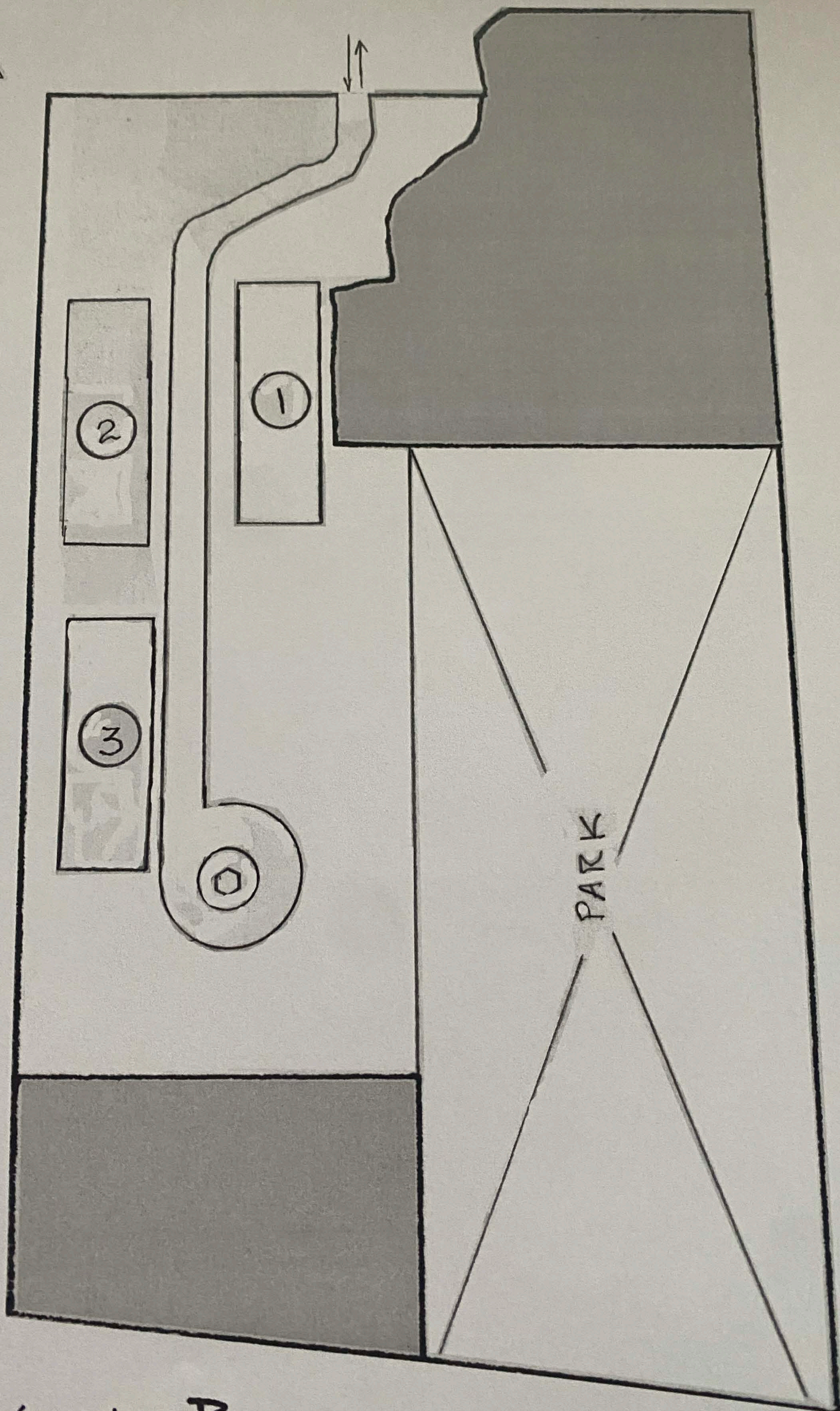
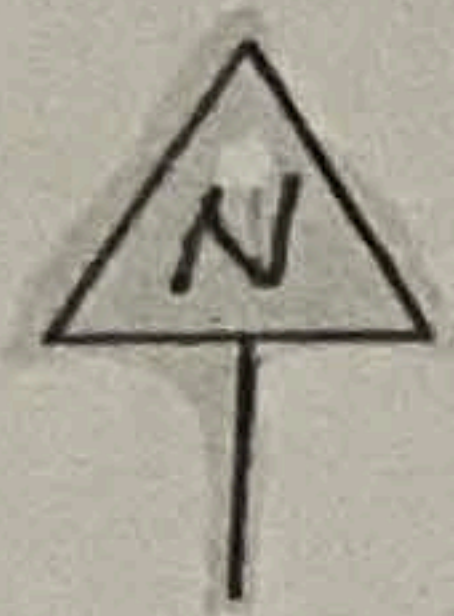
Altenheim
Cemetery

GLA





Site Plan A



Site Plan B

EXHIBIT B

Green/Open Space Standards

“The parks and natural areas of northeastern Illinois are among the region’s greatest assets, offering an enhanced quality of life, protecting environmental quality, and contributing significantly to the region’s identity.”

-From CMAP 2040 recommendation section:
“Expand and Improve Parks and Open Space”

Chicago Metropolitan Agency for Planning (CMAP)

National Goal
10 Acres of Land : 1,000 People

City of Chicago Goal
4-5 Acres of Land : 1,000 People

What is Forest Park's Green Space Ratio?

Without Altenheim's Land;
1.65 Acres : 1,000 People

Including the Grove;
1.92 Acres : 1,000 People

Including all Altenheim Land
2.56 Acres of Land : 1,000 People

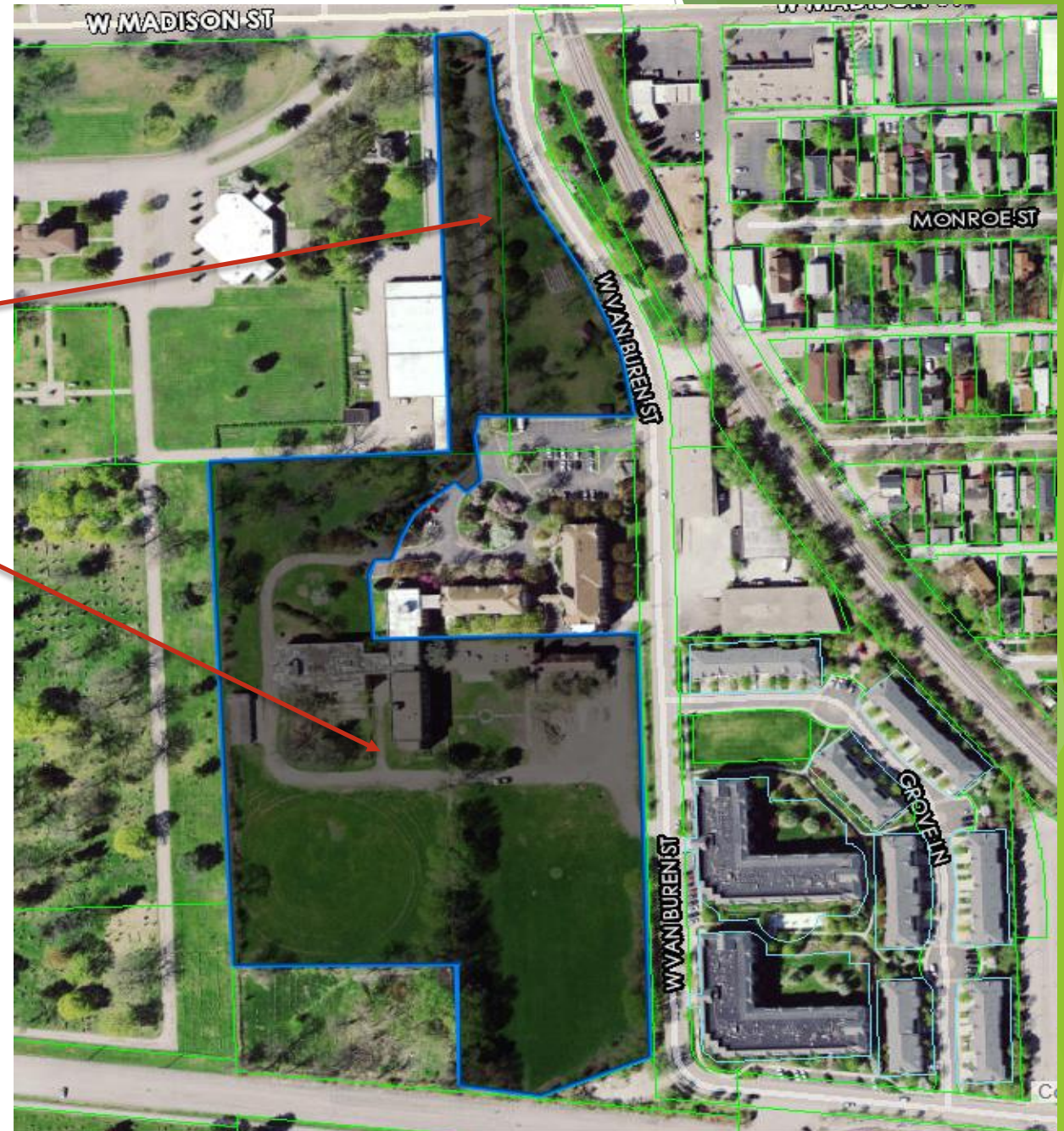
North
Altenheim
"The Grove" 2
Acres

South
Altenheim 9.02
Acres

Petition Says

"As a resident or business owner in Forest Park, I support dedicating the property south of the Altenheim Senior Living Community buildings as contiguous green space."

Please see the in-person/online petition containing 531 names of residents who agree with the statement above.

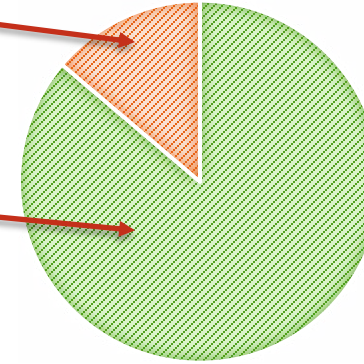


Property Taxes are not a Windfall – Create a TIF

Forest Park share of the tax pie is 13.8%

Other taxing districts share 86.2 % of the remaining taxes.

2021 PROPERTY
TAX SHARE
PAYABLE IN 2022



Park View Townhomes

Total Taxes: \$230,260

Forest Park
Share: \$ 31,776

7652 W Madison St

Total Taxes: \$164,067

Forest Park
Share: \$ 22,641

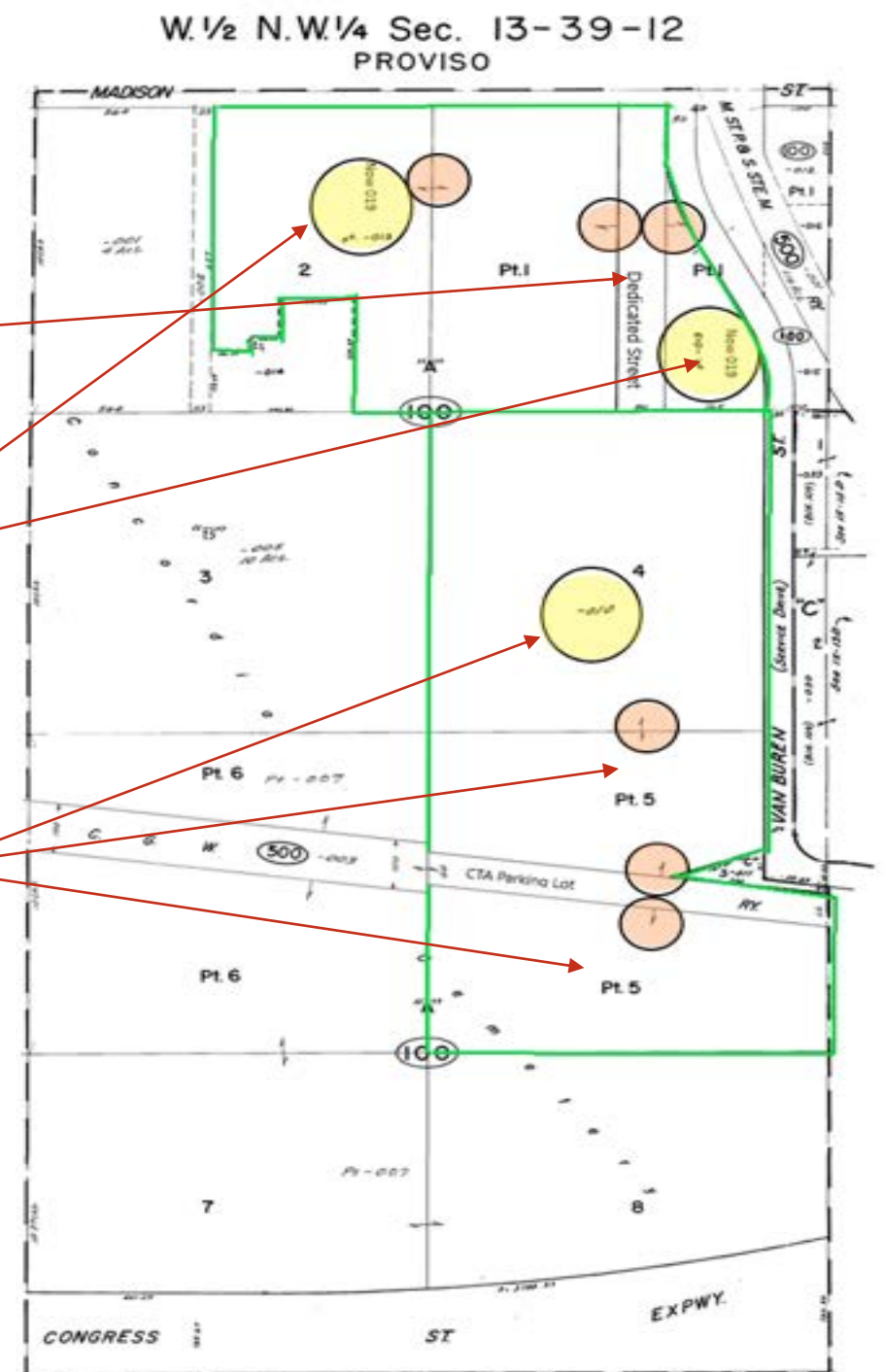
Forest Oaks Senior Apartments

Total Taxes: \$104,796

Forest Park
Share: \$ 14,462

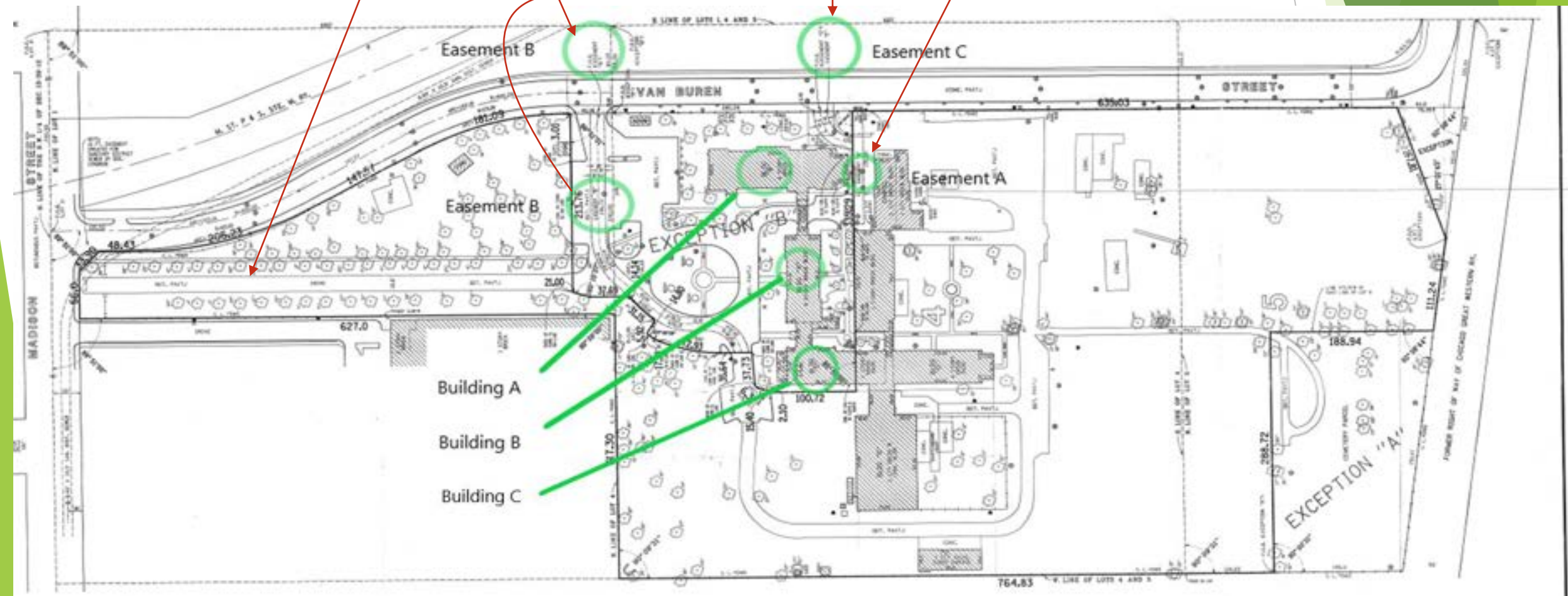
Altenheim Parcel Lines

- The entrance road to from Madison street appears to be a dedicated public road, not privately owned.
- Parcel 15-13-100-019 includes properties owned by both Concordia Cemetery and the Village (the “Grove”)
- Parcel 15-13-100-010 includes properties owned by the Altenheim Retirement Home, the Village and Concordia Cemetery.
- An Assessor Division should be filed to correct the parcel lines.



Altenheim Easements

- The existing easements appear listed in the Plat of Survey involve the area surrounding the retirement home.
- The dedicated street entering the “Grove” does not appear to be encumbered by any easements.



Conflict Between Agreements

- The Altenheim Purchase agreement calls for;
 - A maximum of 8 acres be developed into residential dwelling units as permitted under the current zoning.
 - Use of the property shall not interfere with the reasonable, quiet enjoyment of the residents of buildings “A” and “B” (no mention of building “C”).
- Department of Commerce Grant requires;
 - “once the demolition is completed, the Grantee will prepare the site for a future mix use that will consist of residential, commercial and green space, to be paid via other funding sources.”

Altenheim Deed

5. At all times from and after the closing, the grantee, its successors and assigns, are prohibited from constructing improvements on the Property and are prohibited from developing the Property except as follows:
- 11219119
- A. Grantee may develop Eight (8) acres of the Property into residential dwelling units, or any other use permitted under R-1 and R-2 of the current zoning ordinances of the Village of Forest Park, provided that such use will not interfere with reasonable, quiet enjoyment by the residents of the “A” and “B” Buildings of their apartments and of the surrounding property being retained by the Altenheim.
 - B. Grantee may use the existing Buildings on the Property for governmental, office type business, as it shall reasonably determine, provided that such use will not interfere with the reasonable, quiet enjoyment by the residents of the “A” and “B” buildings of their apartments and of the surrounding property being retained by the Altenheim.

Any material violation by grantee of any of the foregoing restrictions on use shall cause irreparable harm to Seller for which Seller would have no adequate remedy at law. Any material violation by Grantee of any restriction on use shall be the proper subject for injunctive relief in Chancery against said violation.

Exhibit 1 to Warranty Deed
(page 1 of 2 pages)

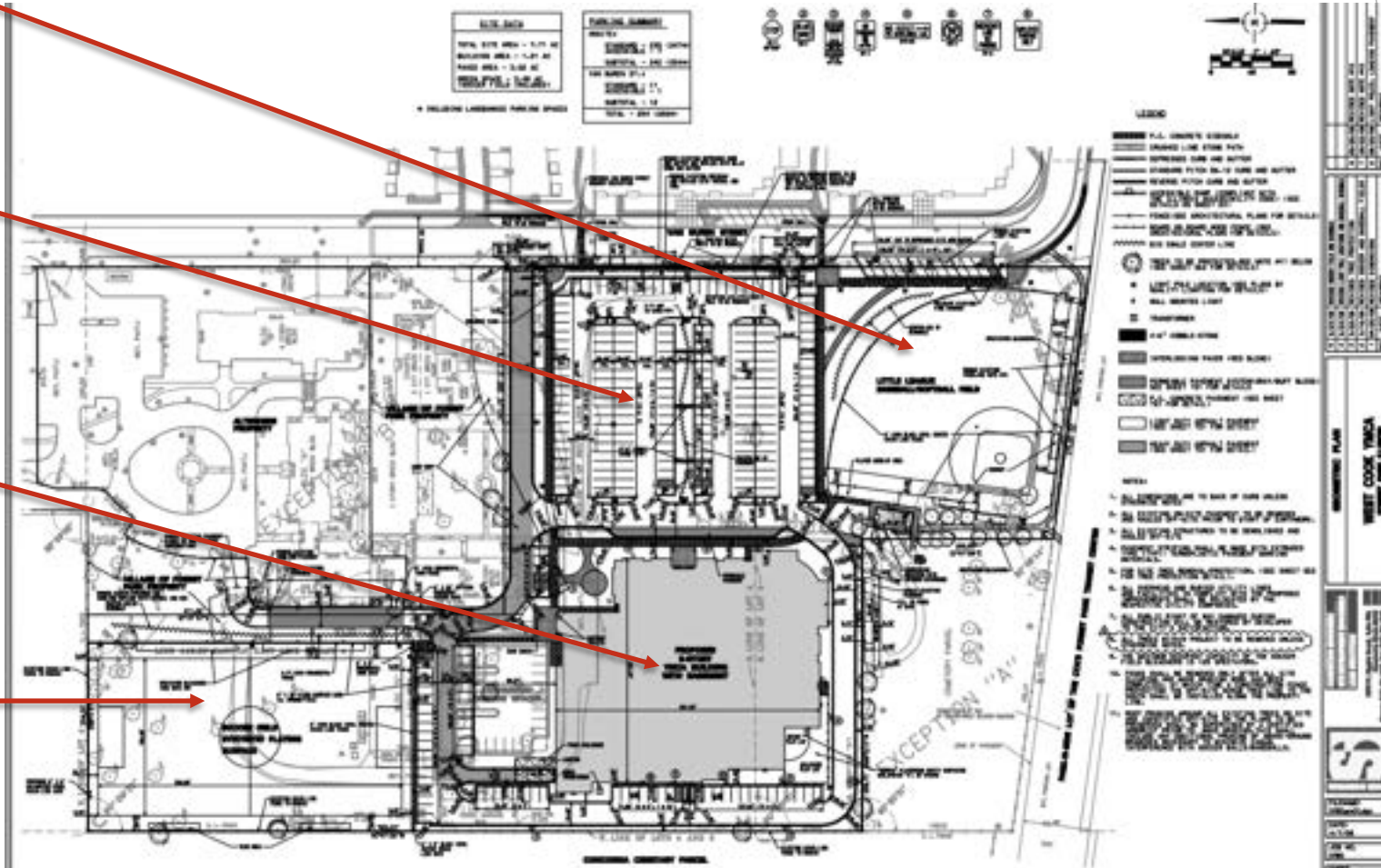
Village and Altenheim Approved YMCA

Baseball Field

Parking Lot

“YMCA”
Building (two
story with
basement)

Soccer Field

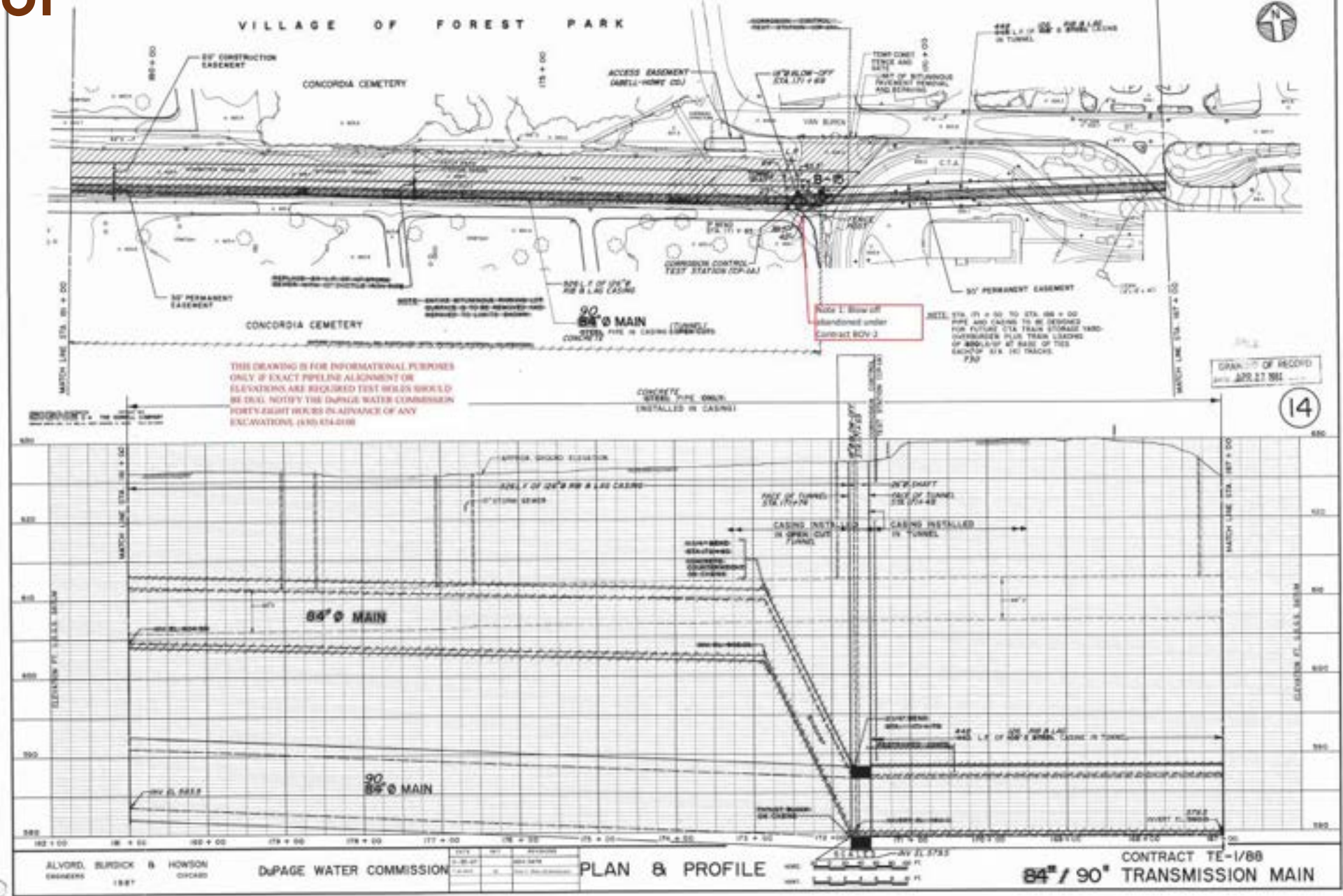


CTA Parking Lot

The Prairie
Path Extension

Cook County
easement for fiber
optic line

DuPage County
easement for
90"water main



Area Vacant Land Sales

Kevel's/Culligan

\$996K (includes demo)

\$1.9 Million per Acre

Hines Lumber

\$1.69 Million (including demo)

\$870 K per Acre

Molly Malones

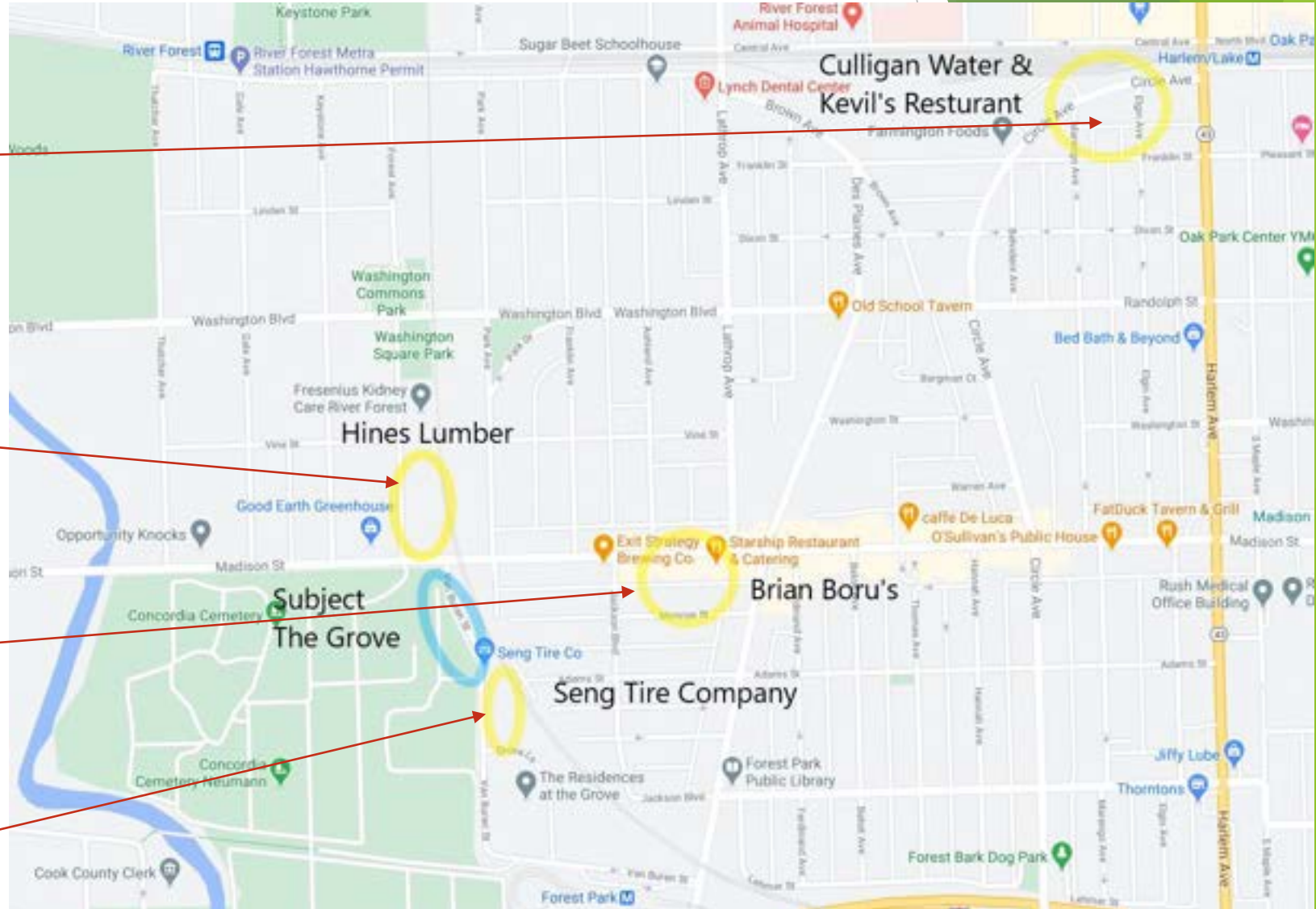
\$774 K (including demo)

\$1.8 Million per Acre

Seng Tire Company

\$507 K (including demo)

\$465 K per Acre



Vacant Land Sales

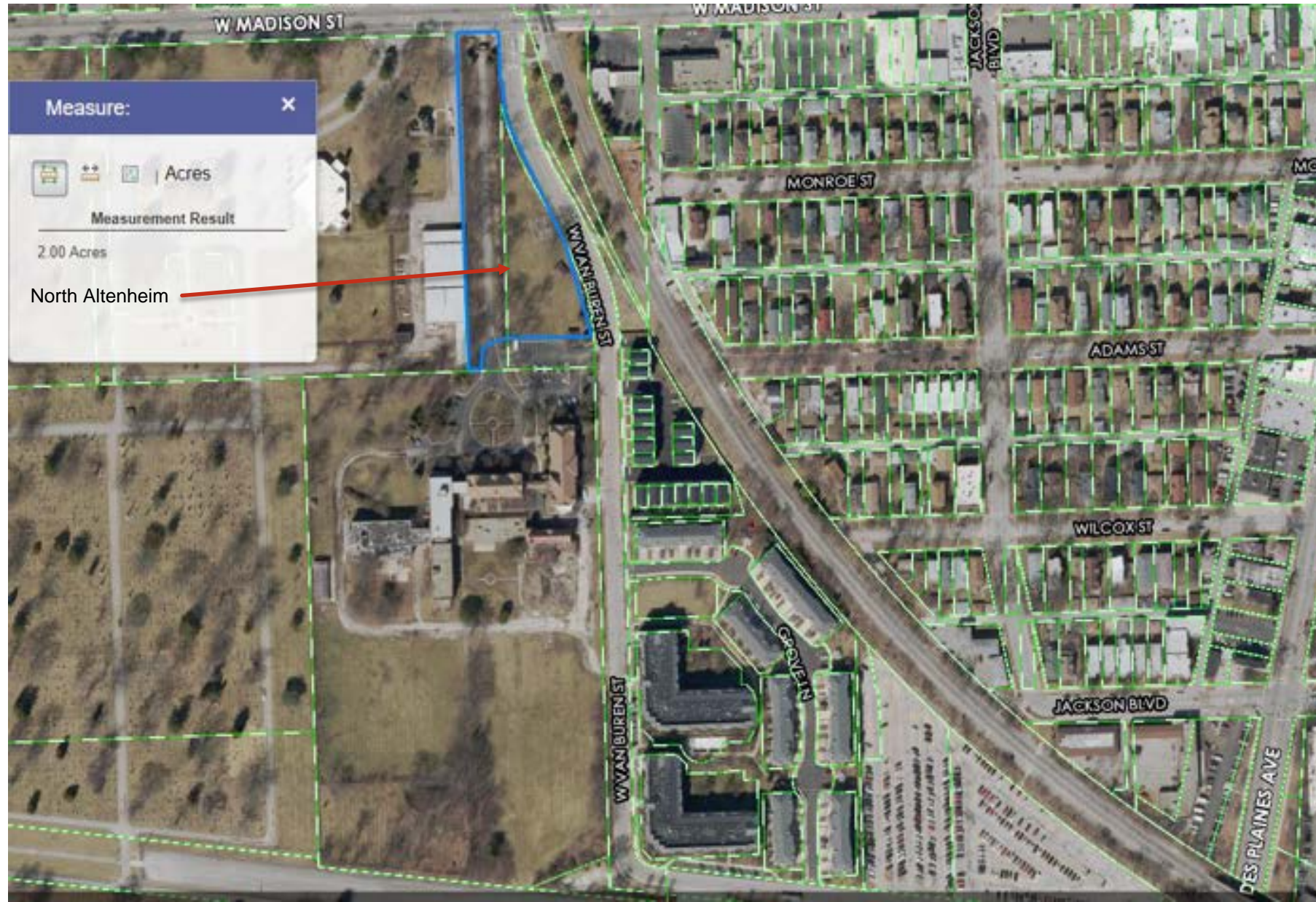
Vacant Land Sale in the Altenheim area										
Owner	Address		Sales Date	Sale Price	Demo Cost	Total value of land purchased	Land Area in Acres	Sale Price per Acre	Sale Price per Acre Rounded	Comments
Hines Lumber	7820 Madison Street, River Forest		7/15/2015	\$ 1,650,000	\$ 42,000	\$ 1,692,000	1.96	\$ 863,265	\$ 870,000	245 Front feet on Madison. This parcel bordered the train tracks to the east, This parcel contains 29 Townhomes.
Molley Malones	7652 Madison Street, Forest Park		5/8/2018	\$ 750,000	\$ 23,988	\$ 773,988	0.43	\$ 1,799,972	1.8 Million	150 Front Feet on Madison. This parcel contains first floor retail and 18 apartments
Seng Tire Company	7771 Van Buren Street, Forest Park		4/5/2019	\$ 479,000	\$ 28,170	\$ 507,170	1.09	\$ 465,294	\$ 465,000	No front feet on Madison Street. This parcel bordered the train tracks to the east and has an irregular shape. This parcel contains 17 townhomes.
Culligan Water & Kevil's Resturant	7228-7834 Circle Avenue, Forest Park		11/15/2018	\$ 981,000	\$ 15,000	\$ 996,000	0.532	\$ 1,872,180	1.9 Million	Forest Park near CTA Blue Line at Harlem and Circle. This parcel contains first floor retail and 56 senior apartments.
The Grove	7824 Madison Street, Forest Park		N/A	N/A			2.15	N/A	?	Forest Park 75 Front Feet on Madison, This parcel is currently vacant land ready for construction no demolition cost apply. Proposed bike path may affect its value by restricting access.

The unadjusted sales ranged from \$500,000 to \$1.9 million per acre of land.

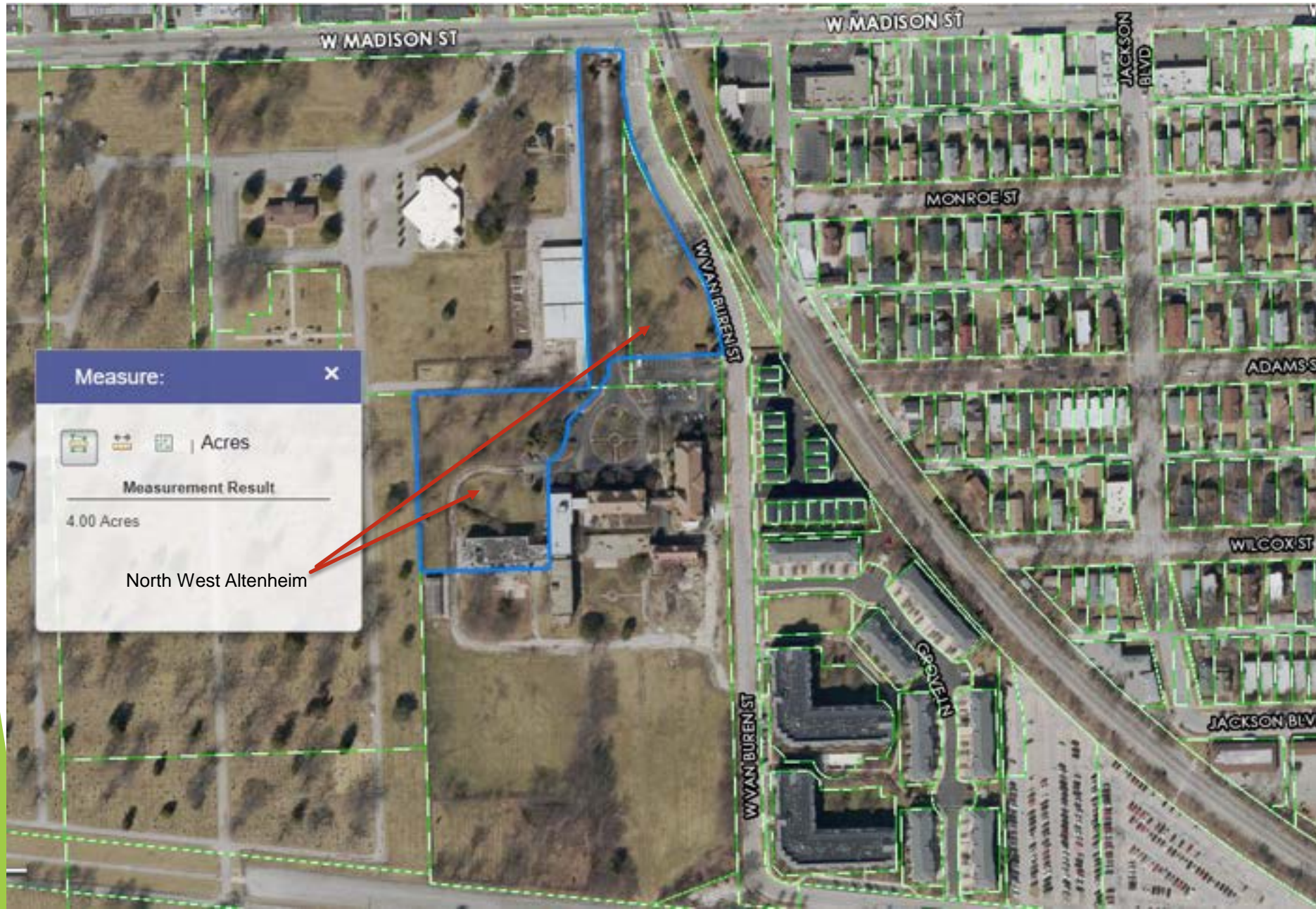
Density matters – typically the more units that are allowed per acre the higher the price.

**Depending on Financial Need here are some
Possible Development Sites for the
Altenheim Property**

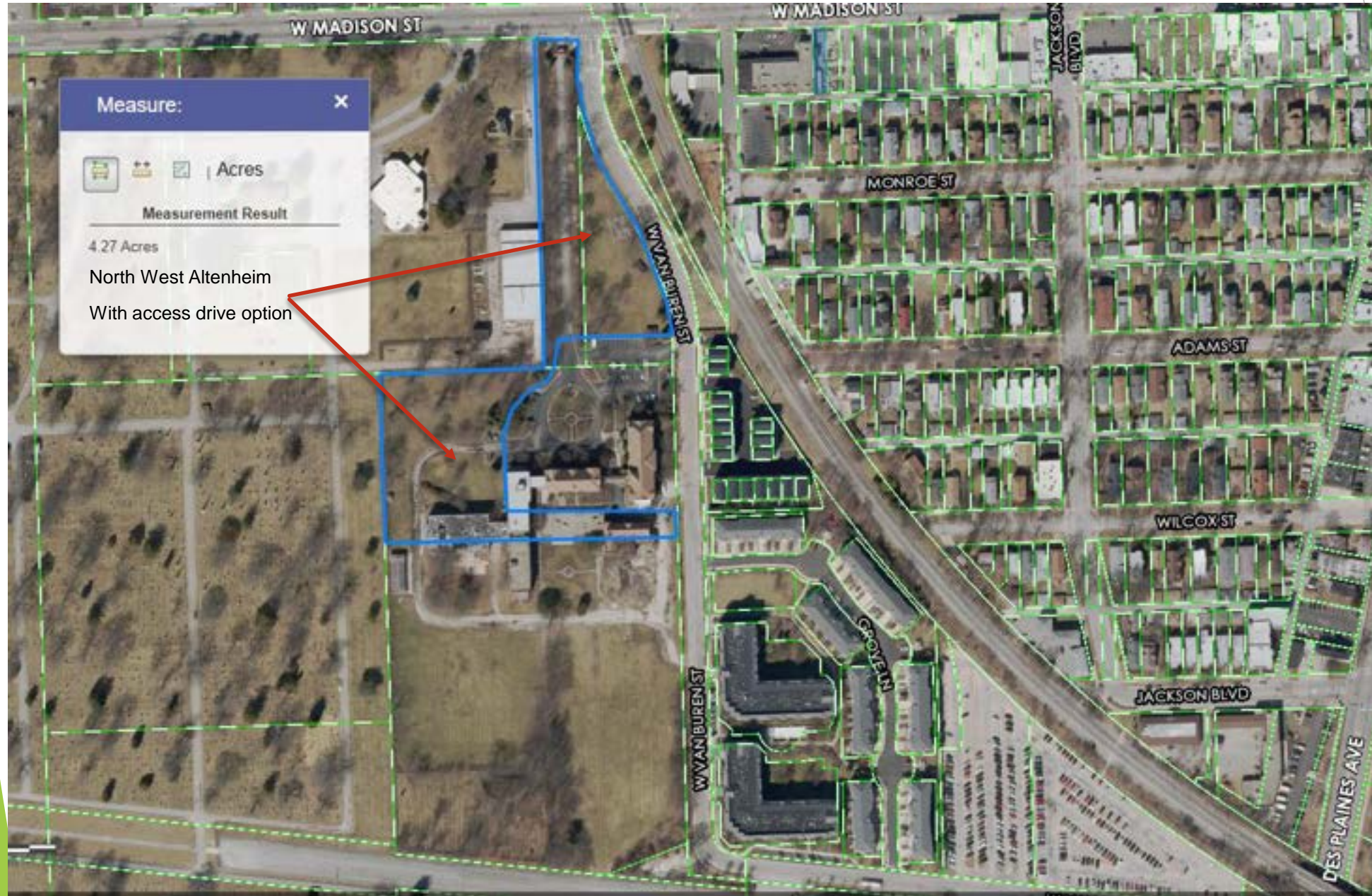
Option One– North two acres



Option Two – North/West four acres

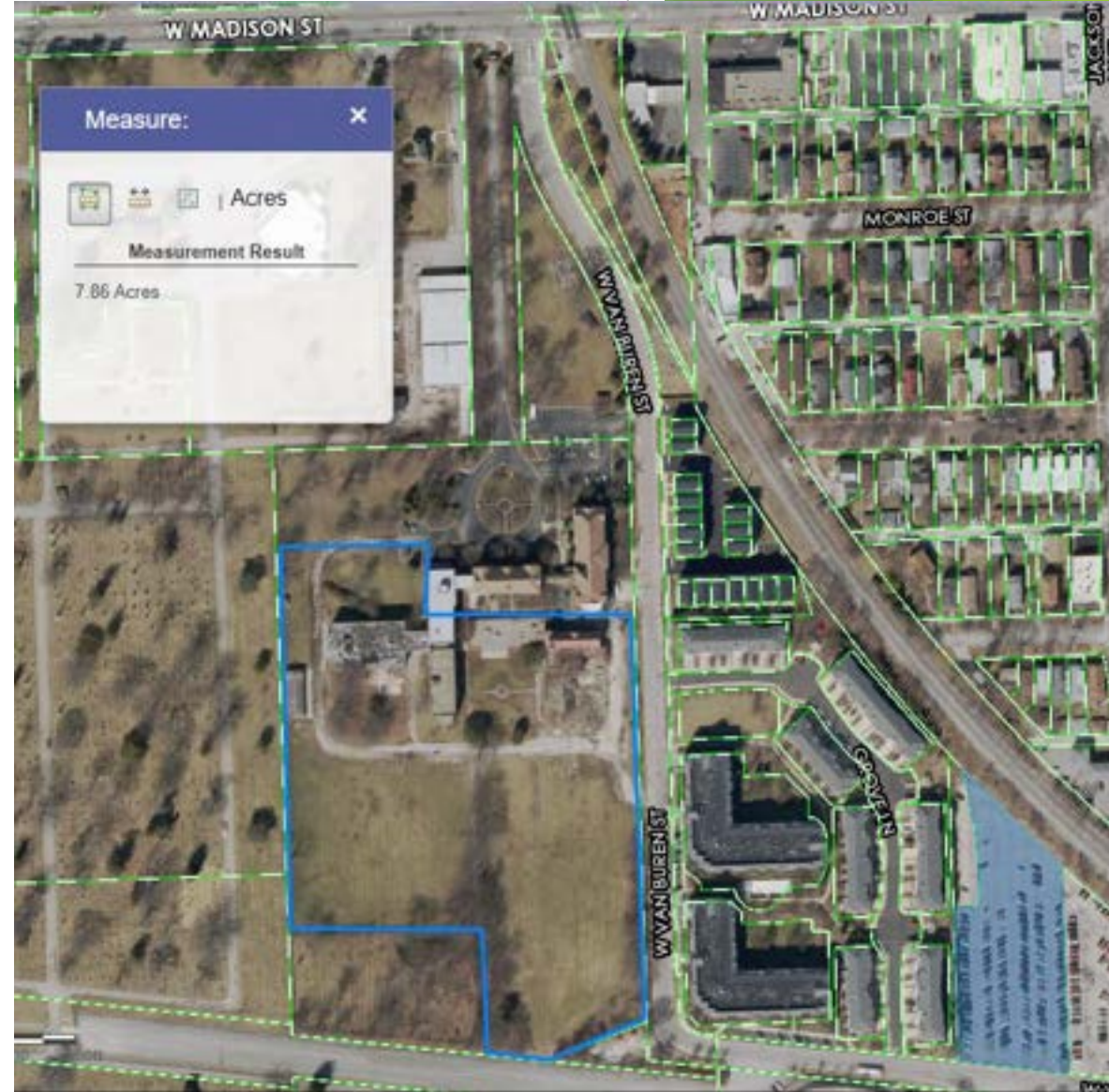


Option Three – North/West 4.25 acres



What happens if the South is developed and the Grove is kept as Green Space?

- If the south eight acres are developed
 - The Grove will continue to be over-crowded for events.
 - The Grove's parking on the South lawn will be eliminated.
- If less than eight acres of land are developed
 - The Village will be managing more that one park.
 - The Grove will still be over-crowded without parking.



Park / Green Space Conceptual Drawings

Park Concept One

Sell north the two acres for development and create park on south nine acres.

- Create a new drainage system for the fields in tandem with the new development to the north.
- Privacy berm
- A Village gathering spot
- Prairie and walking paths



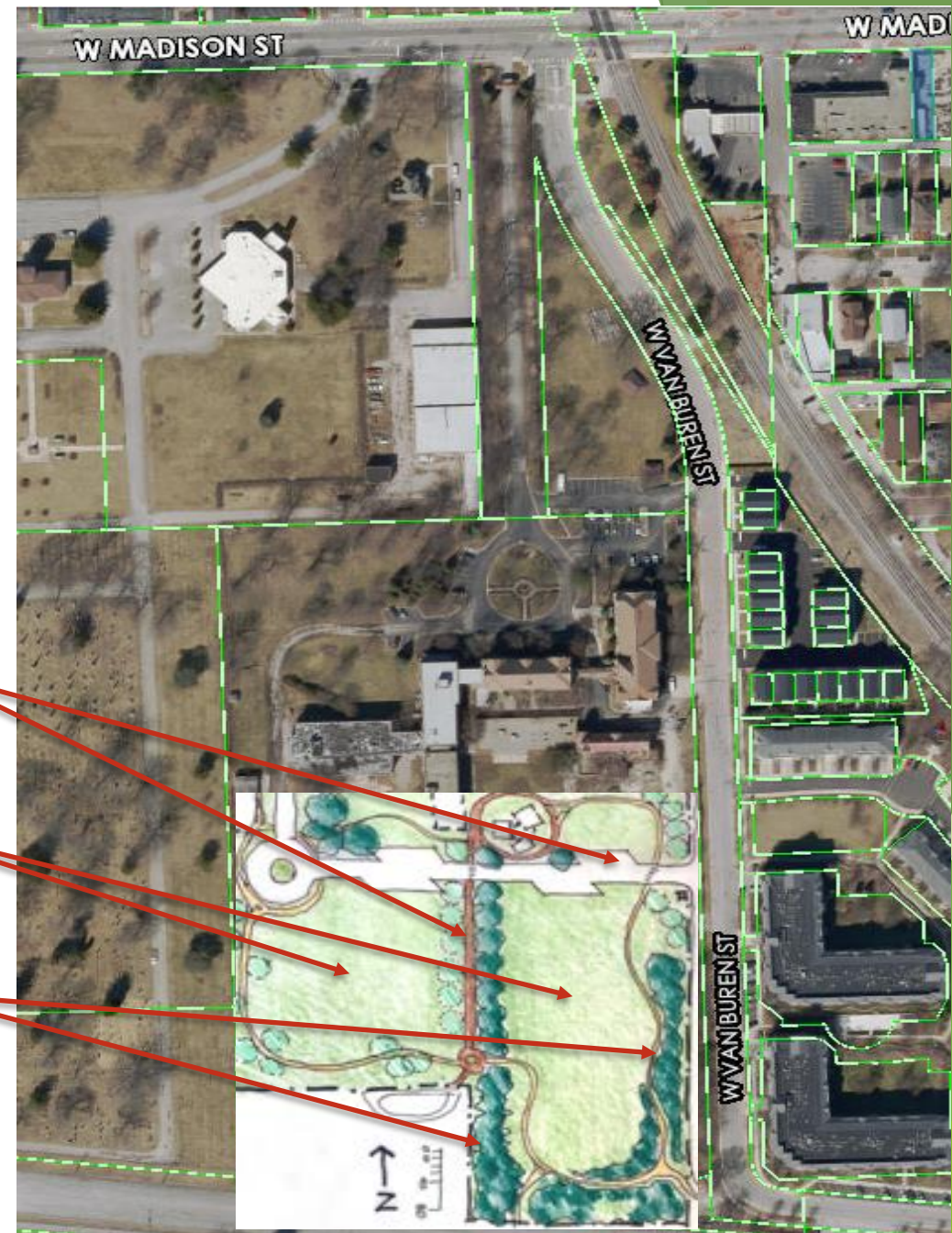
Brian Peterson, AIA
Architect/Urban Designer

Concept Two

Park on a Budget

Sell north 2 and west 2.25 acres for development and create park on south 6.75 to 7 acres.

- Allow the park to utilize the new development's drainage system.
- Repair existing roads and paths or share a new roadway with the new development.
- Maintain existing fields (community space) as green space and for events
- Maintain existing trees and explore achieving status as an arboretum (25 species of trees).
- Create new features when additional private/public funds become available



Ad Hoc Committee's Recommendations to the Village Council

- The north two to four (+) acres of land should be considered for potential development (i.e TOD).
- The south seven to nine acres of land should be used to create a park on the South Altenheim property with similar attributes to the that of the “Grove.”
- Make street improvements
 - Intersection of Madison Street and Van Buren Street
 - Intersection of Des Plaines and Van Buren Street
- Financing
 - Use a portion of the funds received from the sale of the North Altenheim Property.
 - The Village should create a TIF district for the Altenheim area.
 - Solicit State and Federal grants.
 - Solicit private grants.
 - Work with the developer to create a shared drainage system.
- Create a Civic Center Authority to manage the park (70 ILCLS 200 Civic Center Code Article 90)

Questions Discussion

Ad Hoc Cultural Park Committee

- Rachell Entler
- Ralph DiFebo <cpcralph@gmail.com>
- Kathleen Garness
- Patti Marino
- Carol Morey
- Ryan Nero
- Todd Petersen
- Kim Rostello
- David Show
- Brian Peterson, AIA Architect/Urban Designer

Addendum

Calculation of Land to Population Ratios

Forest Park Land to Population Ratio without Altenheim purchase

Park Location	Land Square Footage	Acreage		
Parks in Forest Park				
Without Altenheim	-	-		
Playground and Soccer field at Circle and 16th St	41,514.00	0.95		
Citi Park at Circle and Randolph	10,812.00	0.25		
Dog Park and Veterans Park Circle and 2-90	26,286.00	0.60		
Community Garden Harlem and 2-90	23,679.00	0.54		
Tot Park Lathrop and Roosevelt	2,375.00	0.05		
Eds Way Park	3,271.00	0.08		
Tot Park Adams and Thomas	6,526.80	0.15		
Bike path to Desplaines River	58,224.00	1.34		
DesPlaines Wilcox/Adams	8,400.00	0.19		
Sub Total			181,087.80	4.16
Park				
Forest Park Park	900,000.00	20.66		
Sub Total			900,000.00	20.66
Total Green Forest Park Green Area			1,081,087.80	24.82
Population of Forest Park per 1,000				15
Recommended Parks-Acres Per 1,000 Person				
Village of Forest Park *				1.65
National Standard **				10.00
City of Chicago **				4.00-5.00
Chicago Park District **				4.00-5.00
* This includes buildings, play grounds, concrete and blacktop. Source aerial photos, plat of surveys, ** CMAP 2040 Plan page 126				

Forest Park Land to Population Ratio including the Grove

Park Location	Land Square Footage	Acreage		
Parks in Forest Park				
Altenheim Grove	87,120.00	2.00		
Playground and Soccer field at Circle and 16th St	41,514.00	0.95		
Citi Park at Circle and Randolph	10,812.00	0.25		
Dog Park and Veterans Park Circle and 2-90	26,286.00	0.60		
Community Garden Harlem and 2-90	23,679.00	0.54		
Tot Park Lathrop and Roosevelt	2,375.00	0.05		
Eds Way Park	3,271.00	0.08		
Tot Park Adams and Thomas	6,526.80	0.15		
Bike path to Desplaines River	58,224.00	1.34		
DesPlaines Wilcox/Adams	8,400.00	0.19		
Sub Total			268,207.80	6.16
Park				
Forest Park Park	900,000.00	20.66		
Sub Total			900,000.00	20.66
Total Green Forest Park Green Area			1,168,207.80	26.82
Population of Forest Park per 1,000				14
Recommended Parks-Acres Per 1,000 Person				
Village of Forest Park *				1.92
National Standard **				10.00
City of Chicago **				4.00-5.00
Chicago Park District **				4.00-5.00
* This includes buildings, play grounds, concrete and blacktop.				
Source aerial photos, plat of surveys,				
** CMAP 2040 Plan page 126				

Forest Park Land to Population Ratio including all of Altenheim purchase.

Park Location	Land Square Footage	Acreage		
Parks in Forest Park				
Altenheim land area total purchase	480,024.60	11.02		
Playground and Soccer field at Circle and 16th St	41,514.00	0.95		
Citi Park at Circle and Randolph	10,812.00	0.25		
Dog Park and Veterans Park Circle and 2-90	26,286.00	0.60		
Community Garden Harlem and 2-90	23,679.00	0.54		
Tot Park Lathrop and Roosevelt	2,375.00	0.05		
Eds Way Park	3,271.00	0.08		
Tot Park Adams and Thomas	6,526.80	0.15		
Bike path to DesPlaines River	58,224.00	1.34		
DesPlaines Wilcox/Adams	8,400.00	0.19		
Sub Total			661,112.40	15.18
Park				
Forest Park Park	900,000.00	20.66		
Sub Total			900,000.00	20.66
Total Green Forest Park Green Area			1,561,112.40	35.84
Population of Forest Park per 1,000				14
Recommended Parks-Acres Per 1,000 Person				
Village of Forest Park *				2.56
National Standard **				10.00
City of Chicago **				4.00-5.00
Chicago Park District **				4.00-5.00
* This includes buildings, play grounds, concrete and blacktop. Source aerial photos, plat of surveys,				
** CMAP 2040 Plan page 126				

Tax Bill for 15-13-100-010

PIN 15-13-100-010

- This bill applies to parcel 010 which tax records show is owned by three different entities.
 - Altenheim Retirement Home
 - Village of Forest Park
 - Concordia Cemetery
- This tax bill reflects the land alone the building has not been assessed (classification 1-00)
 - This can be corrected by filing an Assessor's division
 - When a division is filed the building will be assessed.
- Village tax rate 13.8%

TOTAL PAYMENT DUE		2021 Second Installment Property Tax Bill - Cook County Electronic Bill				
\$130,189.07	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township
By 12/30/2022	15-13-100-010-0000	163	31038	2021	(2022)	PROVISO
IF PAYING LATE PLEASE PAY	12/31/22 - 02/01/23	02/02/23 - 03/01/23	03/02/23 - 04/01/23	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW		
	\$132,011.00	\$133,832.93	\$135,654.86			
TAXING DISTRICT BREAKDOWN						
Taxing Districts	2021 Tax	2021 Rate	2021 %	Pension	2020 Tax	
MISCELLANEOUS TAXES						
Des Plaines Valley Mosq Abate Dist Lyons	168.30	0.014	0.12%		154.95	
Metro Water Reclamation Dist of Chicago	4,594.75	0.382	3.37%	505.18	4,880.81	
Forest Park Park District	9,026.28	0.792	6.99%	733.71	9,232.22	
Miscellaneous Taxes Total	14,289.42	1.188	10.48%		14,267.98	
SCHOOL TAXES						
Triton Community College 504 River Grove	3,788.80	0.315	2.78%	48.11	3,641.24	
Proviso Township HS District 209 Maywood	31,802.38	2.844	23.32%	1,010.36	30,627.74	
Forest Park School District 15	51,684.87	4.297	37.90%	2,754.44	50,125.16	
School Taxes Total	87,276.11	7.256	64.09%		84,394.14	
MUNICIPALITY/TOWNSHIP TAXES						
Forest Park Library Fund	6,096.28	0.507	4.47%	348.81	5,926.70	
Village of Forest Park	18,824.02	1.565	13.80%	10,873.42	18,257.85	
Proviso Mental Health District	1,569.74	0.133	1.17%		1,536.95	
Road & Bridge Proviso	0.00	0.000	0.00%		0.00	
General Assistance Proviso	661.55	0.055	0.49%		632.70	
Town of Proviso	1,035.12	0.111	0.98%		1,278.31	
Municipality/Township Taxes Total	28,516.69	2.371	20.91%		27,632.11	
COOK COUNTY TAXES						
Cook County Forest Preserve District	667.63	0.058	0.51%	24.05	748.91	
Consolidated Elections	228.53	0.019	0.17%		0.00	
County of Cook	2,922.84	0.243	2.13%	1,058.47	3,486.29	
Cook County Public Safety	1,575.89	0.131	1.18%		1,730.23	
Cook County Health Facilities	866.03	0.072	0.64%		832.70	
Cook County Taxes Total	6,290.72	0.523	4.61%		6,996.13	
(Do not pay these totals)						
	136,374.94	11.338	100.00%		132,892.36	
TAX CALCULATOR				IMPORTANT MESSAGES		
2020 Assessed Value	400,577	2021 Total Tax Before Exemptions				
		136,374.94				
		Homeowner's Exemption		.00		
		Senior Citizen Exemption		.00		
		Senior Freeze Exemption		.00		
2021 Assessed Value	400,577	2021 Total Tax After Exemptions				
2021 State Equalizer	X 3.9027	136,374.94				
2021 Equalized Assessed Value (EAV)	1,202,613	First Installment		73,096.88		
2021 Local Tax Rate	X 11.338%	Second Installment +		63,284.14		
2021 Total Tax Before Exemptions	136,374.94	Total 2021 Tax (Payable in 2022)		136,374.94		
PROPERTY LOCATION				MAILING ADDRESS		
7822 VAN BUREN ST FOREST PARK IL 60130 0000				ALTENHEIM 7824 W MADISON FOREST PARK IL 601301408		

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern, layered effect on the right side of the slide.

Local Real Estate Land Sales of Newly Development Sites

New Sale

Pines Restaurant



Future Day Care Site.

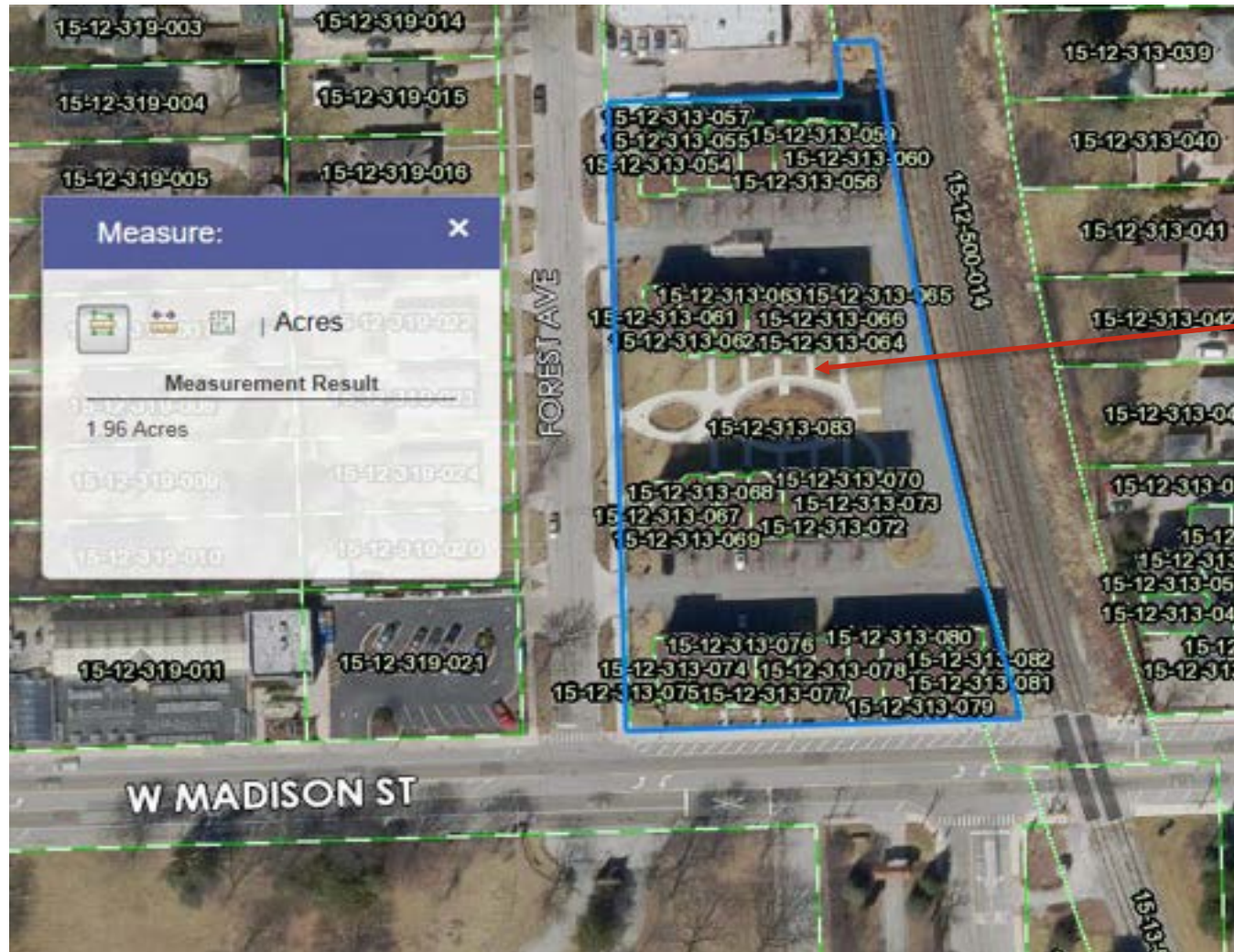
Site has .63 acres of land.

On Harrison one block east of
Circle Avenue

Sale price \$2,448,000 per acre
including estimated demolition
(2022)

Purchased by the Park District

Promenade Townhomes



Site contains 29 townhomes.

Site has 1.96 acres of land.

On the north side of Madison Street across the street from the Grove.

Sale price \$870,000 per acre including estimated demolition (2015)

Madison West - Retail and Apartments



Site has first floor retail and 18 apartments above.

Site has 0.43 acres of land.

Madison St and Jackson Blvd.

Sale price \$1.8 Million per acre of land including estimated demolition (2018)

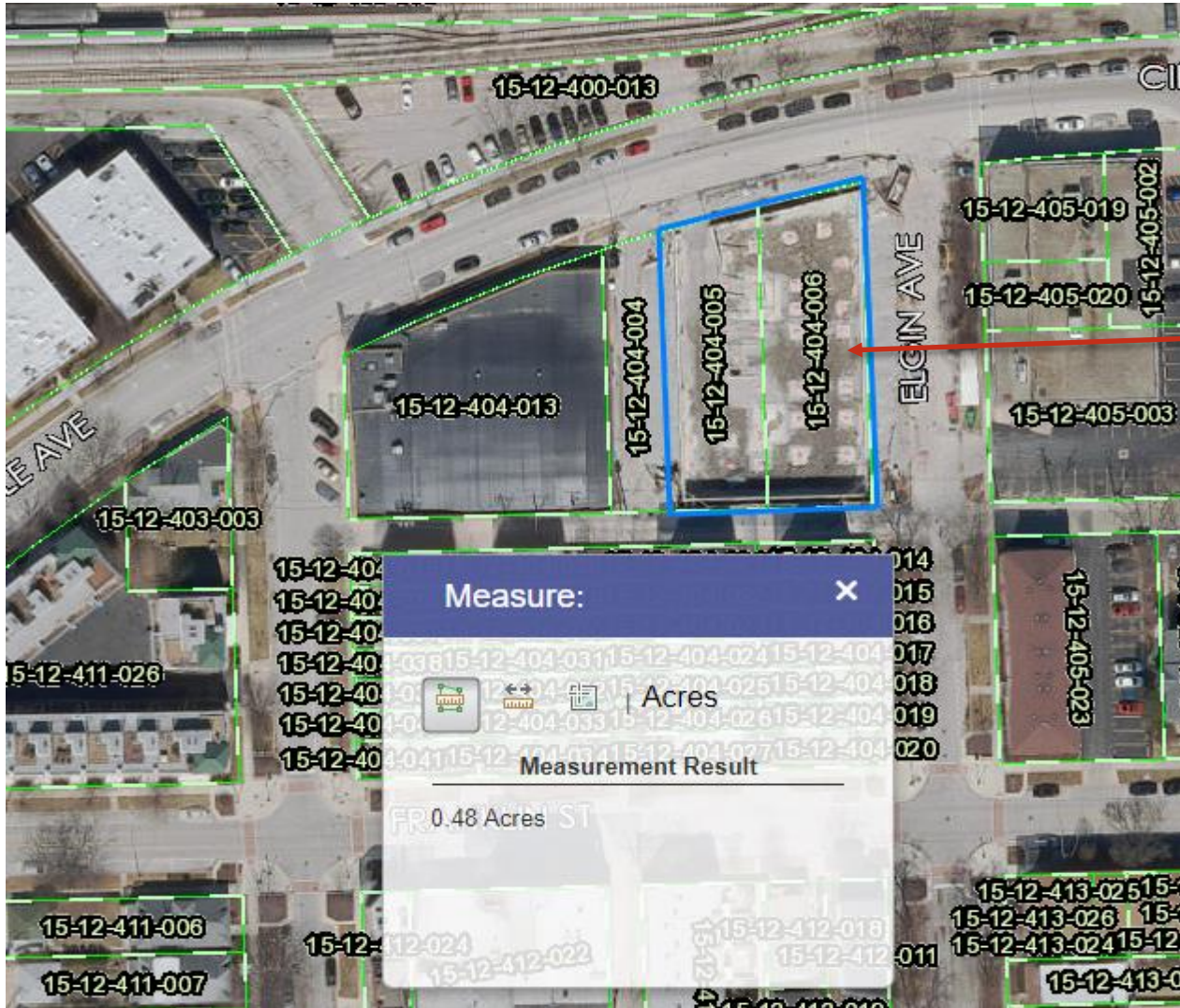
[illegible]

Site has 1.19 acres of land.

On Van Buren Street Across
the street from the Altenheim

Sale price \$465,000 per acre
of land including estimated
demolition (2019)

Forest Oaks Senior Housing – Retail and Apartments



Site has first floor retail and
56 senior apartments
above.

Site has 0.48 acres of land.

Circle Avenue and Elgin
Avenue

Sale price \$1.9 Million per
acre of land including
demolition (2018)

Property History

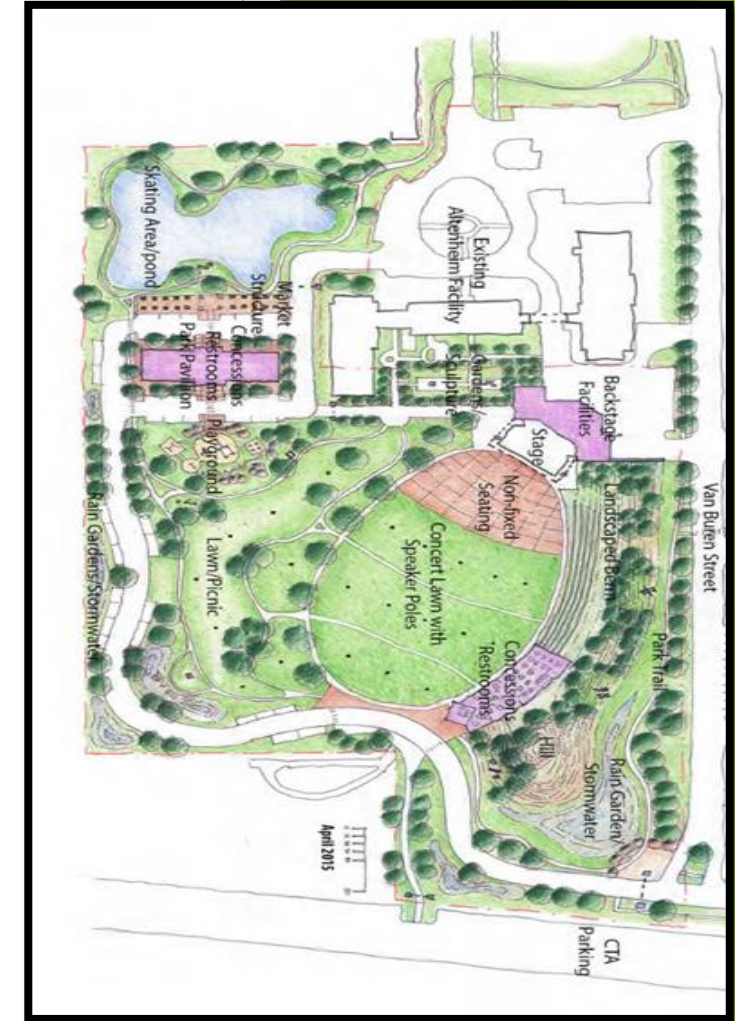
The Property was purchased the property to keep under the control of the Village and out of the hands of developers.

- 2001- The Village purchased 11.02 acres on for \$3,650,000
- 2007 - Centennial Fest held on fields at South Altenheim.
- 2007 - Proposed sale to the Oak Park YMCA



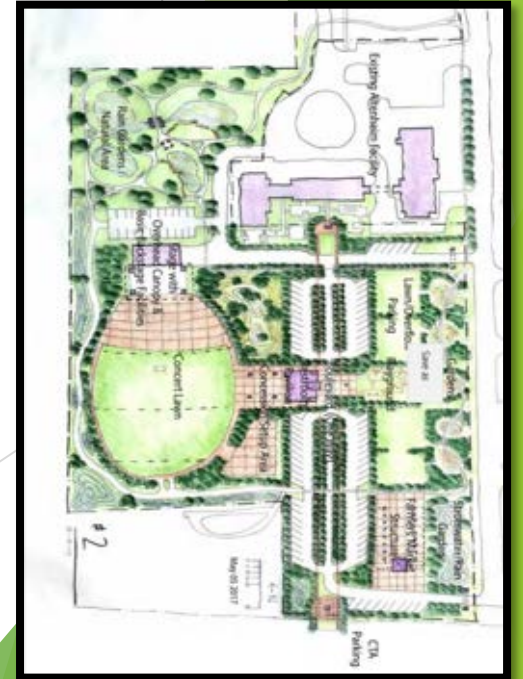
Property History

- 2012 - Fenwick offers to purchase Altenheim which was declined by the village.
- 2012 - The Public Property Commissioner at a town hall meeting called for citizen input on how the Altenheim property should be used.
- 2016 - Mayor allows Citizen Committee to present their Cultural Park Concept to the Village Board



Property History -Ad Hoc Altenheim Committee.

- 2017 - The Committee held nine public meetings between 3/28/17 and 9/11/17.
 - Secured a US Park Service Grant
 - Presented two additional concepts in addition to the original one.
 - Ad Hoc Cultural Park Committee presented to the Village Board on September 11th 2017.
- 2018 - The Ad Hoc Cultural Park Committee sent an amended set of recommendations to the Village Council.



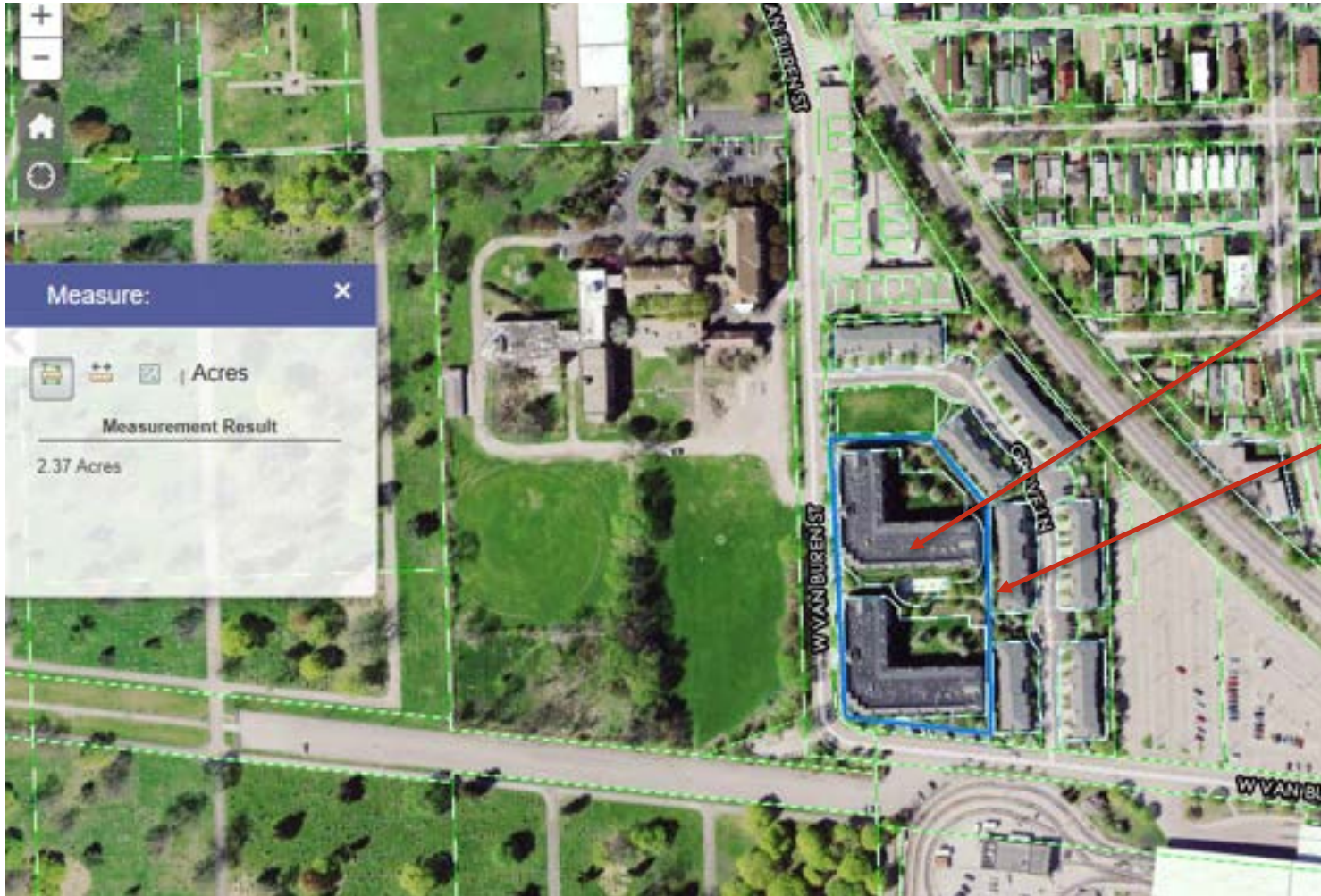
Why the recommendation to sell the north portion be sold and developed.

- The property south of the existing Altenheim retirement home should be preserved as contiguous public green space to be used for public use.
- If the property is developed into smaller individual parks;
 - It will be more difficult to manage three parks than one
 - It will be more difficult to use a village gathering spot
 - It will likely expose future residents to more noise and traffic.
 - It will be difficult for residents to access.
 - It will be more difficult to use existing parking lots especially if the space is to be used for events.

Existing Area Residential Developments

**How would the various residential
developments fit into the Altenheim
property?**

The Grove Condominiums



140 Condo units

The site outlined in blue contains 2.37 acres of land.

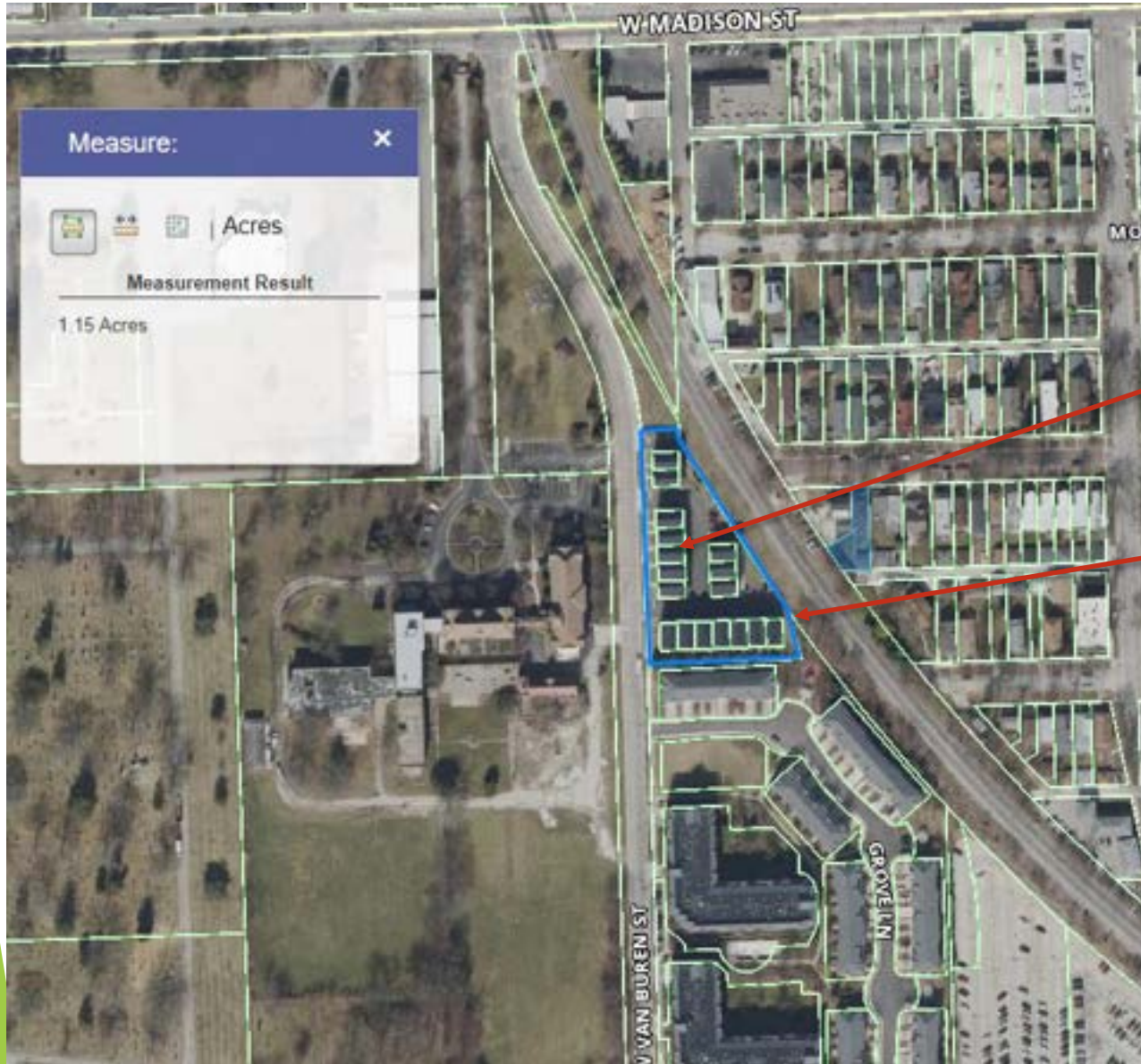
The Grove Townhomes



53 Townhouses

The site outlined in blue contains 3.3 acres of land.

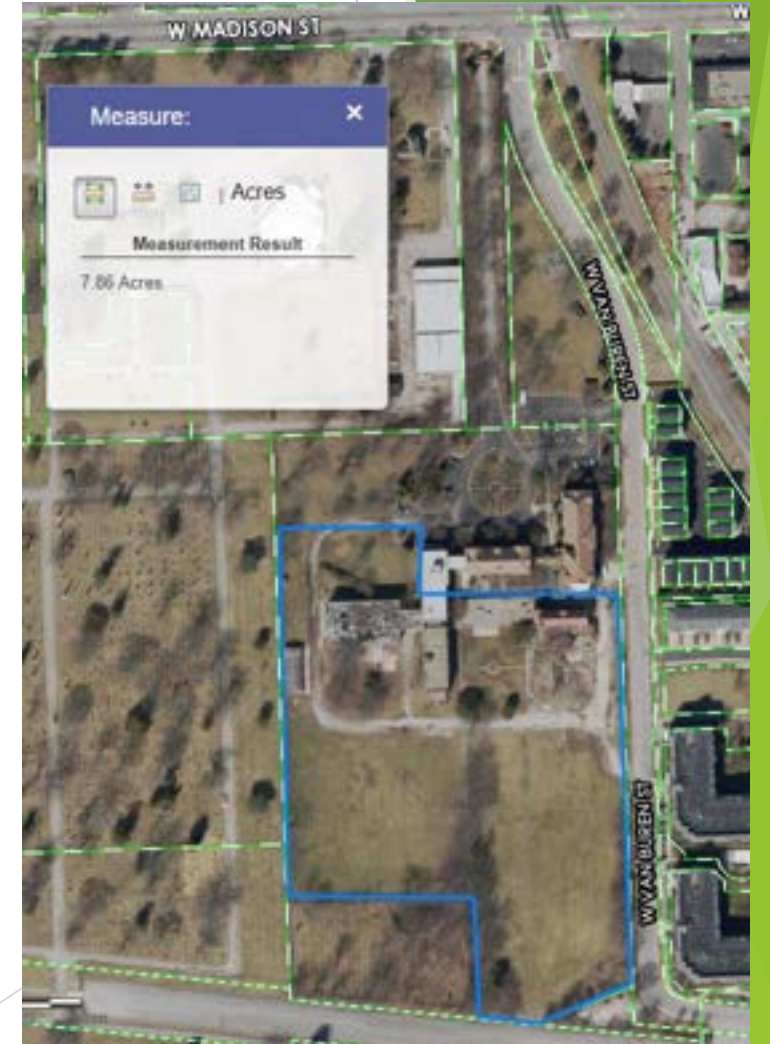
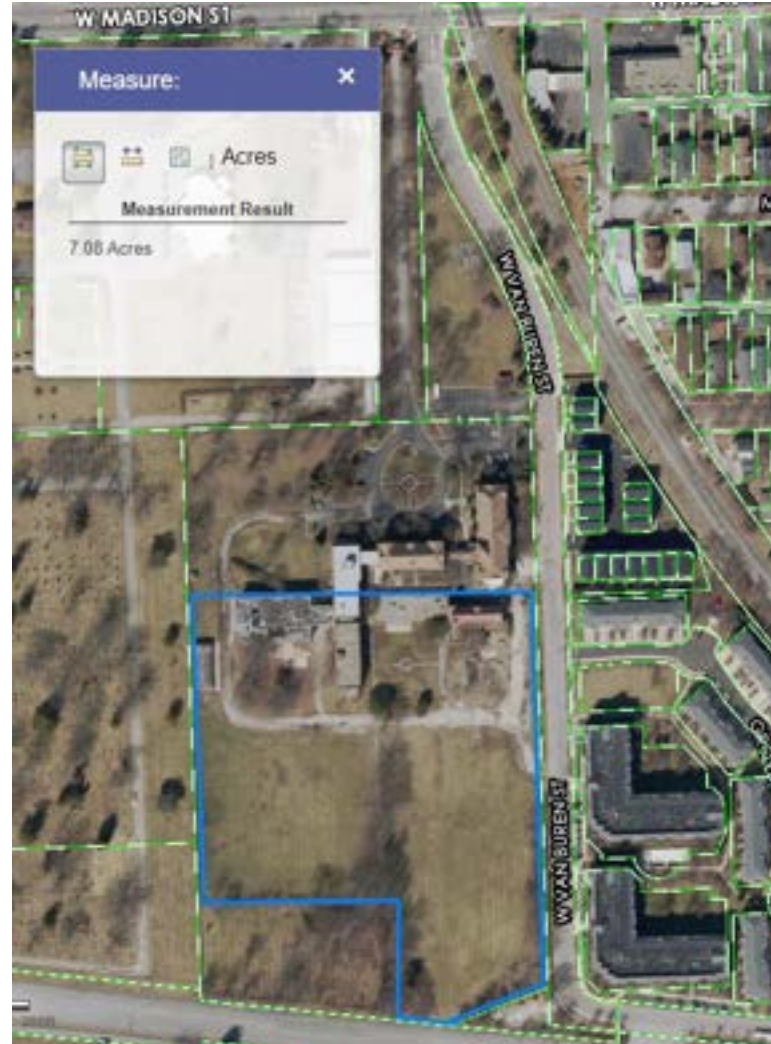
Park View Townhomes



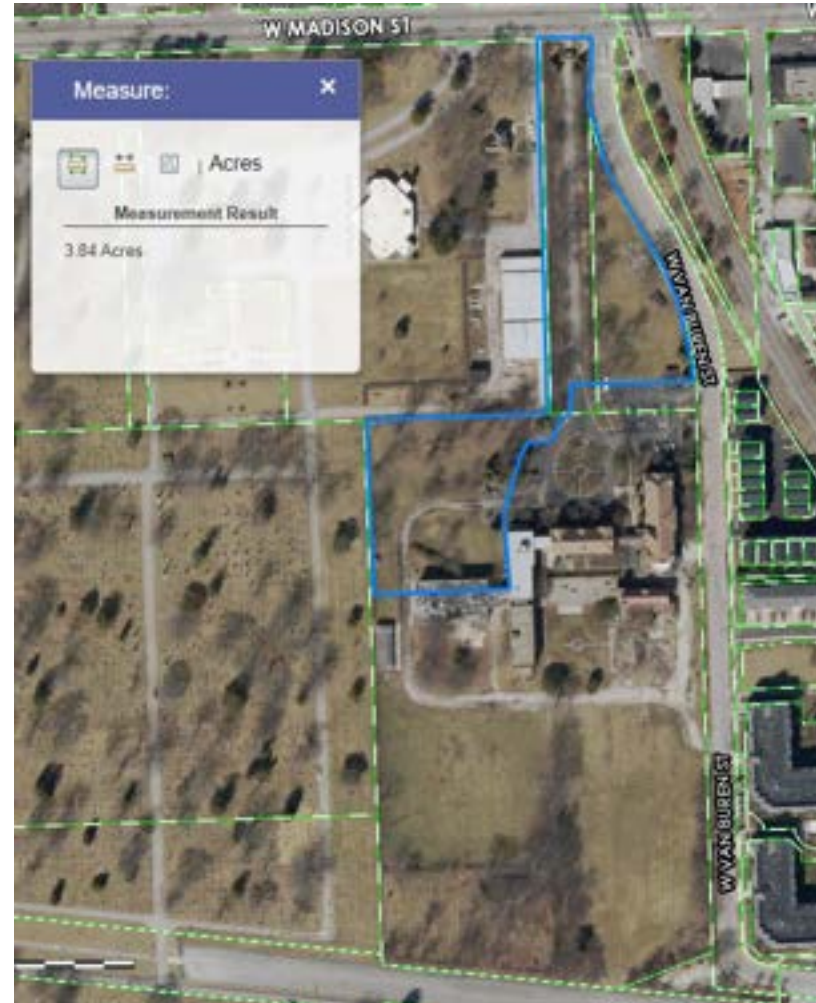
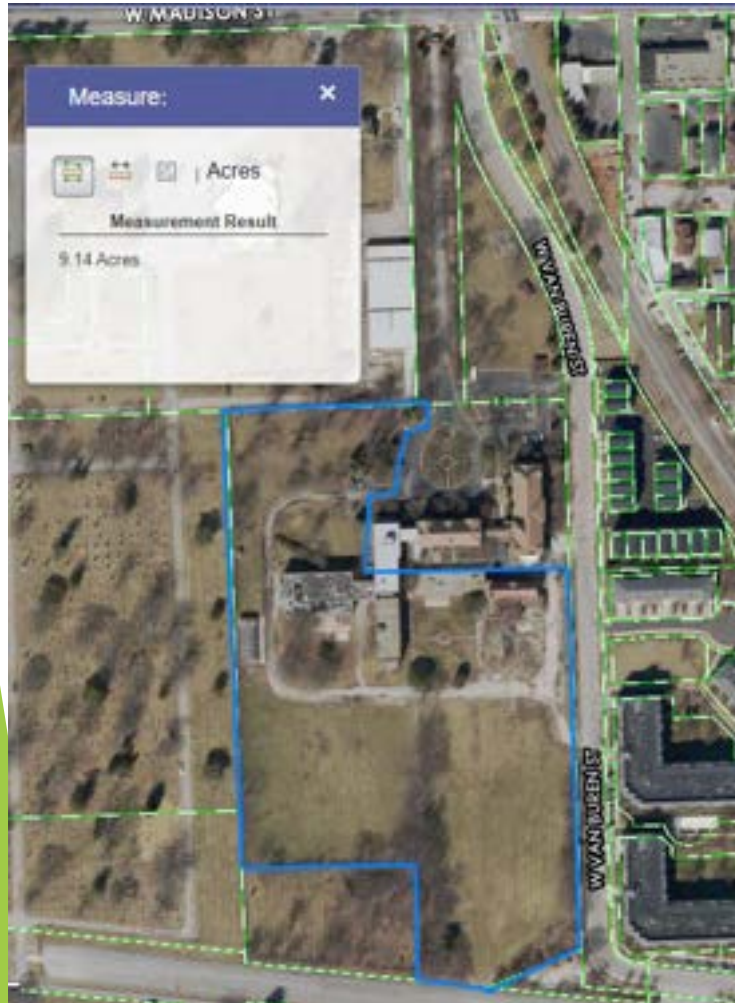
21 Townhouses

The site outlined in blue
contains 1.15 acres of land.

Possible Altenheim Developments



Possible Altenheim Developments



Civic Center Authority

- 70 ILCLS 200 Civic Center Code Article 90
- Five member Board
- Appointed by the Mayor with the advice and consent of the Council

What is Value?

The value of open space:

Green space has been shown to contribute to the overall health of the community in which it is located. If developed properly, this land will enhance the well being of the community and provide a place to gather. The benefits to the village will be enduring.

Value as a developed:

Provides a one-time cash return to the Village upon sale of the property. Property tax revenues currently are at 13% of the total tax bill. That is a gross figure, as the village will continue to incur expenses for police, fire and general expenses for supporting the property.

CPAP 2040 Report

Quality of Life

Parks and preserves are much coveted amenities that have been shown over and over to be among the top priorities in quality-of-life surveys. According to a 2002 poll by the Illinois Association of Park Districts, more than 80 percent of residents in Chicago and collar counties said that they visited a park in the past year, averaging more than a dozen visits.¹ Open space is a primary contributor to overall environmental quality, which is desirable in itself, but it also makes the region more attractive to people and businesses considering locating in northeastern Illinois. Its importance can also be seen in its popularity: for example, the county forest preserve and conservation districts have been able to raise about \$1.2 billion in current dollars for land acquisition since 1999 through voter referenda on bond issuance.² People also vote with their feet, as research indicates that people prefer to live near parks and protected natural areas if the opportunity is available, which translates into property value increases near parks and protected lands.³

Parks and preserves have a number of documented public health benefits.⁴ While establishing additional parks only provides an opportunity to engage in recreational activities and does not assure a positive health outcome, parks are indeed associated with improved public health. One study examining total park area within a community found the percentage of total park area within neighborhoods was a significant predictor of increased physical activity levels among children, amounting to a 1.4-percent increase in physical activity levels for each one percent increase in park acreage.⁵ In another study, subjects who regularly used their local parks were about three times more likely to achieve recommended levels of daily activity.⁶ Parks also improve the equity of public health by providing exercise facilities to low-income residents who may find gym fees prohibitive.⁷ Providing nearby opportunities for outdoor recreation also guards against what is figuratively called “nature deficit disorder.”⁸

In short, parks and open space have measurable positive impacts on health and well-being.

Finally, parks benefit quality of life by supporting social connections — they can help build community. Recreational activities at parks, especially those involving children, undoubtedly bring neighbors together. Furthermore, parks provide a place for people to gather simply because they are public spaces. Thus they can serve as a stitch in the social fabric apart from any special recreational programming, but attention must be paid to their placement and design to make them desirable places to be.⁹ Parks also help build community if neighbors are involved in the management and even the maintenance of parks through local park councils or conservancies; this can also help spare park districts some expenses associated with park administration.



MAKE NO LITTLE PLANS

Daniel Burnham

**They have no magic to stir
men's blood!**

Good Evening,

EXHIBIT C

Thank you for the opportunity to speak for a bit. My name is BJ Reid. I live in Forest Park with my wife, two boys and dog. I have lived in town since February of 2005. I also am a Lieutenant with the Forest Park Fire Department. I have worked as a FireFighter for the village since August of 2005. I love this town and the humble, appreciative citizens we serve.

I am here today to offer some insight into the needs of the fire department and the needs of the public servants of Forest Park in general. As FireFighters, our number one mission is the preservation of life. Preservation of property is our second most critical operational priority. Our ability to continue fulfilling these two operational missions is directly linked to the Altenheim and to the other current and future developments of this Village.

I could spend hours conversing with you about data points and other relevant factors affecting our department and its ability to serve all of you, but I will focus on two today.

1.). Call Volume Metrics

2.). Fire Department Infrastructure

Call Volume

We are in an extended run of annual increases in call volume. 2022's projection is 4,344 calls. 10 years prior (2013), we ran 2,940 calls. That's a 47.8% increase in call volume over a decade. Our staffing levels have not changed to reflect this increase. Our budget has not grown to accommodate a litany of needs this increase in the demand for service requires. Providing service with our current level of resources is not sustainable. We need to increase the size of the fire department and we need to increase our budget.

Fire Department Infrastructure

Under previous administrations, Chiefs Glinke and McDermott asked for budgetary allocations to address infrastructure issues with the firehouse. At the time, those requests fell by the wayside. Chief Chiappetta has also asked for budgetary allocations for the firehouse and under Mayor Hoskins and our current commissioners, these issues have begun to be addressed. The Roof is being done as we speak, but this is the tip of the infrastructure iceberg.

The main firehouse is over a hundred years old. The addition is approximately 50 years old. Perpetual cycles of deferred maintenance have put the building in a poor physical state. The citizens AND those who serve them deserve a maintained, capable, and clean firehouse in order to effectively serve the people of Forest Park.

So, how does Altenheim relate to the issues facing the fire department? Revenue. Specifically two types of revenue.

1.) Property Tax Revenue

2.). Sales Tax Revenue

The Altenheim is arguably the biggest, best and most shovel-ready asset of the Village. Hard work by Mayor Hoskins and our Commissioners secured funding to remediate asbestos and tear down old structures. I have heard tentative and informal statements made of various percentages of the total acreage to be set aside for both development and for green space.

If we were to ask the members of this community and stakeholders present here today what are your wishes for this land? What are your wishes for this land if revenue and public service and the monies needed by governments to provide these core functions of Local government were in ample supply. The answer would be obvious. Green Space. Green space would be my answer as someone who has both chosen to raise my family here and protect the lives of all of yours.

But, our Village is not operating in this utopian financial world. Our revenue is not adequate to meet our current nor our future public service needs. Our revenue is not sufficient to aggressively pursue new healthy revenue generating businesses. And our infrastructure is failing.

Here is the hard part. We all must get out of our comfort zones and accept the realities facing our Village. And then we must ACT. We must act in bold ways.

Our elected officials must make unpopular decisions. They must push for development. They must take advantage of our geography and our access and push for large scale residential development. They must push for robust revenue generating businesses to come to Forest Park to harness the sales tax revenue of our current and future additional residents.

As residents, we are all aware of the blessings and the challenges of living in an urban suburb. Balancing wants and needs are difficult. Safety, economic opportunity and progress are our priorities as a Village. And that means we must digest this information, accept the realities it presents, and compromise.

FireFighters are by nature and by necessity, pragmatists. Please be economic pragmatists as you navigate the development of both Altenheim and other future Village developments.

Respectfully,

BJ Reid

Father, FireFighter, and proud Forest Parker

BJ REID

(708) 612-6869

bjreid9@gmail.com