

# Altenheim Advisory Committee Meeting SUMMARY January 24, 2023

## 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
- Jocelyn Sims, Resident
- Karen Swinger, Resident
- Mark Zinni, Resident
- David Gulyas, Resident
- Therese O'Brien, Resident
- Scott Presslak, Resident
- Steven Rouse, Resident
- Geoff Smith, Resident
- Roberto Escalante, Resident
- Therese O'Brien, Resident

## ABSENT

- Kurt Hansen, Resident

## OTHER ATTENDEES

- Steve Glinke, Director of Building, Planning, and Zoning at Forest Park
- Kindy Kruller, Director, MUSE Community + Development

## DISCUSSION

- Welcome & Introductions
- Group discussed the January 9, 2023 meeting summary.
  - David identified his desire for more knowledge about village needs including housing, economic and social needs. Marty identified that developers may respond with other uses than those identified in the RFP.
  - Other members identified the need for more information about the financial condition of the Village and the availability of housing in the Village. Marty stated that it will be private investment and that the Village of Forest Park is part of the larger metropolitan region. Marty also stated that although the financial questions are valid and an important part of the decision, the Committee's scope does not include either a review of the financial condition of the Village or the potential sale price of any land recommended for residential development. The value of the land and the feasibility of residential development would be worked out with the Village and potential developers. It is generally acknowledged that the value of the property increases with the density of the development but the Committee should make recommendations based on what we feel the residents

would like to see and let the Village and developers determine the feasibility of our recommendations. Geoff added that there is a need for the right mix of housing options and there is limited multi-family or smaller units available in Village.

- The following committee members that were absent from the January 9, 2023 presented their plans and ideas:
  - Karen Swinger presented her ideas for the Altenheim property which include facilities for intergenerational use on the site such as daycare and housing if needed. She would like Minority-owned Business Enterprises (MBE) and Women-owned Business Enterprises (WBE) to participate in the development.
  - Mark Zinni presented his drawing to the group. His proposed development consists of R-2 in the central portion targeting young families and singles and a mixed use retail / R-3 development at the south end of the property. The R-2 units would be one story with 2 bedrooms and 2 bathrooms. His proposal leaves the northern triangle as green space and provides a buffer zone of green space immediately adjacent to the Altenheim residency. His plot plan is shown in the summary of the January 9<sup>th</sup> meeting.
  - Jocelyn Sims summarized her thoughts and ideas for the Altenheim. She proposed a mixture of residential development and park/public space with walking paths. The public space would be used for community events like Ribfest and public gatherings. Jocelyn provided a document stating her thoughts and ideas which is included in the summary of the January 9<sup>th</sup> meeting.
- The committee discussed the various proposals for the site development and the locations for the options on the site. Kindy walked the group through the map exercise and Marty walked through the RFP development outline. Marty's draft outline was presented to the group and is shown below.
  1. Overview
    - a. Financial Considerations
    - b. Altenheim Collaboration
  2. Park and Public Space
    - a. Active
    - b. Passive
    - c. Park District of Forest Park Participation
  3. Residential Developments
    - a. Amount
    - b. Density
  4. Commercial / Specialty Industrial
  5. Site Layout
    - a. Description
    - b. Plot Plan
- The committee briefly discussed the outline and suggested that the recommendations be organized by the four areas of the property
- Group discussed the existing conditions impacting the development including the restricted covenants, Altenheim preferences and the planned side path along Van Buren. The planned

path on the eastern edge of the property could require limits to the number of entrances to the property. Alternatively, the building setbacks would need to be sufficient to provide safe vehicular traffic across the path. The group discussed the feasibility of residential development west of the Altenheim residence. Any development in this area requires adequate access for emergency vehicles.

- The group discussed the feasibility of having space for public gatherings. Steve Glinke stated that the Ribfest has become too large for the Grove (northern triangle). He also noted that this event and other public events in the Grove are in violation of the restricted covenants even though the Altenheim residents have tolerated these events. The group discussed the possibility of having public events on the south end of the property and the possibility of renting the CTA parking lot for these events. Mark Zinni stated that the Altenheim would be willing to discuss the restricted covenants but that the “quiet enjoyment” clause of the agreement would be imposed on any development. Mark also stated that the area of land shown around the Altenheim residence in his proposed plot plan is the limit of land requested by the Altenheim.
- Kindy will create an online form to capture committee feedback on the different section for the RFP and a section for the preferred development recommendations for the 4 sections of the Altenheim property. The four sections are the northern triangle, the area west and immediately south of the Altenheim residence, the central portion south of the Altenheim residence, and the southern portion of the property.
- There was no public comment. The next meeting is February 6, 2023 at 5:30PM at Village Hall.