

Signs of the Season
November 2008



THIS MONTH IN ROLLING MEADOWS

November 2 — Daylight savings time ends. Clocks fall back one hour.

November 3 — Early refuse setout (3 p.m.) begins.

November 4 — Election Day, Library Board, 7 p.m., at the Library

November 5 — 9-1-1 Board, 3 p.m., Zoning Board of Appeals, 7:30 p.m., both at City Hall

November 10 — Board of Fire and Police Commissioners, 9 a.m., City Hall

November 11 — Veterans Day, City Hall and Public Works closed. Normal refuse collection

November 12 — Plan Commission, 7:30 p.m., at City Hall

November 13 — Adjudication Hearing, 1 p.m., City Hall

November 18 — City Council/ Combined Committee of the Whole, 7:30 p.m., City Hall

November 20 — Adjudication Hearing, 1 p.m., City Hall

November 25 — City Council Meeting, 7:30 p.m., City Hall

November 27-28 — Thanksgiving holiday, City Hall and Public Works closed Thursday and Friday. Refuse collection delayed one day.

December 4 — Holiday Tree Lighting, 6 p.m., downtown in front of McDonald's.



NEWS

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& Views



3600 Kirchoff Road . Rolling Meadows, IL 60008 . 847-394-8500 . www.cityrm.org

Sarah Phillips, Leader Known for Economic Development, Named City Manager

A distinguished local government leader from Ohio with a record of accomplishment in economic development will become Rolling Meadows' new City Manager, effective December 15, succeeding Tom Melena, who is retiring after more than seven and one half years in the post.

Sarah M. Phillips, 41, has been Village Manager of Johnstown, Ohio, a bedroom community of 5,000 northeast of Columbus, since 2003. Previously, she rose to assistant director of public works after holding a series of administrative management positions over 12 years in Paducah, Kentucky, a community of 26,000 with an estimated daytime population of 60,000.

"She has a very impressive record in economic development, especially retaining businesses and persuading them to expand, and



Sarah Phillips

"She has a very impressive record in economic development, especially retaining businesses and persuading them to expand, and coordinating downtown redevelopment."

—Mayor Ken Nelson

coordinating downtown redevelopment," says Mayor Ken Nelson.

The City's priorities in hiring Melena's successor included excellence in budgeting and fiscal management, economic development, ability to work with unions and handle other personnel matters, and understanding of issues associated with diversity in the community and the workforce.

The City's professional recruiting consultants, The PAR Group, Lake Bluff, say Phillips' resume popped out of the pile of 43

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How Emergency Operations Center Guided City's Flood Response

City Manager Tom Melena realized the Emergency Operations Center (EOC) had worked very well late in the afternoon of the big flood day, Saturday, September 13, when he and Mayor Ken Nelson were out driving through the neighborhoods to get a close-up look at the situation.

"You want to take the chaos out of a chaotic situation. If it works right, the response almost reaches a sense of boredom. We were almost there when the Mayor and I decided we could afford to leave City Hall and go out to take a look," Melena says.

The City had activated the EOC at 11:30 that morning. Melena, Nelson, Public Works

Director Fred Vogt, Fire Chief Ron Stewart, Police Chief Steve Williams, Assistant City Manager Barry Krumstok, the Finance

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Look Us Up on the Web
at: www.cityrm.org

Emergency Planning Team

Kerry Abdullah, Health Inspector (Community Development)

Cdr. Tom Calcagno (Police Department)

Ginny Cotugno, Deputy City Clerk (Administration)

Evan Dolinsky, Firefighter/Paramedic (Fire Department)

Deputy Chief Scott Franzgrote (Fire Department)

Melissa Gallagher, Senior Accountant (Finance)

Sgt. Tony Gaspari (Police Department)

Bob Hartnett, Assistant Director (Public Works)

Barry Krumstok, Assistant City Manager (Administration)

Diana Schoeneck, Accountant (Finance)

Jim Sylverne, Assistant Director (Community Development)

Fred Vogt, Director (Public Works)

Emergency Planning Team Assures Effective City Response to Disasters

Two days before September flooding caused by a severe weather system forced City officials to activate the Emergency Operations Center (EOC), members of the Emergency Planning Team successfully conducted a walk-through training exercise designed to gauge the City's response to a disaster.

The training exercise, which simulated EOC activation and operation, helped Team members evaluate emergency preparedness procedures that have been under development over the past year.

That this training would be put into action less than 48 hours later is a coincidence not lost on Deputy Fire Chief Scott Franzgrote, who chairs the Team.

"I don't think anyone expected that we would have to implement the procedures we had been training for on such short notice, but the September 13 flooding we experienced proves that disasters can happen at anytime," Franzgrote says.

Deputy Chief Franzgrote points to a section of the *All Hazards Preparedness Handbook*, published by the United States Department of Homeland Security, to demonstrate the importance of the City's proactive disaster response planning:

"While citizens are not 'banging down the doors of city hall' to demand a better level of emergency preparedness, they will expect

an effective response when an incident occurs."

The mission of the Emergency Planning Team is to ensure that the City is prepared to minimize damage caused by, and speed recovery from, potential disasters impacting Rolling Meadows residents and businesses. Its 12 members, representing all City departments, are tasked with the following objectives:

- Maintain an emergency operations plan in accordance with county, state and federal preparedness guidelines;
- Coordinate emergency training of all City employees;
- Serve as a conduit between Rolling Meadows and emergency management organizations at all levels of government and private enterprise;
- Oversee operation of the EOC;
- Manage the City's emergency supply stockpile; and,
- Maintain awareness of new emergency planning developments.

"Our role is to assure that the emergency management process in the City of Rolling Meadows provides the most efficient, effective disaster response to the community we serve," Franzgrote explains. "This is an ongoing, never-ending process. It is our responsibility to help City staff members at all levels understand their individual responsibilities in this effort."



City's Flood Response... *Continued from page 1*

Department's Melissa Gallagher, and others hooked up their computers

around a table in a second floor City Hall conference room. The computers linked them to City departments and employees, providing a minute-by-minute monitor of the flood situation.

Public Works officials closed 13 flooded roadways to protect the public. As water subsided, some were reopened. Emergency crews piled sandbags along Salt Creek near the Willowbend of Salt Creek apartments, where 40 garden apartment units were badly flooded.

By mid-afternoon, City officials ordered evacuation

of 40 families from the apartments along flooded Algonquin Road. The EOC had arranged to house evacuees at the nearby Holiday Inn and other locations.

Public Works crews continued to patrol the City to make sure storm sewers could handle the water flow. The City distributed two news releases to update local news media and advise residents where to call for help and that sand bags and sand were available at the main Public Works garage, 3900 Berdnick Street.

The flooding caused no police or fire emergencies, but the City was ready if it had. The Finance Department's Gallagher was ready in the event that relief or rescue efforts required an emergency purchase order or call to a bank.

"The EOC passed its first test. We don't know what may come next, but we are ready," Melena says.

Sarah Phillips Named City Manger. . .

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applications received, as her background and experience track closely with the City's priorities. "She fits the City's profile perfectly, and the first time I spoke with her I was impressed with her upbeat, positive, enthusiastic attitude. She's a likeable person who leads by example," says PAR Group Vice President Mark Morien.

When Johnstown's second largest manufacturing employer, Atrium Manufacturing, announced plans to consider a move away from the community to expand, Village Manager Phillips met with the company's leadership and worked out a package that involved annexing 250 acres into an industrial park. Instead of leaving, Atrium decided to expand in Johnstown and will double its local employment.

She created a comprehensive downtown revitalization and redevelopment plan for Johnstown's central business district. It included utility relocation, streetscape plans, parking plans, signage, façade improvements, and business retention and expansion efforts.

Phillips' reputation for leadership in economic development attracted the attention of Ohio Gov. Ted Strickland, who appointed her to the Governor's Task Force for Retention and Expansion of Manufacturing Jobs in Ohio. She also serves on a task force for retention and expansion of manufacturing jobs in Licking County, where Johnstown is located.

Phillips is a native of the small town of Central City, Kentucky, known as the home of the hit rock singers, the Everly Brothers. She holds both a bachelor's degree and a master's in public administration from Murray State University, Murray, KY.

During graduate school, she took an internship with the U.S. State Department in Washington, DC. Valuable

though that experience was, it persuaded Phillips that she did not want to work on the federal level. "I knew I wanted to be in municipal management. I landed a job with the City of Paducah and worked my way up through the ranks."

She has been active in the International City/County Management Association (ICMA) and has earned the designation Credentialed Manager. She is also a graduate of the Ohio Economic Development Course through the Ohio Economic Development Association.

Recent activities with the ICMA's International Committee have enabled her to extend her experience by working with villages in Bulgaria, an Eastern European country petitioning to become part of the European Union. Drawing on her extensive public works experience, she helped Bulgaria start a countrywide waste management program. She has also participated in ICMA training missions in Lebanon and India.

In addition to ICMA, Ms. Phillips'

Families Turn Out for Public Works Open House in October



Rocco and Rand Paddock (top) enjoyed their time at the controls of a Public Works vehicle, while resident John Katalinick and neighborhood children explore equipment on display.

professional activities include participation in the American Public Works Association, the Solid Waste Association of North America, and several local municipal management groups. Her awards include being named the Young Leader for 2002 by the American Public Works Association.

Active in community affairs, she has served on the Board of Hospice of Central Ohio, the Licking Memorial Hospital Development Council, and the Licking County Chamber of Commerce Economic Development Committee. She is past president of the Johnstown Lions Club.

Phillips' first impression of Rolling Meadows was very positive. "One of the first things I noticed is that the City is clean and well maintained, not just the City streets and sidewalks, but the residents' homes and properties. That shows me they're willing to do their part."

Phillips is an avid golfer whose E-mail address spells out the words "great golfer." She enjoys reading and travel.

Phillips will become the first woman to hold the post of Rolling Meadows City Manager.

Council to Hold Public Hearing On 2009 Budget, November 25

The City will hold a public hearing on the proposed budget for Fiscal Year 2009 Tuesday, November 25, during its regularly scheduled City Council meeting.

The hearing follows more than two months of extensive discussion by Council members and staff on the crafting of next year's budget.

Residents are encouraged to attend the hearing, or watch from home on Cable TV Channel 6. City Council members expect to approve the 2009 budget document following the public hearing.

A draft of the FY2009 budget is available for review at City Hall, 3600 Kirchoff Road; the Rolling Meadows Library, 3110 Martin Lane; and online at the City's Website, www.cityrm.org.

Independent State Investigation Finds No Evidence for Charges in Police Shooting

After carefully reviewing the comprehensive report of a 6-month long Illinois State Police investigation, the Cook County State's Attorney has determined that there is no evidence to support charges against Rolling Meadows police officers involved in the March 8 fatal shooting of a man who charged them brandishing two knives.

Following department policy, Police Chief Steve Williams asked the Illinois State Police to conduct an independent investigation of the shooting. The department's internal investigation also concluded that the three officers who responded to the 9-1-1 call to a parking lot outside the East Park apartments on the City's eastside responded the way they had been trained and acted consistently with the authority granted them by state law.

The investigation conducted by the Illinois State Police's Public Integrity Task Force included interviews with eyewitnesses, examination and analysis of the audio and video tapes of the incident, and extensive sifting of physical evidence, including the condition of the knives carried by the offender, the Taser gun barbs found in his clothing, the Taser, and the weapon fired by the officer.

Rolling Meadows Police three times ordered the man brandishing knives to halt and drop the weapons. He continued to come toward them. One officer fired Taser cartridges in an effort to stop him without seriously hurting him. When the Taser did not stop the man, an officer fired one shot from his service weapon that brought the assailant to the ground. The man, later identified as Michael Chybicki, of Rolling Meadows, was pronounced dead at Northwest Community Hospital.

"The officers took a very conservative approach to the use of force, putting themselves in significant danger," Chief Williams says. "This is a tragic event. We want everyone in the community, especially the Chybicki family, to know that we are very sorry it happened. We are deeply concerned that the Chybicki family, the officers involved and their families, and others in the department receive the support they need to deal with the enormous stress of this tragedy."

Chief Williams was formally notified of the Cook County State's Attorney's determination by copy of a letter from David R. Navarro, Supervisor of the State's Attorney's Professional Standards Unit.

Improved Snow Removal Program To Reduce Costs, Help Environment

The Public Works Department is implementing an improved snow and ice control program that maintains the City's reputation for excellent service while reducing taxpayer costs and environmental impact, Assistant Public Works Director Reid Bateman reports.

Facing massive increases in the cost of salt and fuel over the past year and workforce reductions, Public Works officials explored opportunities to bring new financial and environmental efficiencies to the department's snow removal program.

The plan includes:

- Reducing the amount of salt used per lane mile;
- Using environmentally friendly de-icing materials to reduce chemical runoff into

the City's storm sewer system; and,

- Improving coordination of resources through a joint agreement with the Rolling Meadows Park District.

Public Works officials are seeking to reduce total salt usage through increased reliance on salt that has been pre-treated with "green" de-icing materials such as corn or beet by-products, in combination with magnesium or calcium chloride. These materials are environmentally friendly alternatives to liquid calcium chloride, which the City has used for many years.

Pre-treated salt is normally used in situations where temperatures drop below 25 degrees. The chemical additive improves the

salt's melting capacity in extreme cold. It also provides better coverage for longer periods of time.

"Salt treated with calcium chloride or magnesium chloride and vegetable by-products tends to stick to the pavement better than untreated road salt," Bateman explains. "It gives the City more bang for the buck by reducing the frequency of salting operations during heavy storms."

The Department's mutual aid plan with the Park District is designed to provide additional staff and equipment for during major snowstorms. Park District employees are currently participating in Public Works' training programs, and will be available when needed, Bateman says.

Precincts and Polling Places

Palatine Township

5 & 12 – Rolling Meadows Library, 3110 Martin Lane.

9 – William Fremd High School, 1000 S. Quentin Road.

11, 19 & 52 – Plum Grove Park, 4001 Park Drive.

13 – Kimball Hill School, 2905 Meadow Drive.

14 & 21 – Carl Sandburg School, 2600 Martin Lane.

24 & 72 – Community Center, 3705 Pheasant Drive.

28 & 71 – Rolling Meadows City Hall, 3600 Kirchoff Road.

41 & 50 – Plum Grove Junior High School, 2600 Plum Grove Road.

51 – Church of Christ, 2300 Cardinal Drive.

70 – Little City Foundation, 1760 W. Algonquin Road.

91 – High School District 211 Offices, 1750 S. Roselle Road.

Elk Grove Township

28 & 71 – Rolling Meadows Holiday Inn, 3405 Algonquin Road.

52 & 64 – Rolling Meadows High School, 2901 Central Road.

Schaumburg Township

2 – Walden Recreation Center, 1833 Thoreau Drive, Schaumburg.

Wheeling Township

41 – Westgate School, 500 South Dwyer, Arlington Heights.

Public Works also plans to more frequently use staff members from the Refuse and Administrative Divisions in support of storm-related activities.

"Using all available manpower will maintain high service levels, allow flexibility in how we allocate resources, and improve our ability to respond to emergencies," Bateman adds.

The City has received the first 50% of its annual supply of road salt for the winter.

City's Redevelopment Plans Stymied by Economy

BY RAND HAAS, ECONOMIC DEVELOPMENT CONSULTANT

In economic development, as in life, timing is important. Here's a look at how changes in the economy have affected three redevelopment sites in Rolling Meadows.

Dominick's Center

Despite its location in a TIF (Tax Increment Financing) District, the Dominick's Shopping Center on Kirchoff Road has seen three redevelopment plans falter in the past six years.

The 2002 plan had Dominick's renovating the store, adding a gas station, and the property owner improving the landscaping and parking lot. Unfortunately, by the time the management of Dominick's and the owners agreed on specifics, the Chicago-based Dominick's chain was sold to California-based Safeway, Inc., which operates more than 1,700 stores across the U.S. and Canada. The new owners closed several older Dominick's stores in the Chicago area, including Rolling Meadows, stopping any renovation plans.

The 2005 plan, proposed by Bristol-Moran, would have replaced the shopping center with a combination of 233 luxury apartments, 32 condos, 42 row homes, a clubhouse and swimming pool. In addition, it would have provided about 21,000 square feet of neo-traditional styled retail space along Kirchoff road. However, the \$2 million cost to buy out the leases and relocate the retail tenants in the center, combined with the price tag of \$9.6 million for the ten-acre site, finally made the project too expensive.

In 2008, a third developer, Lincoln Properties,

proposed building about 300 upscale apartments, 50,000 square feet of retail space, and about 30 row homes. Although



Woodfield Gardens at 12 Oaks.

the developer has the financial resources to build the apartments, they have not been able to find any homebuilders willing to invest in the row home component, effectively stopping redevelopment. In addition, the TIF district is set to expire in 2011, so it will not provide substantial future redevelopment support.

Woodfield Gardens

The downturn in demand in both retail and housing has also affected the proposed sale and redevelopment of the 45-acre Woodfield Gardens at 12 Oaks property, at the southwest corner of Algonquin Rd. and Rt. 53.

The proposed redevelopment calls for a new, "eco-friendly" mixed-used lifestyle center that includes new commercial buildings, shopping and dining establishments alongside hotels and condos. The project would provide the City with a strong revenue base in the future while enhancing the image of Rolling Meadows.

Despite its location at one of the most prominent locations in the Chicago suburbs, commercial lenders have been reluctant to invest in this project, due to uncertainty over long-term eco-

nomical conditions. The high cost of the land, along with needed infrastructure improvements and roads, will require the developer to borrow nearly \$900 million. A portion of the funds could be provided through a projected TIF District. As part of the TIF, the city is requesting that 20% of the housing be priced to meet the needs of the workforce community.

The good news is that a number of well-known retailers have shown interest in the location, once the economy turns around. The City and developer believe this is a viable project and will continue to explore possible solutions in the months ahead.

Jewel Shopping Center

A Michigan-based company specializing in owning and managing retail property has recently purchased the Jewel Shopping Center on Kirchoff Road. The new owners are proposing a significant renovation of the shopping center, with Jewel continuing as the main anchor. The owners hope to attract new restaurants and retail to downtown Rolling Meadows.

Currently, most retail spaces are leased, with the exception of the former Sears Hardware store at the west end of the center. Finding a new tenant for this location has been difficult. The new owners have talked to several restaurants, health clubs and other specialty retailers. The large size of the store, about 20,000 square feet, and the

financial crisis have slowed down retail expansion.

Another issue impacting retail expansion on the site is Kirchoff Road's low traffic count of about 12,000 to 12,800 vehicles a day. This low number makes it much more difficult to attract additional retailers and restaurants willing to spend well over \$100,000 for remodeling commercial space.

Despite these issues and concerns, the City is committed to attracting meaningful commercial and retail redevelopment in keeping with the long-term comprehensive plan. The economy will turn, and when it does, Rolling Meadows is ready.

Thank You, Rolling Meadows

The following letter was sent to the Community Development Department praising City Inspector Jim Ooms for his help in overseeing cement work at the McDonald's restaurant on Algonquin Road.

Dear Ms. Valerie Dehner:

I just wanted to say "thanks" to Jim Ooms for his help with our cement work. I felt uneasy at first with the contractor's laborers, but Jim held them to high standards and the work was done correctly and professionally. We are grateful for Jim coming out as many times as he did to check the work.

Although it took longer than expected, we realize we will be better off in the long run than if inferior work would have been allowed. Please let Jim know he did a great job!

Sincerely,

James Poznecki, Supervisor
McDonald's, 1775 Algonquin Rd.



Process of Selecting New City Manager

BY MAYOR KEN NELSON

On page one in *News & Views*, you've seen an article about our new City Manager. I wanted to give you a little insight into how the decision process worked.

Since last year we've known Tom Melena was retiring effective the first of 2009. This gave us plenty of opportunity to conduct an orderly, unrushed search for a successor. We hired one of the top search firms in the country, the PAR Group, then put together details of what we felt was important for the position.

Top on the list was Economic Development, followed by financial savvy and the ability to work with our outstanding staff. By bringing more jobs to Rolling Meadows, we can bring more retail businesses. By bringing the right kinds of development, we can insure that Rolling Meadows doesn't lose its unique personality. And, of course, all this means a broader tax base, reducing the burden on homeowners in our city.

We started with more than 40 applicants, narrowed that list to 10, then did in-person interviews with five finalists. After two intense days of interviews and many hours of discussion, the Council chose Sarah Phillips, of Johnstown, OH. I think they made an excellent choice.

She has a tremendous energy level. In her current position she has reinvigorated a downtown area, retained major employers and attracted new businesses. She's been so successful that the Governor of Ohio named her to a statewide task force for business attraction and retention.

She holds the prestigious title of "Credentialed Manager" from the International City/County Managers Association. And she serves in volunteer positions with many community groups. She'll be on board in mid-December. I hope you get a chance to meet her in person. I think you'll be as impressed as the Council and I were.

City Creates Downtown Open Green Space As Economy Halts Riverwalk's Final Phase

When economic conditions halted progress on the

final building. From the City's standpoint, it made sense to landscape the area and create some open space for the downtown area while we wait for the economy to rebound," City Manager Tom Melena explains.

has no plans to sell the newly landscaped parcel to developers until the economy improves.

The mixed-use Riverwalk Condominiums development, featuring 130 condominiums and 14,000 sq. ft. of commercial/retail space, has modernized a formerly blighted area on Kirchoff Road. It contributes to downtown's continued redevelopment as a "lifestyle center" that is open air and pedestrian friendly.



Riverwalk Condominiums

fourth phase of the new Riverwalk Condominiums on Kirchoff Road, City officials acted quickly to clean up the remaining construction site and transform the vacant parcel into an open green space.

"The economic downturn has made it increasingly difficult for Riverwalk's developers to proceed on the project's fourth and

Melena says the City still hopes to complete the fourth Riverwalk building, but

City, Chamber to Host November 5 Economic Development Update

Mayor Ken Nelson will discuss the City's proposed 2009 budget, pending redevelopment projects and capital improvement plans Wednesday, November 5, during the City's annual Economic Development Update and Business Appreciation Breakfast.

The free event, co-spon-

sored by the Rolling Meadows Chamber of Commerce, will take place from 7:30 – 9:30 a.m., at the Rolling Meadows Holiday Inn, 3405 Algonquin Rd.

The deadline to register is Monday, November 3. To reserve a seat, contact the Chamber of Commerce at 847-398-3730, or office@rmchamber.org.

City Of Rolling Meadows

Mayor: Kenneth Nelson

City Clerk: Lisa Hinman

City Manager: Thomas M. Melena

City Hall Hours: 8 a.m. to 5 p.m. Monday-Friday

Curfew: Sun.-Thurs. 11 p.m./Fri. & Sat. Midnight

Aldermen

1st Ward: John Pitzaferrro 847-655-1390

2nd Ward: Barb Lusk 847-567-2444

3rd Ward: Lawrence Buske 847-255-9126

4th Ward: Tom Rooney 847-392-2254

5th Ward: Glenn Adams 847-259-5875

6th Ward: Kathy Kwandras 847-398-7113

7th Ward: James Larsen 630-244-4228

Services

Fire & Police Emergency: 911

Fire Department non-emergency: 847-397-3352

Police non-emergency: 847-255-2416

Public Works 847-963-0500

Finance/Utility Billing Questions — 847-394-8500

Community Development Dept. — 847-506-6030

TDD: 847-506-0490

Senior Services 847-506-2061

ComEd — 1-800-EDISON-1

PNRC — 847-506-2059

City Council, Committee of the Whole, Zoning Board of Appeals, and Plan Commission Meetings are televised on Cable TV Channel 6