

MINUTES

VILLAGE OF LA GRANGE  
BOARD OF TRUSTEES REGULAR MEETING

Village Hall Auditorium  
53 South La Grange Road  
La Grange, IL 60525

Monday, September 8, 2014 - 7:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:30 p.m. by President Livingston. On roll call, as read by Village Clerk John Burns, the following were present:

PRESENT: Trustees Holder, Kuchler, Langan, McCarty, Nowak and Palermo with President Livingston presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn  
Assistant Village Manager Andrianna Peterson  
Village Attorney Mark Burkland  
Finance Director Lou Cipparrone  
Community Development Director Patrick Benjamin  
Assistant Community Development Director and Planner Angela Mesaros  
Public Works Director Ryan Gillingham  
Fire Chief Donald Gay  
Police Chief Michael Holub.

President Livingston requested Village Clerk John Burns to lead the audience in the pledge of allegiance.

2. PRESIDENT'S REPORT

President Livingston announced that the Robert E. Coulter Jr. American Legion Post would conduct a September 11 - Commemorative Ceremony on Thursday, at 9 a.m. to honor those first responders and fallen heroes.

President Livingston extended thanks to all who participated in the in the West Art Festival and garden bench auction which raised funds for local charities.

President Livingston provided information and invited the public to attend the Community Diversity Group's 23<sup>rd</sup> annual diversity days in La Grange beginning on Friday, September 12 at the La Grange Public Library and culminating with the rally on Sunday, September 14 in the Village Hall Auditorium.

A. Appointment and Oath of Office – Donald J. Gay, Fire Chief

With the recent retirement of the Fire Chief, the Village Manager initiated an internal recruitment process of the Fire Department's two most senior officers. After conducting a thorough interview process, the Village Manager concluded that Donald Gay would be an effective person to meet the needs of the department and a conditional offer of appointment was made and accepted. President Livingston noted Don's extensive accomplishments in his 25 years with the La Grange Fire Department. President Livingston recommended the appointment of Donald J. Gay as Fire Chief for the Village of La Grange and requested the Board's concurrence. Trustee Langan moved to approve the appointment, seconded by Trustee Holder. Approved by voice vote. President Livingston requested he step forward and Village Clerk Burns to administer the oath of office.

B. Promotion to Fire Lieutenant and Oath of Office – Tom Bensfield

With the promotion of Donald Gay to Fire Chief, the La Grange Board of Fire and Police Commissioners have promoted Firefighter / Paramedic Thomas Bensfield to the rank of Fire Lieutenant retroactive to May 1, 2014. President Livingston noted the list of credentials compiled by Fire Lieutenant Bensfield and requested he come forward and Village Clerk Burns to administer the oath of office.

President Livingston provided information on policies and budget priorities for upcoming months. Indicating that sales tax returns are encouraging, President Livingston proposes a citizen referendum for a 1% sales tax in the April 2015 consolidated municipal election and if approved the elimination of the Food and Beverage Tax and a property tax levy freeze for the Village rate. As critical challenges including infrastructure and storm water management need to be addressed, President Livingston indicated keeping current plans throughout the Village on track as well as top initiatives provided by the La Grange 2020 Task Force are imperative.

Addressing the budget development process, President Livingston provided the Board with revenue and expenditure scenarios and requested Finance Director Lou Cipparrone to provide a brief explanation. Mr. Cipparrone responded. Trustee Holder inquired about the scenario related to exploring alternative creative financing to fund sewer improvements over a 100 year period of time. Although alternative financing to extend loan periods beyond the usual time limits is provided, President Livingston requested the Board review the all of the scenarios and provide comments in preparation of upcoming budget discussions.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

A. Ordinance (#O-14-34) – Disposal of Surplus Property / Miscellaneous Personal Property

B. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, August 25, 2014 .

C. Consolidated Voucher 140908 (\$1,163,084.02)

It was moved by Trustee Langan to approve items A, B, and C of the Omnibus Agenda, seconded by Trustee Holder.

Approved by a 6 to 0 roll call vote.

Ayes: Trustees Palermo, Nowak, McCarty, Langan, Kuchler, and Holder

Nays: None

Absent: None

5. CURRENT BUSINESS

None

6. MANAGER'S REPORT

A. Continued Review and Discussion of Opus Development Company, LLC Plans for Development of Former YMCA Property at 31 East Ogden Avenue

Village Manager Robert Pilipiszyn noted that during the previous discussion on August 25, Board members requested additional information on the marketability, demographics, and size of units for the development project. Mr. Pilipiszyn advised that Opus has assembled the supplemental information and invited Mr. Sean Spellman to address the Board.

President Livingston clarified that this is a continued discussion and no vote would be taken this evening.

Mr. Spellman provided a Power Point presentation detailing information on the clientele this project would attract and features that are available. Mr. Spellman noted that the project has been revised with larger square footage, but fewer units to address the Board's concerns relative to density. Mr. Spellman introduced consultant Mr. John Yeager to elaborate on the marketability of the proposed development.

Mr. Yeager noted focuses on upscale lifestyles, evolving trends, and convenience for this type of apartment is on the rise. As La Grange is a desirable location, Mr. Yeager believes this type of development project is in demand.

Engineer, Mr. Dean Newins provided graphics and described efficiencies of storm water storage capacity designed into the project. Adding that sustainability use of permeable pavers and recycled materials are among the best practices utilized. Mr. Newins also provided details on pedestrian safety, vehicular traffic movements, parking areas, and availability of bike racks.

At 8:20 p.m. President Livingston opened the floor for Trustee discussion.

Trustee McCarty inquired about the long term investment strategy and management. Mr. Yeager indicated that the property would be capitalized with high quality long term institutional investors. Trustee McCarty inquired how the development would be marketed. Mr. Yeager responded that internet based marketing would be utilized along with leasing agencies, signage, and brochures.

Trustee Holder inquired if the units could be easily converted into condominiums. Mr. Yeager responded affirmatively and advised that combining adjoining units is not difficult. Trustee Holder feels quality is more attractive than area size and Mr. Yeager agreed.

Trustee Kuchler expressed concerns with the water storage vault and was informed that it specifically meets Village Code requirements. Trustee Kuchler also expressed matters related to the size of the development project and inquired about similar projects within the Village. Patrick Benjamin, Community Development Director provided information on Beacon Place and the La Grange Towers. With concerns related to density and lack of green space, Trustee Kuchler does not feel this project is creditable for La Grange.

Trustee Palermo shares Trustee Kuchler and Trustee McCarty's concerns relevant to density.

At 8:53 p.m. President Livingston opened the floor for public comments.

Jean Kane who resides at 1 North Beacon Place is hopeful that the Board will take into consideration how the development and increased traffic will impact Beacon Place residents. Ms. Kane expressed grave concerns related to a proposed traffic signal at Ogden Avenue and Locust Avenue. President Livingston thanked Ms. Kane for her comments.

Harlan Hirt who resides at 421 N. Spring previously expressed his concerns to the Plan Commission. Mr. Hirt reiterated his concerns related to the development project and the process by which it is being considered to the Village Board. President

Livingston thanked Mr. Hirt for his comments. President Livingston stated that public hearings, Plan Commission reviews, Board of Trustee discussions, and public comments continue to evolve on this project.

At 9:05 p.m. President Livingston opened the floor for additional Trustee comments.

Trustee Langan requested information on marketability and the percentage of one and two bedroom apartments. Mr. Spellman responded noting conveniences and trends for one bedroom apartments. Trustee Langan continues to believe the units are small and density is too great for this project.

Trustee Holder inquired about the payment of taxes. Mr. Spellman responded that the landlord would be responsible.

Trustee Nowak inquired about competitive markets for this project. Mr. Yeager responded that this project includes amenities which are typical and desirable in today's market.

Trustee McCarty expressed concerns that changing market conditions could impact this development.

Noting parking and traffic safety relevant to egress to the development, Trustee Palermo feels these are critical issues.

Discussions ensued regarding retail options, purchase price of units, construction, dog paths, square footage, and various amenities.

President Livingston concluded by indicating further discussion would resume on September 22 when a development agreement would be presented for deliberation.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Harlan Hirt is hopeful that the upcoming capital projects budget discussions include infrastructure related to the Maple Avenue Relief Sewer, Ogden Avenue Relief Sewer, and 51<sup>st</sup> Street sewer as priorities.

8. EXECUTIVE SESSION

None

9. TRUSTEE COMMENTS

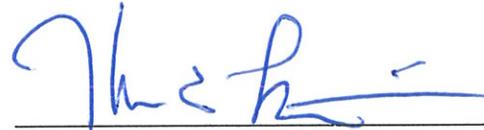
Trustee Palermo announced upcoming events throughout the Village to benefit various charitable organizations and encouraged the public to attend.

Trustee Nowak offered congratulations to various All-Star baseball and softball teams for their successful achievements.

Trustee Holder expressed his thanks to all involved in the success of the West End Art Festival.

10. ADJOURNMENT

At 9:40 p.m. Trustee Langan moved to adjourn, seconded by Trustee Nowak. Motion approved by voice vote.



Thomas E. Livingston, Village President

ATTEST:



~~John Burns~~, Village Clerk  
Deputy

Approved Date: September 22, 2014