

MINUTES

VILLAGE OF LA GRANGE BOARD OF TRUSTEES REGULAR MEETING

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

Monday, October 27, 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 announce who will be leading the Pledge of Allegiance this evening. Clerk Burns indicated that Scoutmaster John Svoboda, Sr., from Troop 66 is providing an official flag ceremony which was initiated by Boy Scouts John 'JJ' Svoboda, Ryan Oeste, Peter Schwabe and Ryan Plybon. Upon presentation of the flags they lead the audience in reciting the pledge of allegiance.

2. PRESIDENT'S REPORT

President Livingston extended an opportunity to voluntarily serve on the Community and Economic Development Commission. Interested individuals should submit their interest by November 14.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

- A. Resolution (#R-14-10) – Ratification of Collective Bargaining Agreement Between the Village of La Grange and the Illinois Fraternal Order of Police Labor Council (Police Officers)
- B. Award of Contract – Boiler Replacement – Police Station
- C. Material Purchase – Public Works / FY 2014-15 Tree Planting Program
Resolution (#R-14-11) – Public Works / Suburban Tree Consortium
- D. Award of Contract – Installation of Holiday Lights
- E. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, October 13, 2014
- F. Consolidated Voucher 141027 (\$498,655.41)

It was moved by Trustee Langan to approve items A, B, C, D, E and F 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

- A. Ordinance – Zoning and Design Approvals for Proposed Development of Former YMCA Property with Apartment and Retail Buildings, Ogden Avenue at La Grange Road, Opus Development Company, LLC: Referred to Trustee McCarty

President Livingston described the progression for discussion. Trustee McCarty will present the Board Report; the developer will provide a presentation; open discussion by the Board; public comments; and thereafter a motion to approve.

Trustee McCarty provided background information on the numerous meetings; discussions; public hearings; public comments; and the various entities involved in preparation of the proposed development project. Further explaining previous concerns of the Village Board and the reconfigurations provided by the developer, Trustee McCarty noted the various Zoning Code adjustment standards and the scope of the required modifications recommended by the Plan Commission. Trustee McCarty listed the compensating amenities to be provided by the developer as concessions.

Trustee McCarty described the extensive modifications addressed by the Village Attorney and key provisions of the development agreement. Providing details of the ordinance and development agreement, Trustee McCarty referred to Mr. Sean Spellman of Opus to continue with his presentation.

Mr. Spellman extended his appreciation to the Village Manager, Village Attorney and staff for the numerous hours of preparation and integrity in the process over the past several months. Believing this is the very best development project and development agreement for all parties, Mr. Spellman requested Opus architect Mr. Dean Newins to provide visual aspects of the project.

Mr. Newins conducted a Power Point presentation which referenced the project as noted in the Village's Comprehensive Plan for high quality and diverse housing complimented by a transit oriented community. Based on feedback from previous Board discussions, Mr. Newins noted the updates related to open space and less density.

Further explaining modifications resulting from the Boards concerns, Mr. Spellman noted his pride in the proposed development. Mr. Spellman elaborated on the project as a compliment to the central business district and current trends for clientele this project would attract. Mr. Spellman provided pricing for the various units and noted projections of less traffic than previously experienced at this site.

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

Trustee Holder inquired about the duration between construction and occupancy. Mr. Spellman indicated that it would be an 18-month period. Believing that the vast majority of amenities are required items, Trustee Holder favors the project however expressed reservations with the development agreement.

Trustee McCarty inquired of other Village-approved planned unit development projects with amenities. Community Development Director Patrick Benjamin noted difficulty in making comparisons because each public contribution was site specific.

Trustee Kuchler expressed several concerns relative to inadequate parking but specifically his concern to density. Trustee Kuchler feels less units is more desirable for this property.

Trustee Langan expressed concerns with the remediation of any environmental issues. Attorney Burkland responded that it should not be an issue. Trustee Langan questioned applicable fees and Attorney Burkland referenced portions of the agreement for the Village's protection.

Trustee Palermo added his concerns related to the number of units and density for this site. Referencing a prior development which was approved for this site, Trustee Palermo feels this project is in conflict. President Livingston noted the prior development was withdrawn and did not materialize due to market conditions at that time.

Trustee McCarty attempted to clarify concerns relevant to density explaining that the architectural process is a balancing act and the developer goes through the number of units to make the project work. It is a combination of components.

Trustee Nowak inquired about the cost of signalization at Locust Avenue. Public Works Director Ryan Gillingham responded. President Livingston noted the process in conjunction with the Illinois Department of Transportation and grant opportunities for signalization.

At 9:00 p.m. President Livingston opened the floor to the public.

Caroline Nash who is an attorney by profession and resides at 21 Elmwood in La Grange Park supports the project and feels it enhances and connects both Villages.

Jeff Tucek who resides at Beacon Place expressed concerns related to congestion and noise. Although Mr. Tucek would like to see the site developed, he is not in favor of the proposed project.

Bob Battista referenced a previous email sent relating to the rising trend of apartment vacancies. Mr. Spellman responded that supply and demand fluctuate.

Karen who resides at 21 N. Madison inquired if there would be assigned parking as she was concerned that residents of the development would utilize on street parking. Although the parking is not assigned, Mr. Spellman noted that parking stalls would be assigned and that sufficient parking would be available.

Trish Shell who resides on Edgewood noted her main concern is related to flooding. Jim Cesar of Opus explained that the development would include a large concrete storm water retention vault with restrictors.

Karen Belicheck inquired if other developments or retail have been considered for this site. Mr. Benjamin responded affirmatively and Village Attorney Burkland noted that the majority of the property is zoned for general commercial which allows a variance of use to support retail.

At 9:30 p.m. with no additional public comments President Livingston requested a motion to approve.

Trustee McCarty moved to approve an ordinance approving development of property at the Northeast corner of the intersection of La Grange Road and Ogden Avenue which approves: a conditional rezoning of portions of the former YMCA property into the C-3 General Service Commercial District from the OS Open Space District; a special use permit for a planned development; site plan approval; design review approval for the proposed apartment building; planned development concept plans and final plans; modifications to specific provisions of the La Grange Zoning Code to authorize construction of the project as presented; and numerous conditions applicable to the various approvals, those being signing and delivering a development agreement in the form attached to the Ordinance along with its numerous exhibits; submitting final plans and specifications consistent with the submitted preliminary plans and specifications; finalizing a Project Declaration that is now in only a draft form and that must be revised to be satisfactory to the Village, seconded by Trustee Nowak.

As La Grange is a highly desirable location and evolving trends for this type of quality and diverse housing is on the rise, Trustee McCarty noted his support of this important project.

Trustee Nowak concurs that this project is consistent to the goals and priorities for future economic growth within the Village. As the market dictates that high quality diverse housing is in demand, Trustee Nowak feels the necessity to meet that demand. Trustee Nowak added that this development will produce tax revenue to help manage needed infrastructure improvements and he will be voting in its favor.

Trustee Langan reiterated his concerns with the proposed project and continues to believe the units are small and density is too great for this site. Trustee Langan will not support this item.

Trustee Palermo also has issues with density and does not feel the Village is benefiting from the amenities. Believing that Village Board goals are to preserve the quality of life in La Grange and not to endanger it, Trustee Palermo will not support this item.

Trustee Kuchler shares the concerns related to density, parking, variances, and flooding.

Trustee Holder inquired if the Board could vote on the project but not the agreement. President Livingston requested Attorney Burkland to respond.

Attorney Burkland counseled the Board to be extremely cautious of a vote in absence of the negotiated development agreement. Attorney Burkland provided options the Board may consider taking.

As there is a motion on the floor, Attorney Burkland advised the Board may choose to vote on the motion, explaining that if the vote fails to pass the entire process would cease and a new application process would be required. The second option would be for the Board to table the motion to a future date.

Trustee Holder noted his desire to table the motion.

Trustee Langan feels the project declaration should be in a final form for the Board to review.

In order to address the numerous concerns, President Livingston suggested the Board relay them individually. Mr. Spellman was asked if he would be willing to table the motion until the next regularly scheduled Village Board meeting on Monday, November 10, 2014. Mr. Spellman was agreeable to the date.

Trustee Holder moved to table the matter to November 10, seconded by Trustee Langan. Approved by voice vote.

6. MANAGER'S REPORT

A. Pension Workshop

At 10:10 p.m. Village Manager Pilipiszyn requested Finance Director Lou Cipparrone to provide a synopsis and summary of staff recommendations regarding the pension levies for 2014.

Mr. Cipparrone noted that Mr. Todd Schroeder of Lauterbach & Amen, LLP has been engaged as the independent actuary by both Police and Fire Pension Boards. Mr. Cipparrone outlined staff recommendations based on the professional guidance provided by the independent actuary. Mr. Cipparrone explained that if the Village Board continues to fund the pension levies at a level which utilizes: the entry age normal actuarial cost method; a funding target level of 100; a 5-year smoothed market method of recognizing gains and losses; an interest rate assumption of 7.0%; and the Lauterbach & Amen 2012 mortality table adjusted for male and female police officers, staff is recommending that the Village Board fund a combined levy of \$2,246,504, which is an increase of \$72,476 or 3.3% from the pension fund levies currently budgeted in FY 2015-16.

Adding that the overall property tax levy is scheduled to be reviewed on November 10 and formally adopted on December 8, Mr. Cipparrone noted staff recommends that the Village Board levy the full amount of the combined pension levy requested by the pension boards to ensure full funding pension obligations.

Mr. Cipparrone introduced Actuary Todd Schroeder to comment and address any Board concerns. Mr. Schroeder referenced and explained the actuarial liability contribution requirement changes for both funds and offered to answer any questions the Board may have.

President Livingston stated that the Village's pension liability, although challenging, must be responsibly met to ensure long term fiscal stability for La Grange.

Several queries were presented to Mr. Schroeder and discussion ensued amongst the Village Board of Trustees which included actuarial assumptions, demographic changes, age of spouse, concerns that the correct actuary tables are being utilized, investment earnings, current funding ratios, and achievement of the 100% funding status by 2040.

Noting the seriousness of pension funding, President Livingston remarked that while the proposed levies represent a slight increase over budget, it is anticipated that several operating revenues may exceed budget projections.

President Livingston thanked Mr. Schroeder for his report and inquired if the Village Manager had additional announcements. Mr. Pilipiszyn indicated he did not.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Nancy Kenney, 400 S. Peck noted her pride in the community and support for the proposed development. Ms. Kenney thanked Jeannine McLaughlin and the La Grange Historical Society for an event to honor World War II Veterans.

Orlando Coryell feels Trustee issues related to the Opus development project should have been voiced to the Plan Commission.

8. EXECUTIVE SESSION

None

9. TRUSTEE COMMENTS

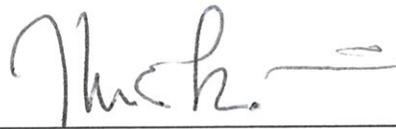
Trustee Palermo thanked President Livingston for the open invitation seeking to fill a vacancy on the Community and Economic Development Commission.

Trustee Holder expressed congratulations on the successful adoption of the Police Union Contract.

Trustee Langan encouraged residents to try the new La Buona Vita restaurant.

10. ADJOURNMENT

At 10:58 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

Approved Date: November 10, 2014