

MINUTES

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING

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

Monday, August 25, 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 7:32 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
Assistant Public Works Director Mike Bojovic
Acting Fire Chief Don 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 explained that the Village Board will first conduct routine business matters after which the floor will be open for public and Trustee comments related to the severe rain storm and flooding event on August 22.

A. Oath of Office – Firefighter Paramedic Kevin Cahill

With a recent vacancy in the Fire Department created as a result of a resignation, the La Grange Board of Fire and Police Commissioners have appointed Kevin Cahill to fill the position of Firefighter/Paramedic effective August 4, 2014. Noting his qualifications, President Livingston requested he step forward and Village Clerk Burns to administer the oath of office.

B. Oath of Office – Police Officer Jin Kang

With a recent vacancy in the Police Department created as a result of a resignation, the La Grange Board of Fire and Police Commissioners have appointed Jin Kang to fill the position of Police Officer. Noting that Mr. Kang has served as a member of the Village's Part-Time Police Unit since 2009, President Livingston requested he step forward and Village Clerk Burns to administer the oath of office.

C. Proclamation – Community Diversity Group 23rd Annual Race Unity Rally

President Livingston proclaimed Sunday, September 14, 2014 as Race Unity Day and indicated that the 23rd Annual Rally would be held in the Village Hall Auditorium beginning at 3:00 p.m. President Livingston encouraged all to gather and celebrate diversity in the community at this event. Trustee Langan moved to approve the Proclamation, seconded by Trustee Holder.

Trustees Holder urged all to come out for this enjoyable event.

Motion approved by voice vote

President Livingston congratulated Trustee Nowak on the birth of his daughter.

President Livingston provided dates and times on the upcoming Evening of Art and Jazz, West End Art Festival, and auction of garden benches.

Thanking Clerk Burns for conducting the upcoming Historic Walking Tour, President Livingston provided details of the event.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-14-33) – Design review Permit (DRP) #86, 32 South La Grange Road, Al's Charhouse / Casa Margarita

B. Minutes of the Village of La Grange Board of Trustees Regular Meeting,
Monday, August 11, 2014

C. Consolidated Voucher 140825 (\$774,709.29)

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

Trustee Holder noted a correction to the date on the agenda.

Approved by a 6 to 0 roll call vote.

Ayes: Trustees Palermo, Holder, Kuchler, Nowak, McCarty, and Langan
Nays: None
Absent: None

Referencing the devastating flooding which occurred after severe rains on August 22, President Livingston noted impacts on the Village's residents. President Livingston indicated the Board's desire to prioritize funding and solutions to address drainage when historic rainfall occurs. President Livingston noted his communication with Congressman Lipinski for possible State or Federal assistance.

President Livingston noted that a discussion of sewer improvements will be discussed in the context of a mid-term review of the budget for the Capital Projects Fund on September 22. President Livingston expressed his confidence in the Director of Public Works and his staff. President Livingston also disclosed information of a family member serving as a trustee at the La Grange Highlands Sanitary District.

President Livingston requested Village Manager Robert Pilipiszyn to provide information on storm-related assistance to residents. Mr. Pilipiszyn noted that the Village's refuse hauler would pick up manageable flood damaged items, the Village will waive any permit fees for remodeling related to the flood, and the Village is looking into federal disaster relief and assistance for residents.

Opening the floor for Trustee comments, President Livingston indicated residents would then have the opportunity to share their information.

Trustee Holder concurred with President Livingston's comments and expressed thanks to staff for their commitment to serving victims of flooding.

Trustee Kuchler also expressed his gratitude to staff for their personal response to residents. Trustee Kuchler questioned if monies invested into the Village's sewer infrastructure have worked, if the Village should assist private home owners, and if new construction is having an effect on flooding.

Trustee Nowak inquired as to similarities or differences with the storm events back in June. Public Works Director Ryan Gillingham responded that this event was more severe in that storm water topped over Brainard Avenue and, combined with sewer system back-ups, caused overland flooding and entered people's homes.

Trustee Palermo suggested looking at smaller solutions such as residents disconnecting down spouts from the storm sewers.

Referencing zoning, environmental and policy changes, Trustee Langan feels incremental steps by homeowners would be helpful.

Trustee McCarty concurs that little things are less costly and seeks resident input on funding the expenses to mitigate flooding.

Trustee Holder would like to focus funding solutions mainly on areas severely impacted by flooding.

At 8:00 p.m. President Livingston opened the floor for public comments.

1. Mike Matteucci, 744 S. Spring expressed thanks to the Board for their support and urges priority focus be given to the affected flooded areas. As spokesperson for residents, Mr. Matteucci identified several areas which incurred severe flooding and sewerage backup. Referencing the report prepared after similar overland flooding in 2010, Mr. Matteucci identified several distinguished priorities from the report. President Livingston noted that the Village will aggressively pursue solutions and will continue to communicate with Mr. Matteucci as a point of contact for local residents.
2. Paul Berley, 808 S. Waiola referenced previous years of flooding whereby studies were performed and recommendations presented. Providing detailed information on the meetings and recommendations, Mr. Berley feels the drastic change in the capacities of the drainage system are partially due to the construction of larger homes. Mr. Berley does not feel another commission or study is necessary and suggested remedies. Mr. Berley urged the Board for immediate action to rectify the severe flooding and damages residents sustained.
3. Jan Geary, 716 S. Kensington hoped the Village would be more supportive and expressed her anger and frustration in having to obtain a dumpster to remove items in her entire basement destroyed by the flooding.
4. Ed Farnan, 601 S. Ashland noted his concurrence for whatever can be done to eliminate or reduce flooding.
5. Lorraine Hoskins, 717 S. Spring as a new resident expressed her anger and frustration in the deterioration of her home due to the flooding.

6. Pam Davey, 841 S. Stone as a third generation resident never before experienced rivers of water and sewerage. Ms. Davey implored the Board to discuss with the Metropolitan Water Reclamation District and take action in seeking solutions.
7. Katlin as a new resident who incurred sewerage back up appealed to the Board for solutions.
8. Bob Poggensee, 832 S. Stone thanked Acting Fire Chief Gay for his immediate response to residents. Mr. Poggensee feels the golf course may be a cause for the severe flooding experience on Stone Avenue.
9. Kathy Nichin, 636 S. La Grange Road also feels the river of water may have resulted in run off from the Country Club golf course and indicated residents in her area never had issues with flooding.
10. Linda Rehor, 732 S. Waiola expressed the stress she has endured and added expense in the loss of property due to the flooding. She implored the Board to find funding for solutions.
11. Rich Eskra, 712 S. Madison expressed great concerns in the flow of traffic being rerouted onto residential streets due to the closure of flooded highways.
12. Kelly Brown, 805 S. Spring noted the great length of time before the water dissipated.
13. Pat Burke, 809 S. Spring requested information be forthcoming on the process and time frame by which the Board would take action.
14. Paul Rehor, 732 S. Waiola feels berms should be in place to control the run off of water from the Country Club golf course.
15. Rose Naseeff, 911 S. Stone realized this as a significant rain event. Ms. Naseef provided relevant information on utilizing rain barrels and permeable pavers to help reduce flooding.

President Livingston thanked residents for their honest accounting of the effects on their lives and dwellings relevant to the flooding created by the torrential rain storm. President Livingston requested Finance Director Lou Cipparrone to advise the best way to fund solutions. Mr. Cipparrone provided options for bonding, alternate revenue bonds, and placing a revenue tax rate referendum on the ballot.

At 9:00 p.m. President Livingston opened the floor for additional Trustee comments.

Trustee Langan noted the need to provide dumpsters for residents in designated areas. Referencing capital projects, Trustee Langan also feels the need to review zoning and working with the Country Club.

Trustee Kuchler wants to be certain that any funds utilized for replacing or repairing infrastructure will alleviate flooding issues. He also suggested that the Village look into public-private partnerships, such as with the La Grange Country Club.

Trustee Holder referenced previous interaction with area municipalities. President Livingston confirmed that the Village continues to interact with the West Central Municipal Conference and the Metropolitan Water Reclamation District.

Trustee Kuchler inquired why it took so long for the water to recede. Providing reasons for the slow dissipation of flood water, Mr. Gillingham explained the process of water drainage systems and the mechanisms in place to route storm water as it enters the Deep Tunnel System.

Trustee Nowak expressed his humility by the comments received and is supportive of sacrificial measures to find solutions. Trustee Nowak also concurs that appropriated funding should be utilized in a responsible manner to resolve flooding.

Trustee Palermo inquired how this rain storm was different from the previous and Mr. Gillingham responded. Trustee Palermo inquired about the referendum process and Mr. Cipparrone responded.

President Livingston noted the time requirements for placing a referendum on the ballot indicating the upcoming consolidated election would be most applicable to the area.

In observing the devastating losses to residents, Trustee Mc Carty was encouraged by how everyone is working on this together for the benefit of the entire Village.

President Livingston thanked everyone for their participation.

5. CURRENT BUSINESS

None

6. MANAGER'S REPORT

A. Executive Committee Report – Preliminary Review Session for OPUS Development Company, LLC Plans for Development of Former YMCA Property at 31 East Ogden Avenue

At 9:30 p.m. President Livingston introduced Mr. Sean Spellman, Vice President of Opus Development and Mr. Dean Newins, Senior Vice President of Opus Architect and Engineering Group, LLC. Mr. Spellman indicated the development company proposes to build a mixed use development on the former YMCA property and detailed information on the retail space and apartment building complex.

Mr. Spellman described the Opus application and numerous Plan Commission proceedings which included public hearings and deliberations. Providing a Power Point presentation, Mr. Spellman detailed information on the buildings; parking; vehicular and pedestrian access and safety; and public improvements as it interacts with Gordon Park. Advising of the Plan Commission's findings and

recommendations, Mr. Spellman described the draft documents for preliminary review which included a residential market analysis. At the conclusion of the presentation Mr. Spellman indicated the development's engineer and traffic consultant were also available for any questions.

President Livingston thanked Mr. Spellman and inquired as to agenda management. Village Manager Pilipiszyn advised that based on Trustee feedback it is hoped to provide the development agreement on the upcoming September 8 agenda for formal consideration. Stating that this is currently a discussion item, President Livingston opened the floor for Trustee questions.

With the recent flooding, Trustee Palermo inquired if the development would add to drainage issues. The engineer for Opus described the storm water storage capacity and release rates designed into the project.

Trustee Holder inquired if green roofs would be utilized and was informed they were not considered.

Trustee Kuchler inquired if the project upon completion would be eligible for LEEDS certification. Mr. Newins indicated while Opus is not pursuing LEEDS certification the list of sustainable initiatives associated with this project are among the best practices within the industry.

Trustee Holder inquired if Opus would remain as the management company. Mr. Spellman noted they would retain ownership through construction and stabilization of the development. Thereafter, a corporate affiliate of Opus often times purchases and retains a stake in the project.

Discussions ensued related to marketing strategies; the pass through garage; site access; density; size of the units; safety; and sewer capacity.

At 10:30 p.m. President Livingston opened the floor for public comments.

Rose Naseeff, 911 S. Stone expressed concerns with dissipation of rain water. Explaining that the development would significantly reduce the dissipation of rain water, Mr. Gillingham described how rain water would dissipate through the combined sewer system and then into the deep tunnel.

Rich Wronski noted he previously provided his concerns to Village Trustees related to property ownership and added burden to school resources.

President Livingston thanked the public for their comments and reopened the floor to Trustees.

Trustee McCarty expressed his concerns with long term maintenance and the speculative nature of the retail space. Village Attorney Burkland noted negotiations with the developer will include terms governing these issues.

Trustee Kuchler expressed significant concerns with the number of units and the effects on the Village sewer system, along with other design and site planning matters.

President Livingston advised Trustees to summarize their questions and submit/email them to the Village Manager.

Trustee Langan concurred with concerns related to marketability, parking capacity, pedestrian safety and bulk of the development.

Trustee Nowak added his concerns on the marketability and size of the units. He also asked for an update on signalization.

Trustee Holder complimented the Plan Commission on the thoughtful process for this development.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

None

8. EXECUTIVE SESSION

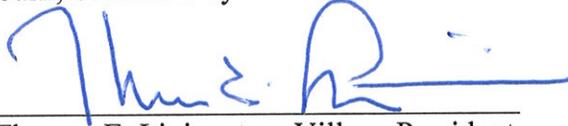
None

9. TRUSTEE COMMENTS

None

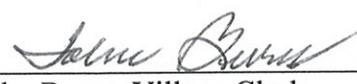
10. ADJOURNMENT

At 10:47 p.m. Trustee Langan moved to adjourn, seconded by Trustee Holder. Motion approved by voice vote.



Thomas E. Livingston, Village President

ATTEST:



John Burns, Village Clerk

Approved Date: September 8, 2014