

## MINUTES

VILLAGE OF LA GRANGE  
BOARD OF TRUSTEES REGULAR MEETING  
Village Hall Auditorium  
53 South La Grange Road  
La Grange, IL 60525

Monday, March 23, 2015 - 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 Nowak, McCarty, Langan, Kuchler, Holder and Palermo, with President Livingston presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn  
Village Attorney Mark Burkland  
Finance Director Lou Cipparrone  
Assistant Community Development Director Angela Mesaros  
Public Works Director Ryan Gillingham  
Fire Chief Don Gay  
Acting Police Chief Renee Strasser

### 2. PRESIDENT'S REPORT

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

Addressing a standing room only audience, President Livingston provided historical background on the controversial decision made 136 years ago to incorporate the Village of La Grange. Identifying local government's uniqueness being that elected residents sit among their peers to inform themselves on best methods to operate their municipality, President Livingston reminded residents how a small percentage of their tax bill is utilized to conduct Village wide services and operations. President Livingston noted the Village as recipient of the "Distinguished Budget Presentation Award" and explained the significance of this prestigious award. President Livingston noted the partnership between residents, staff, and elected officials to address challenges and working together to resolve them.

President Livingston requested Village Manager Pilipiszyn to provide any announcements. Mr. Pilipiszyn provided information on upcoming road closures in order to provide for sewer televising. Noting the Village will have an amnesty day for Spring clean-up, Mr. Pilipiszyn referenced details being provided on the Village's website.

President Livingston announced that vacancies on various Boards and Commissions for volunteers to serve would be posted on the Village's website. Indicating a public hearing and budget adoption to be held on April 13, 2015, President Livingston advised that no vote would be included on the proposed housing for the Beds program as it would likely be placed for consideration on the April 27, 2015 agenda. Providing positive data on retail sales tax receipts, President Livingston advised residents of the upcoming referendum question and encouraged everyone to vote.

#### A. BEDS Plus – Permanent Supportive Housing Proposal

President Livingston explained that representatives from Beds Plus would make their presentation for the proposed permanent housing facility, followed by Trustee engagement and then the floor will be opened to public comments. Advising that comments in favor and opposed to the facility would be alternated at three minute intervals, President Livingston added that one hour would be allocated. President Livingston introduced Ms. Tina Rounds, Executive Director of Beds Plus to address the audience.

At 7:45 p.m. Ms. Rounds expressed thanks to the Village Board and staff for considerable time in discussion of the proposed permanent facility at 9601 Ogden Avenue. Ms. Rounds detailed information on the Beds Plus program and services offered by the organization. Adding that the Plan Commission had recently approved the proposed permanent facility, Ms. Rounds introduced Rashmi Ramaswamy architect for the project who described the design of the proposed structure, parking and amenities.

Additional information in consideration of the proposed facility was provided by Dr. Geraldine Palmer, CEO for South Suburban PADS who stated the way to end homelessness is to provide housing. Ms. Rounds also identified Steve Friedland, Attorney, Larry Pusateri, Financial Partner Lightengale Group, as well as area agencies who noted their support of the Beds programs and availability to answer any questions.

Individuals who have received assistance through the Beds Plus programs and services also addressed the Board of Trustees with their positive experiences provided through this organization. Ms. Rounds explained that Beds Plus is in good standing as a non-for-profit organization adding that private and public funding would support the proposed facility.

At 8:25 p.m. President Livingston noted past challenges and work to be done as trends throughout the Village ebb and flow and require mutual attention.

Acknowledging the partnership with the community, President Livingston noted the Board approaches these challenges with discipline, results and humility. Providing a brief list of email comments received to date, President Livingston opened the floor for Village Board Discussion.

Trustee McCarty had numerous questions including overall building and site design; review of local codes; and study of property value to which architect Rashmi Ramaswamy responded.

Trustee Kuchler inquired why Countryside did not support the facility in their municipality and was informed due to litigation and foreclosure issues the location was withdrawn for consideration.

Trustee McCarty inquired about the zoning analysis for special use and variations and Ms. Ramaswamy responded. Trustee McCarty referenced that a planned development is committed to give back to the community and was informed that underground electric wiring will be considered.

Trustee Kuchler inquired if there would be a “green” roof for the structure and Ms. Rounds responded affirmatively.

Trustee Palermo inquired if the location would support a rain garden and was provided information that it would.

Trustee Nowak asked what determined the need for a twenty unit facility. Ms. Rounds provided the client services data which determined the amount of units. Trustee Nowak inquired about property values and Ms. Rounds provided supportive information.

Trustee Holder noted a fear that needed services would exceed the facilities ability to support. Ms. Rounds indicated that the facility evaluates clients and will focus on those who need continued support.

Trustee Langan inquired about funding for the proposed facility. Ms. Rounds noted that four primary sources of funding would be utilized including loans from the State; Cook County; Federal grants; and the private sector. Trustee Langan inquired about the required time for processing loans and was informed approximately nine months.

Trustee Palermo inquired about resources of clients and funding for operational costs. Mr. Pusateri responded with the projected operating cost and information on private and public funding options.

Trustee Kuchler expressed concerns about setting precedence with available parking. Trustee Kuchler added his concerns referencing homeless individuals at the public library. Ms. Rounds indicated that Beds Plus has open communication with the library to identify any issues.

Trustee Kuchler expressed thanks to residents who have provided their opinions as it assists in the decision making process.

President Livingston inquired about the screening process and Ms. Rounds responded that there is a standard intake process and most cases are handled through referral sources from other agencies.

At 9:45 p.m. President Livingston noted there would be a short break. At 9:50 p.m. President Livingston opened the meeting for public comments indicating that Clerk Burns would identify when three minutes were utilized.

1. The Reverend Eric Thompson, Priest of Emanuel Episcopal Church noted his favor of the proposed Beds permanent facility and strongly hopes the Board will consider its approval.
2. Dorothy Mc Kinnos is opposed to the facility noting her concerns with traffic congestion, impact on the residential community, loitering, and potential loss of revenue.
3. Susan Valentine a member of the Emanuel Episcopal Church and attorney feels a denial of the facility may be legally challenged.
4. Camille Hall as a resident is opposed. Ms. Hall asked the Board to consider the impact to her neighborhood.
5. As a former Beds Plus recipient Janet does not feel the program was helpful.
6. Although she is not homeless, Lois Klingeman indicated she walks throughout the community and does not believe the homeless population shows any aggression or threats to the public.
7. April Hill indicated that no one advised her of the proposed permanent facility in her neighborhood and is not in favor of it.
8. Devon Quinn has always felt safe in the community and is supportive of the housing facility.
9. Kim Mosley is opposed to the facility and feels the process is being driven forward without residents east of Ogden Avenue having proper representation.
10. Dr. Jennifer Swoyer of La Grange Memorial Hospital feels the need for this facility and continues to support its efforts in conjunction with the Community Nurse Organization.

11. Josh McGee, 133 S. Spring is opposed to the facility and does not believe it meets the daily needs of nearby residents. Mr. McGee does not feel there is sufficient financial data and no special use should be established.
12. Dr. Isabel Martinez as a member of the Emmanuel Episcopal Church and Beds Board member has in her profession seen the benefits of the Beds Plus program.
13. Kara Sandt who resides on Seventh Avenue is opposed to the facility and expressed concerns with safety and security. Ms. Sandt feels that removing the property from the tax rolls is not fiscally sound.
14. Kristine who resides in the vicinity of Beds Plus noted it as a highly professional organization and believes the homeless are more likely to be victims of crime than perpetrators of crime.
15. Shirley Taylor, 34 East Avenue is opposed of the project. Ms. Taylor noted the last commercial effort for this location was not approved due to environmental issues and feels more research is needed.
16. Ralph Marerra recognizes the issues of the homeless population but noted that public housing is difficult to understand.
17. Elizabeth Muldoon feels the application fails to meet the standard special use requirements and expressed concerns for residential security and added cost in taxing Village resources.
18. Vivian indicated she has not had any problems with the homeless.
19. Liz Van Tassel expressed her opposition to the facility and feels it would have an adverse effect on the community. Ms. Van Tassel believes this to be a zoning issue that does not meet code qualifications.
20. Howard Hammond has been involved with the Beds program for several years and feels the need for this facility.
21. Joan Smothers feels this may alter real estate sales in La Grange and is opposed to the facility.

At 10:55 p.m. President Livingston opened the discussion for the Board of Trustees.

Trustee Holder inquired about the amount of taxes the Village receives on the property and was advised approximately \$3,000 annually.

Trustee McCarty referenced the Homeless Bill of Rights. Ms. Rounds indicated it is not a crime to be on the streets and homeless individuals should not be discriminated against.

Trustee Kuchler would like to get an overview of the zoning. Attorney Burkland indicated the application mechanism for modification in the institutional business district would require a special use permit.

Trustee Holder inquired if KLOA conducted the traffic study and was informed affirmatively.

Trustee Nowak inquired about data for police calls related to homeless. Acting Police Chief Strasser responded that calls are few and have not been related to individual participating in the Beds Plus programs but rather a La Grange resident.

Trustee Palermo would like more information on the location of area group homes and academic studies regarding housing values.

Trustee Nowak inquired if this site has been considered by other commercial entities. Assistant Community Development Director Angela Mesaros responded that previously there was a developer interested in the area as a strip mall, however it never materialized, since then the Village has not seen any commercial interest.

Trustee McCarty feels a professional appraisal is imperative.

Trustee Palermo noted the desolation of the area and referenced safety for clients in the facility. Ms. Rounds indicated that social workers would assist with daily life management and activities.

Trustee Langan inquired if an environmental remediation analysis was completed and Ms. Rounds responded affirmatively. Trustee Langan would like additional information on the number of clients served and identification of their problems and diagnosis.

Trustee Holder inquired if the environmental remediation included the entire site and Attorney Steve Friedland noted only private property.

There being no further Trustee discussion, President Livingston thanked Ms. Rounds for providing information and responding to questions. President Livingston added that this item would continue to be reviewed and is anticipated to be on the April 27 Village Board agenda.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

A. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, March 9, 2015

B. Consolidated Voucher 150323 – (\$744,361.94)

It was moved by Trustee Langan to approve item A and B of the Omnibus Agenda, seconded by Trustee McCarty

Approved by roll call vote.

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

5. CURRENT BUSINESS

None

6. MANAGER'S REPORT

None

8. EXECUTIVE SESSION

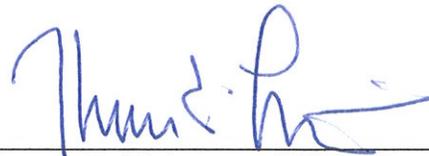
None

9. TRUSTEE COMMENTS

Trustee Holder expressed his thanks to the audience adding that it is evident that everyone cares about La Grange.

10. ADJOURNMENT

At 11.18 p.m. Trustee Langan moved to adjourn, seconded by Trustee Holder. Approved by voice vote.



Thomas E. Livingston, Village President

ATTEST:



John Burns, Village Clerk

Approved Date: April 13, 2015