

MINUTES

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

Monday, April 27, 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 7:33 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, and Holder, with President Livingston presiding.

ABSENT: Trustee Palermo

OTHERS: Village Manager Robert Pilipiszyn
Village Attorney Mark Burkland
Assistant Village Manager Andrianna Peterson
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.

President Livingston provided information on electric aggregation noting residents will remain with ComEd unless they choose an alternative electricity provider on their own. President Livingston noted information on the upcoming Farmer's Market; Pet Parade and schedule of Village Board meetings.

President Livingston noted attending a Cook County flood mitigation plan meeting along with Public Works Director Ryan Gillingham.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

President Livingston indicated that public comments of the BEDS Plus item would be taken when that item is presented. There were no public comments at this time.

4. OMNIBUS AGENDA AND VOTE

- A. Service Provider Contract – Geographical Information System Consortium
- B. Award of Contract – 2015 CBD Sidewalk Repair Program
- C. Ordinance (O-15-18) – Disposal of Surplus Property / Miscellaneous Personal Property
- D. Minutes of the Village of La Grange Board of Trustees Public Hearing and Regular Meeting, Monday, April 13, 2015
- E. Consolidated Voucher 150327 – (\$499,489.62)

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

Approved by roll call vote.

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

5. CURRENT BUSINESS

- A. Ordinance (#O-15-19) – Zoning and Design Approvals for Proposed Development 9601 East Ogden Avenue, BEDS Plus Care, Inc.: Referred to Trustee McCarty

President Livingston explained the process by which this item would be presented. Because a formal protest had been received by the Village, an approval of the proposed ordinance would require a 2/3s vote of the trustees, that is, 4 trustees. The President's vote would not count toward that required two thirds vote. President Livingston indicated that due to an issue related to ownership of a portion of the property, BEDS Plus was suggesting that a continuance of this matter might be in the best interest. President Livingston requested Attorney Burkland provide direction to the Board. Village Attorney Burkland indicated that the Board may defer this matter to a future date, or move forward with consideration of this matter and approve or deny BEDS' applicants.

President Livingston suggested that the Board discuss this matter and determine after the discussion whether to act on the matter tonight. President Livingston requested

Trustee McCarty present this item. Trustee Mc Carty provided detailed information on the elements of the proposed project; historical background; the BEDS Plus application; public hearing; numerous written and oral public comments; the Plan Commission recommendation; and extensive Village Board discussions and considerations.

President Livingston opened the floor to Ms. Tina Rounds, Executive Director of BEDS Plus. Ms. Rounds expressed thanks to all for their thoughtful process and provided testimony for the overall general acceptance from the community. Ms. Rounds introduced Ms. Jennifer Hill Executive Director of Alliance Suburban Cook County who provided additional information on the positive effects of permanent supportive housing.

Opening the discussion for the Board, President Livingston inquired about the status of the property ownership issue and was provided information about the court hearing on that issue. Trustee Holder inquired about funding and was advised that federal and state funds have been allocated as well as other means of financial support.

Trustee Kuchler inquired if homeless veterans were considered for this program. Ms. Rounds responded that BEDS Plus is integrated with Veterans Affairs to offer assistance.

At 8:26 p.m. President Livingston opened the floor for public comments indicating his direction for alternating opinions in favor and in opposition would be taken for one hour after which the discussion would return to the Board.

Joe Adamczyk expressed his opposition as he feels the project does not meet the needs of the community.

Mike Bolton, 40 S. Stone supports the program as it originated in the community.

Camille is opposed to the project and feels it will be a negative impact on her neighborhood.

David Hulse feels the need to serve everyone and sees BEDS as a team of individuals responding to this need.

Tony Plaznik would prefer this project not be located in the community.

Ed Ellis who resides on Catherine Avenue is a volunteer who feels the need to provide shelter for the homeless.

John Kurz, 105 S. Catherine does not believe this facility is appropriate in the residential area and urged the Board to vote in opposition.

Regina McClinton believes this is a positive move to improve the community as well as developing the vacated land.

Bianca noted the opposition is not in sheltering the homeless, but rather the location of the project.

Randy Valenta, 19 S. La Grange Road strongly supports the project and encourages to Board to vote yes.

Female stated that she feels her neighborhood was excluded in the processing of this project. She would love to have been included for a better understanding.

Meredith Onion believes it is a privilege to house the homeless and welcomes opportunities for communication and conversations with residents.

Ms. Mosley feels her neighborhood has been ignored for years and expressed concerns for children.

Jane Young supports the project and has attempted to reach out and work together to disseminate fear.

Christopher Clubert is opposed and feels the long term effects on the community are questionable.

Rich Hillsman as a Board member of BEDS strongly favors the project and noted the commitment to public safety.

Anna Barone and Caroline Dillon are opposed as related to the location of day programs.

Ellen Kunkle, 16 S. Madison has never had issues with the homeless and supports the project.

Female expressed compassion for the homeless. She feels the issue is the location in the residential area as the opposition.

Al Banks supports the project noting the opportunity to be looked upon as a place where the homeless are welcome.

At 9:15 p.m. President Livingston opened the discussion to the Village Board of Trustees.

Much discussion ensued regarding a vote; postponing due to litigation; logistics; mixing the day program with shelter housing; time line; community use of program space; institutional use; community facilities for residents; compliance with zoning standards; building design; impacts of the project; and other matters.

Trustees indicated their preparedness to vote on this item.

Trustee McCarty moved to approve the ordinance titled "An Ordinance Approving Development of the Property at 9601 East Ogden Avenue" which approves: Rezoning of the property at 9601 East Ogden Avenue into the IB Institutional Buildings District from the C-3 General Service Commercial District; special use permits for individual and family services, residential care dwelling units, and a planned development; site plans; design review permit for the building; planned development concept plans and final plans; modifications to specific provisions of the La Grange Zoning Code to authorize construction of the facility as presented; and numerous conditions as stated in the ordinance, including among others the requirement of a development agreement, seconded by Trustee Nowak.

Trustee Kuchler expressed thanks to the citizens for their feedback and input. Summarizing his thoughts on provisions, limitations, and qualifications, Trustee Kuchler noted his support of the project.

Trustee Holder noted the tremendous job that BEDS has accomplished and although is fully supportive of the program is not in favor of the project as submitted.

Trustee McCarty expressed concerns with numerous design criteria.

Trustee Langan added his thanks to residents and referenced this as a zoning issue. Trustee Langan expressed his favor of the project with design changes and referred to Trustee McCarty for his recommendations.

Trustee Nowak thanked everyone involved in the process and noted his support for the project indicating that social service is part of the history in the Village.

Trustee Kuchler spoke about whether revisions or conditions could be further explored to the satisfaction of the Trustees who still have concerns. Trustee Kuchler noted his desire to refer to Trustee McCarty for his recommendations and changes.

President Livingston referred to Attorney Burkland for options on changes to the ordinance. Attorney Burkland explained that in Section 9 of the proposed ordinance a development agreement is required and this could be the area for other conditions. He noted that the original motion could be withdrawn and a new motion made or a motion could be made to amend the main motion.

Trustee McCarty noted the complexity and stated several changes that would satisfy his concerns. The BEDS representatives indicated those changes would be acceptable to BEDS.

At Trustee Kuchler's request, Trustee Holder noted time lines and feels a funding commitment should occur within a 12-month period. The BEDS representatives stated that BEDS could achieve 75 percent funding within 12 months.

President Livingston commented on the public impact for positive value for all residents. President Livingston feels this proposed project challenges the current program and abilities of the BEDS organization and is not in favor at this time. President Livingston inquired if the Board wished to move forward with a vote on the recommended changes to the ordinance and was advised affirmatively.

Trustee Kuchler moved to amend the pending motion to provide that the ordinance be revised to include a change in Subsection 9B(xv) to provide for semi-annual community forums in the first two years and the following:

- The shower room in the building be removed.
- One of the two day rooms be dedicated to residents only, with the other being available for clients.
- The landbanked parking spaces be built and spaces close to the front of the building be converted to an outdoor area for residents with places to sit and perhaps a barbeque grill.
- That BEDS secures 75 percent of the needed funds within 12 months after approval of the project and break ground within six months after that time, weather permitting.

Trustee Nowak seconded the motion to amend.

The Board requested Ms. Rounds agreement to the changes prior to voting. Ms. Rounds responded affirmatively.

Approved by roll call vote.

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

Nays: None

Absent: Trustee Palermo

President Livingston inquired if the Board wished to vote on the ordinance as amended or a continuance. It was the consensus of the Board to vote. A motion was made by Trustee McCarty to approve the main motion as amended. That motion was seconded by Trustee Nowak.

Approved by roll call vote.

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

Nays: None

Absent: Trustee Palermo

6. MANAGER'S REPORT

None

8. EXECUTIVE SESSION

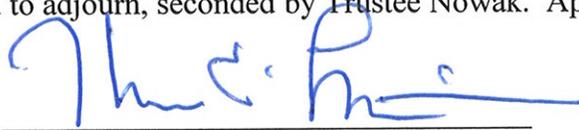
None

9. TRUSTEE COMMENTS

None

10. ADJOURNMENT

At 11.10 p.m. Trustee Langan moved to adjourn, seconded by Trustee Nowak. Approved by voice vote.



Thomas E. Livingston, Village President

ATTEST:



John Burns, Village Clerk

Approved Date: May 11, 2015