

MINUTES
VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING

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

Monday, April 25, 2016 - 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: Trustees Holder, Kotynek, Kuchler, Langan and McCarty, with President Livingston presiding.

ABSENT: Trustee Arnett

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Barbara Adams
Finance Director Lou Cipparrone
Public Works Director Ryan Gillingham
Police Chief Renee Strasser
Fire Chief Don Gay
Assistant Community Development Director Angela Mesaros

President Livingston asked the Village Clerk to lead the audience in reciting the pledge of allegiance.

2. PRESIDENT'S REPORT

President Livingston noted that the La Grange Farmer's Market will begin on Thursday, May 5 and continue until October 27, 2016. For more information please visit the La Grange Business Association website.

President Livingston also noted the La Grange Historical Society will offer a Frank Lloyd Wright walking tour facilitated by Clerk John Burns on May 22, 2016 from 1:30 to 3:00 p.m. For more information, please visit the La Grange Historical Society website.

President Livingston stated that the Village will recognize the commitment and contribution of citizen volunteers who have served on our Boards and Commissions in

the past year on May 9, 2016. Residents who are interested in serving the community in a volunteer capacity on any Board or Commission are encouraged to submit a one-page personal biography to the Village President or Erica Stewart via e mail.

A. Proclamation – Arbor Day in La Grange, April 29, 2016

President Livingston introduced a Proclamation declaring Friday, April 29, 2016 as Arbor Day in La Grange. The Village has been named a Tree City USA by the National Arbor Day Foundation for thirty-three consecutive years. A tree will be planted at Francis Xavier School on April 29, 2016 to celebrate. Trustee Langan moved to approve the Proclamation, seconded by Trustee McCarty. Approved by voice vote.

B. Presentation by Commonwealth Edison – Installation of Smart Meters in La Grange During Summer, 2016

President Livingston introduced Mike McMahon, Vice President of AMI Implementation from Commonwealth Edison. Mr. McMahon provided an overview of the Energy Infrastructure Modernization Act approved in 2011 which provides over \$2.6 billion over 10 years towards the modernization of the electrical system. As a part of the Act, Commonwealth Edison plans to replace all existing electric meters in La Grange with smart meters, starting this July.

Residents will receive a bill insert in the mail 90 days before installation begins, a postcard 60 days before installation, and a letter signed by Commonwealth Edison with frequently asked questions 30-45 days before installation. ComEd employees will perform the work and will use marked vehicles and carry identification.

Residents are encouraged to request to see the badge of the technician performing the work. ComEd technicians will never enter a home unless the meter is located inside the house. For these residents, appointments will be scheduled. Residents will also receive a letter 30 and 60 days after the replacement to remind them to register their account with ComEd to receive the maximum benefits of their smart meter.

Mr. McMahon advised that residents should not lose power during the installation and that the entire replacement process will take a few minutes. Sockets for the meters that need to be replaced will be replaced free of charge and meters do not contain personal information regarding the resident or the property.

Trustee Holder asked Mr. McMahon to explain the “Peak Time Savings” program in more detail. Mr. McMahon explained that residents that participate in the program are contacted to voluntarily reduce their usage on days where demand is high. As a result, residents will save money.

President Livingston thanked Mr. McMahon for his helpful presentation regarding this Village wide initiative. He encouraged ComEd to continue to communicate with businesses and residents throughout the process.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

There were no comments regarding agenda items.

4. OMNIBUS AGENDA AND VOTE

- A. Resolution- Request to Close La Grange Road/Pet Parade
- B. Ordinance – Creating an Additional Class A-2 Liquor License, Armand’s Victory Pizza, 26 South La Grange Road
- C. Award of Contract – Police/Fire Station Roof Replacement Project
- D. Award of Contract – Pavers Around Fountain
- E. Professional Services Agreement – Mechanical Engineering Services – Police and Fire Department HVAC Improvements
- F. Professional Services Agreement Extension – Traffic Engineering Services
- G. Ordinance – Amendment to the Village Code of Ordinances and Model Lease: Regulations Governing Small Cell Sites
- H. Ordinance – Disposal of Surplus Property/Fire Department
- I. Consolidated Voucher 160425
- J. Minutes of the Village of La Grange Board of Trustees Public Hearing and Regular Meeting, Monday April 11, 2016

Trustee McCarty thanked staff for their work on the small cell site policy.

Trustee Langan thanked Armand’s Victory pizza for their investment.

It was moved by Trustee Langan to approve items A, B, C, D, E, F, G, H, I, and J of the Omnibus Agenda, seconded by Trustee McCarty.

Approved by 5 to 0 roll call vote:

Ayes: Trustees Holder, Kotynek, Kuchler, Langan and McCarty
Nays: None

Absent: Trustee Arnett

5. CURRENT BUSINESS

A. Special Event – La Grange Business Association “AHHH! La Grange” Carnival

Trustee McCarty reported that the La Grange Business Association has presented a request for approval of their annual “Ahhh! La Grange Carnival”, scheduled for June 3 – June 5, 2016. The request includes authorization to sell beer and wine as well as the use of Village Parking Lot 8 located at Harris and Madison Avenue.

It was moved by Trustee McCarty to approve the “Ahhh! La Grange Carnival” subject to various conditions as outlined, seconded by Trustee Langan.

President Livingston thanked LBGA Executive Director Nancy Cummings, business owners and Public Works for the effort involved in making the event a success.

Approved by 5 to 0 roll call vote.

Ayes:	Trustees Holder, Kotynek, Kuchler, Langan, and McCarty
Nays:	None
Absent:	Trustee Arnett

B. Ordinance – Zoning Code Text Amendment to Authorize Financial Services on the First Floor in the C-3 General Service Commercial District (Limited), (SDCO La Grange Crossing, Inc.), 1 North La Grange Road, Suites C-3 and D-E.

Trustee Langan provided an introduction regarding the applicant, SDCO La Grange Crossing, which is the owner of the retail center at the southeast corner of La Grange Road and Ogden Avenue. La Grange Crossing was developed as a joint public-private partnership with the Village, using TIF District funds.

The retail center is zoned in the C-3 General Service Commercial District, and had a condition in the redevelopment agreement that the first floor spaces are restricted primarily to retail uses. When the redevelopment agreement expired in December, 2009, the Village adopted amendments to the Zoning Code to limit the permitted uses in this area.

After previous retailer Border’s closed, the building was divided into six separate spaces—three spaces on each floor. Recently Union Bank, a high end traditional bank currently opening branches in the Chicago area, has expressed interest in the vacant first floor space at 1 North La Grange Road. Financial institutions are not authorized on the first floor in the C-3 District (Limited). An amendment to the permitted use list in the C-3 District (Limited) is required to authorize Union Bank.

The applicant has also asked the Village to authorize other non-retail uses on the first floor of the buildings throughout the retail center, in addition to the bank.

The Plan Commission conducted a public hearing on the request for the adding the non-retail first floor uses on April 12, 2016. The Commissioners recommended a limitation on the size of the non-retail space to a maximum of 3,100 square feet, which is the size of the space requested by Union Bank combined with the adjacent Great Clips' space (which faces south).

After discussion, the Plan Commission recommended and the applicant agreed to: 1) limit the first floor use to no larger than 3,100 gross square feet; 2) the use should not be located in any storefront with frontage on La Grange Road or Ogden Avenue; 3) the tenant should pay the Village a fee in lieu of sales taxes based on a calculation of retail sales tax per square foot; and 4) the tenant would not include a drive-through facility.

In separate motions, the Plan Commission voted to recommend the denial of the other non-retail uses requested by the applicant.

It was moved by Trustee Langan to approve an Ordinance amending Section 5-102 of the La Grange Zoning Code to Authorize Depository and Non-depository Credit Institutions in the C-3 General Service Commercial District (Limited), seconded by Trustee Holder.

Trustee Kuchler indicated that he is reluctant to support the ordinance amendment but will because of the contribution in lieu of sales tax. He is concerned with non-sales tax generating businesses on the first floor within the TIF funded area.

Approved by a 5 to 0 roll call vote.

Ayes:	Trustees Holder, Kotynek, Kuchler, Langan, and McCarty
Nays:	None
Absent:	Trustee Arnett

C. Resolution - Request for Class 6(b) Assessment Reduction, Dubak Electrical Group, 10 N. Beach Avenue

Trustee Kotynek stated the applicant, Dubak Electrical Group, has approached the Village of La Grange about the potential for a Class 6(b) Cook County Property Tax Abatement to assist with the renovation of and extension of the building located at 10 N. Beach Avenue for their business. The property has been vacant and unused for one month prior to the purchase and remains vacant.

Dubak Electrical Group has been in operation in La Grange since 1988 and has had several expansions in the past 25 years. Dubak currently operates at 417 Bluff Avenue. All 75 employees are to be relocated to the subject property where industrial

/ electrical contracting and engineering services will be conducted. The applicant projects an increase in full-time employees by 50% within 3-5 years.

The applicant intends to renovate the 25,000 square foot building at 10 N. Beach Avenue including renovation of the interior, electrical and mechanical enhancements and additional storage of approximately 4,000 square feet.

The 6 (b) classification is offered by Cook County to encourage industrial development or rehabilitation by offering a real estate tax incentive for the development or renovation of vacant industrial facilities. Properties that receive Class 6 (b) property tax abatements are assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. As the previous user of the property was tax-exempt, the Village will see a net gain in property tax revenue from Dubak.

It was moved by Trustee Kotynek to approve a resolution indicating municipal support for a Cook County Real Estate Class 6 (B) Property Tax Incentive to 10 North Beach, seconded by Trustee McCarty.

Trustee Holder expressed his appreciation for the investment and asked how compliance with the terms of the 6 (b) designation are fulfilled. Attorney Adams confirmed that the Cook County Assessor will regularly contact the Village to determine continued support of the 6 (b) status, and can revoke that status if necessary.

President Livingston expressed his appreciation to Dubak Electrical Group for their investment.

Approved by a roll call vote:

Ayes:	Trustees Holder, Kotynek, Kuchler, Langan and McCarty
Nays:	None
Absent:	Trustee Arnett

D. Award of Contract and Construction Engineering Agreement – 50th Street Storm Sewer

Trustee Holder explained that over the last several years, the Village has experienced multiple high intensity rain events that exceeded the limited capacity of the Village's sewer system resulting in flooded basements, overland flooding in a number of depressional areas, and private property drainage issues. In response to the increasing frequency and intensity of rain events, the Village Board requested that staff pursue funding and engineering solutions that reduce flooding in an affordable and shorter time frame than previously planned.

Based on a two tiered approach to addressing flooding solutions, the Village entered into a contract with Baxter and Woodman in September 2014 to update the hydraulic and hydrology model of the area south of 47th Street to evaluate alternatives that directly address overland flooding in the depressional areas. The hydraulic model determined that a storm sewer constructed on 50th Street to the depressional area of 50th Street and Spring Avenue with laterals constructed to other depressional areas is the most effective solution to reduce the incidences of overland flooding. The Village issued bonds after a voter approved referendum for the project in September, 2015.

In February 2015, the Village entered into a contract with Baxter and Woodman to complete detailed engineering and design engineering for the construction of the sewer, lateral to depression area number five and new quarry outfall. The project includes a base bid and several alternates related to the construction of the outlet at the quarry and additional storm sewer segments to depression area two.

The project was advertised for bids and a bid opening was held on April 6, 2016. Nine bids were received with the recommended lowest responsible bidder determined to be Copenhaver Construction in the amount of \$10,600,383.

Trustee Holder noted that the Village is currently working with the quarry to reach an agreement to relocate the 50th Street storm sewer discharge from the existing 54" sewer that is 200 feet south of 50th Street to a new 84" sewer in line with 50th Street. Staff recommends constructing the 84" sewer and flexibility between alternatives if necessary as a result of negotiations with the quarry.

A task order for construction engineering with Baxter and Woodman is also proposed at a not to exceed amount of \$755,915.

Staff plans to host a pre-construction open house for residents to inform them of the project details, schedule and to answer questions. Construction notices will also be available on the Village's website.

Trustees asked questions related to the timing of the work; determination of the project's western border; coordination with the proposed floodwall project; cost of professional services; provisions if complications are found underground and the change order process.

A motion was made by Trustee Holder to award the contract for the 50th Street Storm Sewer Project to Copenhaver Construction, Inc. for the base bid, Alternate 2 and Alternate 3, and to authorize staff to select either Alternative 1A or Alternative IB, in a total contract amount not to exceed \$10,600,383, and to approve a task order with Baxter and Woodman for construction engineering services for the project in the amount of \$755,915, seconded by Trustee Langan.

President Livingston thanked Village Manager Bob Pilipiszyn, Public Works Director Ryan Gillingham and Village Attorney for their work and fact based approach to the

project. He expressed appreciation and a commitment to continue to work with Hanson Quarry and the La Grange Country Club, as the results of the planned improvements will not be as successful without their assistance.

Ayes: Trustees Holder, Kotynek, Kuchler, Langan and McCarty
Nays: None
Absent: Trustee Arnett

7. MANAGER'S REPORT

None.

8. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Steve Palmer of 1010 41st Street reported that the Party for the Pet Parade fundraiser will be held on May 6, 2016. He expressed appreciation to Village staff for their work helping to make the Pet Parade a success. This year marks the 70th anniversary of the Pet Parade and he thanked the Village Board for its continued support.

Harlan Hirt of 421 S. Spring stated that he is against the commercial development approved at Gordon Park. He believes that the actions of the Village Board are contrary to the Zoning Code and requests corrective action.

9. TRUSTEE COMMENTS

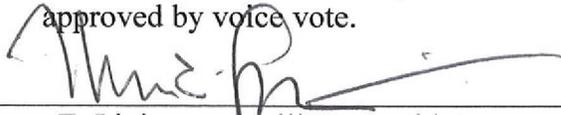
Trustee Kuchler encourages residents and non-residents to attend the fundraising event for Pets & Pals Charities, Ltd. in support of the Pet Parade on May 6th.

10. CLOSED SESSION

None.

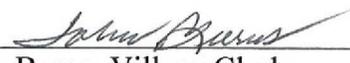
11. ADJOURNMENT

At 9:03 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: