

MINUTES

VILLAGE OF LA GRANGE

PUBLIC HEARING AND BOARD OF TRUSTEES REGULAR MEETING

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

Monday, April 14, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange public hearing and regular meeting was called to order at 7:35 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Horvath, Kuchler, Livingston, Palermo and Wolf with President Asperger presiding.

ABSENT: Trustee Langan

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Mark Burkland
Community Development Director Patrick Benjamin
Assistant Community Development Director / Planner Angela Mesaros
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Police Chief Mike Holub
Fire Chief David Fleege
Doings Reporter Ken Knutson
Suburban Life Reporter Joe Sinopoli

President Asperger explained that there would be a public hearing prior to the regular Village Board meeting this evening.

2. PUBLIC HEARING – FY 2008-09 Operating and Capital Improvements Budget:
Referred to President Asperger

President Asperger indicated that notice of this Public Hearing had been posted and published according to State Statute and that the budget document has been available for inspection at the Village Hall and the La Grange Public Library as well

as posted on the Village website. President Asperger noted the public hearing represents the conclusion of the process by which public input has been solicited throughout the development of the budget document and asked if anyone in the audience had any oral or written comments or questions on the FY 2008-09 Operating and Capital Improvements Budget. There being none, President Asperger inquired of Village Manager Robert Pilipiszyn if any written comments had been received and was informed no.

At 7:39 p.m. with no additional oral or written comments the public hearing was closed.

At 7:40 p.m. the Village Board meeting was convened, with the same Village Officials as the Public Hearing being in attendance.

3. PRESIDENT'S REPORT

President Asperger thanked the Department of Public Works for their quick response in repairing a water main break which caused the Village Hall and several businesses along La Grange Road between Harris Avenue and Cossitt Avenue to close.

A. Proclamation – Arbor Day in La Grange, Friday April 25, 2008

President Asperger stated that the Village of La Grange has been named a Tree City USA by the National Arbor Day Foundation for the 25th consecutive year and proclaimed April 25, 2008 as Arbor Day. President Asperger invited the public to celebrate Arbor Day with the planting of an 'Exclamation' Planetree at the First Baptist Church of La Grange which serves as the St. Francis Xavier's East Campus School. It was moved by Trustee Horvath to approve the Proclamation recognizing Arbor Day, seconded by Trustee Livingston. Approved by unanimous voice vote.

Due to the extensive agenda for this evening, President Asperger inquired if the Village Manager had items to report on.

Village Manager Robert Pilipiszyn indicated yes and noted that today was the first Spring Clean-up collection day for residents north of 47th Street and that Thursday, April 17 would be for households south of 47th Street. Mr. Pilipiszyn stated that alternative disposal options are posted on the Village website. Residents were reminded of the increase in refuse stickers beginning May 1, 2008.

4. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Dave May, 400 S. 8th Avenue as President of School Board District #102 indicated that the school district is not taking a position on the Atlantic Realty redevelopment project. However, Mr. May remarked that the development would add substantial

revenues to the district. Mr. May also explained that the district has made a policy decision that students who would reside in the development would attend Forest Road School.

Harlan Hirt, 421 S. Spring objects to the use of park land for this project and the proposed land swap between the Village and the Park District. Mr. Hirt believes the purchase of Park District land requires approval by voter referendum.

Dean Rouso, Realtor expressed concerns for property values and noted the increase in supply of homes for sale, but a decrease in demand. Mr. Rouso believes the Atlantic Realty redevelopment project is an opportunity to create a demand for potential buyers.

Jerry Reich, 19 Drexel as a member of the Plan Commission commented on the proposed pedestrian bridge and architectural design.

Orlando Coryell, 115 S. Spring expressed concerns relating to the sale of Park District property. Mr. Coryell believes the Comprehensive Plan identifies that Gordon Park should remain open space.

Maureen Vulich, 410 E. Maple Avenue requested approval of her variation from front yard requirements in order to construct a front porch.

Dan Pancake of Willow Springs expressed his favor of the redevelopment project and noted that the developer, Atlantic Realty, has done everything possible to resolve concerns.

5. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-08-02) Variation – Maximum Building Coverage / Louis and Angela Shell, 106 N. Waiola Avenue
- B. (Moved to Current Business for further discussion.)
- C. Ordinance (#O-08-03 Variation – Required Front Yard / Matthew and Maureen Vulich, 410 E. Maple Avenue
- D. Budget Amendments (Resolution #R-08-02) – Fiscal Year Ending April 30, 2008
- E. Contract – Group Health and Life Insurance Renewal
- F. Intergovernmental Agreement – Use of Police Department Pistol Range (Village of Burr Ridge)
- G. Ordinance (#O-08-04) Disposal of Surplus Property

- H. Ordinance (#O-08-05) Amendment to Parking Restrictions / South Side of Brewster Avenue From Madison Avenue East to La Grange Road
- I. Consolidated Voucher 080324 (\$569,713.63)
- J. Consolidated Voucher 080414 (\$716,129.12)
- K. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, March 19, 2008

Trustee Palermo requested item 5-B be removed from the Omnibus Agenda and placed under Current Business for further discussion.

It was moved by Trustee Livingston to approve items A, C, D, E, F, G, H, I, J, and K of the Omnibus, seconded by Trustee Horvath. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Livingston Palermo, Wolf and President Asperger
Nays: None
Absent: Trustee Langan

6. CURRENT BUSINESS

- 5-B. Ordinance (#O-08-06) – Variation – Required Rear Yard / Deloris Kohlstedt, 351 Lietch Avenue (Removed from Omnibus for further discussion.)

Mr. Kohlstedt speaking on behalf of his elderly mother briefly explained the nature of the requested variation. Trustee Palermo sought clarification from the Village Attorney as to certain zoning criteria used to consider relief. Village Attorney Burkland explained how the Village Board may consider these and other factors.

It was moved by Trustee Palermo to approve the variation – required rear yard / Deloris Kohlstedt, 351 Leitch Avenue, seconded by Trustee Wolf. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Livingston Palermo, and Wolf
Nays: None
Absent: Trustee Langan

- A. Ordinance (#O-08-07) – (1) Zoning Map Amendment, (2) Amendment to Comprehensive Plan, (3) Design Review Permit, (4) Special Use Permit, (5) Planned Development Concept / Final Plan, (6) Site Plan Approval and

Elevations to Authorize a Mixed Retail and Multiple Family Residential Development, 31 E. Ogden Avenue, Atlantic Realty Partners, Inc.

President Asperger noted this was the fourth meeting with which the Board has had discussion on this item. The petitioner has been responsive to the Board's questions and has provided additional information as requested. The developer has also met individually with Board members and staff to supply alternatives as necessary to better meet the concerns of the Board. President Asperger invited Mr. Richard Aaronson of Atlantic Realty to present a revised site plan.

Mr. Aaronson provided a power point presentation which elaborated on improvements to pedestrian crossing at Locust and Ogden Avenue; facade and architecture style revisions; list of proposed retail tenants; and household composite trends based on national data by census. Mr. Aaronson also noted this to be a LEED (Leadership in Energy and Environmental Design) project.

Trustee Livingston stated that there is a motion on the floor to approve this item or the Board could make suggestions to the developer and see if the developer agrees or disagrees to the suggested changes. Other options would be to remand it back to the Plan Commission or to deny the item.

Trustee Livingston believes in the project and although there are numerous issues to address, Trustee Livingston expressed his favor and support for the project.

President Asperger inquired about changes in ownership and Village Attorney Burkland noted the development agreement would include protection for the Village.

Questions were raised about the conversion to condominiums and Mr. Aaronson noted this would depend on the market.

Trustee Kuchler inquired about residential density. Community Development Director Patrick Benjamin explained that roads and public right-of-ways are not included in lot area calculations and noted that the Comprehensive Plan set guidelines for flexibility.

Trustee Kuchler noted his belief that rental units do not improve housing in La Grange and does not feel this project is a step forward for La Grange. In addition, Trustee Kuchler expressed serious concerns with tandem parking and the list of retail tenants.

President Asperger indicated these items could be looked at and included in the redevelopment agreement.

Trustee Palermo expressed concerns with density and the amount of available parking. Trustee Palermo questioned if the project was in keeping with the Comprehensive Plan.

Village Manager Robert Pilipiszyn responded that the Village consulted with HNTB, the authors of the Comprehensive Plan, who provided documentation to support their opinion that the project is not compatible with the Comprehensive Plan.

Trustee Kuchler inquired if the developer is willing to utilize funds designated for a pedestrian elsewhere if it is determined that a pedestrian bridge is not needed and Mr. Aaronson responded yes.

Trustee Horvath indicated that his opinion on density has evolved over the course of discussion to a point that he is satisfied with the plan. Trustee Horvath also acknowledged that his inquiries relating to pedestrian safety and traffic improvements have been adequately addressed by the developer and he is in favor of the project.

Trustee Wolf noted her objections to rental property and indicated she does not believe there is a demand for apartment buildings. Trustee Wolf inquired if there would be some limits or restrictions on condominiums being rented and Mr. Aaronson indicated that a future Condominium Association Board would have to decide.

Trustee Palermo requested that a tight list of tier one tenants be developed. He also noted his preference for Chicago School architectural design. Trustee Horvath concurred with the style selection.

Trustee Kuchler indicated his firmness on parking capacity and configuration. Mr. Aaronson noted his willingness to compromise on parking and achieve the 1.5 residential parking space requirement.

Trustee Wolf requested limits on condominium rentals. Mr. Aaronson agreed to a 25% maximum limit on condominium rentals.

Trustees Wolf and Kuchler maintained concerns over parking capacity for the retail building. Mr. Aaronson committed to working on a surface level parking solution.

President Asperger explained that the developer is meeting code requirements. Mr. Aaronson noted his willingness to compromise on parking as details are worked out.

After a thorough Village Board discussion, President Asperger asked that the matter be put to a vote and charged the Village Attorney with preparing a list of outstanding Village Board issues to be addressed.

Village Attorney Burkland noted that topics including a pedestrian bridge; revised architectural design; retail tenants; a maximum limit on rentals after condo conversion; and parking issues could be analyzed further.

Trustee Wolf requested that the number of studio units be reduced from 14 to 4 over the course of the condominium conversion process. Mr. Aaronson agreed.

Trustee Livingston moved to approve the ordinance for (1) Zoning Map Amendment, (2) Amendment to Comprehensive Plan, (3) Design Review Permit, (4) Special Use Permit, (5) Planned Development Concept/Final Plan, (6) Site Plan Approval and Elevations to authorize a mixed retail and multiple family residential development, 31 E. Ogden Avenue, Atlantic Realty Partners, Inc. and direct the Village Manager and Village Attorney to execute the approvals based on provisions and direction from the Village Board as stated this evening, seconded by Trustee Horvath. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Livingston Palermo, and Wolf
Nays: None
Absent: Trustee Langan

President Asperger praised the Village Board, staff, the YMCA, the Park District, business owners, and residents whose input was extremely helpful. President Asperger also applauded Mr. Aaronson for his patience, thoughtfulness and responsiveness.

- B. Ordinance – Planned Development Concept / Final Site Plan Approval to Authorize a Town Home Development, 47 South Sixth Avenue, 6th Avenue Development Group, LLC: Referred to Trustee Horvath

Mr. Hrizak of the 6th Avenue Development Group, LLC brought forward his design concept. President Asperger thanked Mr. Hrizak for his patience, however due to the length of the previous item and in order for the Board to give thoughtful consideration of his request, asked his acceptance to table this item until the next Village Board meeting on Monday, April 21, 2008.

Mr. Hrizak agreed.

President Asperger asked that the remaining agenda items also be continued until Monday, April 21, 2008 for a Special Village Board meeting and requested a motion to adjourn.

At 11:15 p.m. it was moved by Trustee Livingston to adjourn, seconded by Trustee Horvath. Approved by unanimous voice vote.

- C. Resolution – Approving the FY 2008-09 Operating and Capital Improvements Budget: Referred to Trustee Kuchler
 - D. Ordinance – Water Rate Increase: Referred to Trustee Kuchler
 - E. Increase in Parking Fines and Parking Decals: Referred to Trustee Kuchler
 - F. Increase in Parking Meter Rates: Referred to Trustee Kuchler
 - G. Ordinance – Amending Fee Structure For Building, Plumbing, Mechanical and Electrical Permits: Referred to Trustee Wolf
 - H. Ordinance – Amending Registration Fees For Contractors: Referred to Trustee Wolf
- 7. MANAGER’S REPORT
 - 8. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA
 - 9. EXECUTIVE SESSION
 - 10. TRUSTEE COMMENTS
 - 11. ADJOURNMENT

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date