

MINUTES

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

Monday, February 25, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange 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:

PRESENT: Trustees Langan, Horvath, Kuchler, Livingston, Palermo and Wolf (arrived 7:45 pm)

ABSENT: None

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 Captain Gary Mayor
Doings Reporter Ken Knutson
Suburban Life Reporter Joe Sinopoli

2. PRESIDENT'S REPORT

President Asperger extended a thank you to the La Grange Auxiliary Police for outstanding volunteer service to the community.

The Budget Workshop is scheduled for Saturday, March 8 at 8:00 a.m. in the lower level conference room of the Village Hall. The public is invited to attend and participate in the discussion. Draft copies of the budget will be available at the Village Hall and Public Library as well as posted on the Village's website.

Lastly, President Asperger announced that vehicle and animal license renewal notices will be mailed shortly. As a convenience to residents, the Finance Department will

maintain extended hours on Saturday, April 26 from 9 to noon and on Wednesday, April 30 until 7 p.m.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

President Asperger requested that public comments regarding the YMCA Redevelopment Project be deferred until the Board has discussed the item. There were no other comments related to agenda items.

4. OMNIBUS AGENDA AND VOTE

- A. Award of Contract – Emergency Services and Disaster Planning – Community Notification System (Code Red Emergency Communication Network of Ormond Beach, Florida)
- B. Resolution (R-08-01) – Authorizing the Distribution of Community Development Block Grant Funds / Accessibility Improvements to Village Hall and Police / Fire Facility
- C. Consolidated Voucher 080225 (\$520,002.95)
- D. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, February 11, 2008
- E. Minutes of the Village of La Grange Executive Committee Meeting Monday, February 11, 2008

It was moved by Trustee Langan to approve items A, B, C, D and E of the Omnibus Agenda, seconded by Trustee Horvath. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo, and President Asperger
Nays: None
Absent: Trustee Wolf (arrived 7:45 p.m.)

5. CURRENT BUSINESS

President Asperger noted that for convenience and to allow audience comments relating to the YMCA Redevelopment Project, the Solid Waste contract (item B would be discussed first).

- B. Award of Contract – Solid Waste Collection and Disposal Services: Referred to Trustee Palermo

Trustee Palermo explained that the joint contract with La Grange Park for solid waste collection and disposal services awarded to Allied Waste (formerly BFI)

expired on March 30, 2007. Negotiations with Allied Waste resumed with their request for the implementation of a fixed fee rather than a volume-based system. La Grange Park determined that a fixed fee was preferable; however La Grange felt the need to seek input from residents. Therefore, a six-month extension was initiated with Allied Waste in order to conduct the residential citizen survey.

Trustee Palermo noted that citizen feed-back overwhelmingly requested the continuance of the current system for its user fee nature and incentive to recycle. Trustee Palermo added that survey results also included a request for a “Spring Clean Up” day.

Trustee Palermo indicated that after numerous negotiation sessions with Allied Waste, a tentative agreement was reached for a solid waste contract, retroactive to April 1, 2007. Trustee Palermo reiterated the major contract changes and sticker rates for the five-year contract will expire on April 30, 2012. The contract would include “Spring Clean Up” day in 2008 and Trustee Palermo noted the final contract document was yet to be reviewed by Allied Waste.

It was moved by Trustee Palermo to approve a five-year contract for solid waste collection and disposal services with Allied Waste; and to authorize the Village President and Village Clerk to execute the contract on behalf of the Village once it is in a final form satisfactory to the Village Manager and Village Attorney, seconded by Trustee Livingston.

Trustee Horvath noted his approval of the contract and the inclusion of a “Spring Clean Up” day.

Approved by roll call vote.

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

- A. Ordinance – (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.: Referred to Trustee Livingston

Trustee Langan stated that he would recuse himself from this item due to his employment with the YMCA Metropolitan Chicago. Trustee Langan noted he would remain present in the audience.

Trustee Livingston gave background information relevant to the proposed development noting the involvement of the Plan Commission, YMCA, Park

District, and numerous individuals with different ideas throughout the process. Trustee Livingston explained that Atlantic Realty Partners of Atlanta, Georgia is the contract purchaser of the property located at the northeast corner of La Grange Road and Ogden Avenue and further explained the mixed use redevelopment proposal under consideration.

The property is currently located within two zoning districts and Trustee Livingston described the series of considerations that were evaluated before determining the entire property should be zoned within a unified C-3 district (general service commercial). In addition to rezoning, the proposed uses require an amendment to the long range land use section of the Comprehensive Plan.

Trustee Livingston explained the series of extensive revisions made by Atlantic Realty as part of the pre-application meetings with Village staff, representatives from the Design Review Commission and Plan Commission, Village Planner and Village Engineer.

Trustee Livingston noted that a planned development is a distinct category of a Special Use and described the numerous public hearings and meetings held to review preliminary planning documents. Reports were provided regarding the proposal including: adequacy of infrastructure by the Village Engineer; traffic study and roadway system analysis by traffic consultant KLOA; a market study by consultant Goodman Williams; and a financial analysis by Kane McKenna.

After numerous revisions to the project the Final Plan from the applicant resulted in improvements relevant to vehicular traffic; pedestrian movements; building mass; density; and open space. Trustee Livingston indicated that the applicants presented the revisions and the Plan Commission voted unanimously to recommend approval of all of the applications.

Trustee Livingston noted the collaborative planning effort between the Village Staff, Atlantic Realty Partners, and the Plan Commission and noted that Village Attorney Mark Burkland has prepared an ordinance for consideration.

President Asperger briefly explained how the Zoning Code governed the process, the Village Board's role, and what the Village Board should consider in evaluating the proposal.

President Asperger stated that the project was introduced to the Village Board on February 11. Because of the length of the presentations between the developer and staff, there was no opportunity to receive public comment at that time. President Asperger noted that public comment would be received before any action is taken. As concerns relative to traffic and pedestrian movements was of considerable concern to both the Village Board and the public, President Asperger introduced Mr. Eric Russell of KLOA who made a presentation to the Board relative to the numerous traffic improvements which were recommended and

agreed upon by Atlantic Realty. Mr. Russell noted that KLOA will work with the developer and staff to secure approval from IDOT for traffic improvements.

President Asperger opened the floor for Trustee discussion.

Considerable discussion ensued. Trustees expressed concerns about traffic conditions in and around the intersection of La Grange Road and Ogden Avenue. Mr. Russell noted that the developer is agreeable to a new traffic signal at Locust and Ogden Avenue, pedestrian count-down signals, new overhead and pedestrian oriented lighting, bollards, wide sidewalks, and other improvements. Questions arose regarding the developer's compliance with IDOT and President Asperger noted that building permits would not be issued until all criteria were met.

Trustee Horvath inquired about a pedestrian bridge and Mr. Russell noted that it was determined it would be under utilized given its close proximity to the new traffic signals on Ogden Avenue.

Many responses to numerous Trustee inquiries concerning traffic movements and pedestrian safety indicated that details could not be determined or answered until final engineering was completed.

The discussion then proceeded to land use and development issues such as the commercial uses, residential parking, market trends for the residential component, density and design appearance.

Trustee Livingston noted that open lines of communication are critical to the development project and it is important to discuss items of concern while the opportunity exists.

Trustee Palermo expressed concerns with tenant mix and parking capacity.

Trustee Kuchler feels this is a great site for a high end product and should be designed with flexibility.

Trustee Wolf believes more information is needed to consider reducing the level of density.

At 9:50 p.m. President Asperger opened the floor for audience comments on the YMCA Redevelopment Project.

1. Harlan Hirt, 421 S. Spring Avenue noted his concerns relating to through traffic and additional parking along with the need to fine tune the zoning code. Mr. Hirt does not believe the Village should swap a portion of the property to the Park District and feels the Village Board should reject the Plan Commission's recommendation for this project.

2. Mr. Dan Pancake, YMCA Board member, feels the Board should move quickly and prudently, and come to an agreement on this project.
3. Kevin Pugliese, 29 Brewster Avenue, La Grange Park does not believe this project should be approved at this location due to the volume of traffic. Mr. Pugliese also noted his concern for overcrowding in the school system if this project moves forward.
4. Robert Ware, Executive Director of the West Suburban Chamber of Commerce is in favor of the redevelopment project known as La Grange Place and feels it is critical in keeping the existing downtown businesses alive which in turn will benefit the school system and other taxing entities.
5. Tim Reardon, 21 S. La Grange Road expressed his belief that the development represents a great opportunity to improve the location and make it safe with the proposed improvements.
6. William Dobias, 141 N. La Grange Road believes that KLOA has done an excellent job in their analysis and presentation. Mr. Dobias does however have concerns regarding the retail establishments and parking capacity. He feels the Village should consider hiring a planning consultant.
7. Nathan Stowe, Brookfield expressed traffic concerns on Ogden Avenue.
8. Mr. Kram, 222 N. Kensington does not believe this project is in the best public interest and does not think it considers the community as a whole.

President Asperger explained that the site plan is a preliminary concept for Gordon Park improvements and not intended to represent the redevelopment. The Park District has assured the Village that they look forward to sharing concept plans for Gordon Park in the near future. President Asperger noted that continued discussion will resume at the next regularly scheduled Village Board meeting on March 10, 2008.

6. MANAGER'S REPORT

None

7. PUBLIC COMMENTS NOT ON AGENDA

None

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

10. ADJOURNMENT

At 10:35 p.m. it was moved by Trustee Palermo to adjourn, seconded by Trustee Livingston. Approved by unanimous voice vote.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date