

MINUTES

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

Monday, June 25, 2007 - 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 Horvath, Kuchler, Langan, Livingston, Palermo and Wolf with President Asperger presiding.

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 Angela Mesaros
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Assistant Public Works Director Mike Bojovic
Police Sergeant Marge Kielczynski
Fire Chief David Fleege
Doings Reporter Ken Knutson
Suburban Life Reporter Joe Sinopoli

2. PRESIDENT'S REPORT

President Asperger began the meeting by recognizing Village Manager Robert Pilipiszyn for his fifteen years of service to the Village. President Asperger thanked Manager Pilipiszyn for his dedication and outstanding service to the community. She further noted his commitment in making the Village of La Grange the best place to live.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Eve Pellettiere, 701 S. Spring is glad that something is finally being done to amend the Zoning Code as it relates to discouraging front loading garages. Ms. Pellettiere noted her concerns were expressed to the previous Board several years ago.

Tim Trompeter, 318 S. Ashland is supportive of the newly proposed Zoning Code amendments for lot and building coverage with allowances.

Bob Reichl, 641 S. Waiola stated the need to reduce the size of homes is evident and expressed his support for changes in the Zoning Code. Mr. Reichl noted a need for enforcement of construction site management and conduct of contractors. Mr. Reichl elaborated on his experiences with construction and encroachment issues he has personally faced.

President Asperger explained that although this evening's action does not address issues relating to construction maintenance and enforcement, the Board has directed staff to look very closely at this matter.

Mrs. Reichl, 641 S. Waiola expressed on-going concerns related to safety on construction sites and hopes something will be done.

4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-07-17)– Design Review Permit (DRP) #73, 512 West Burlington, Jerry Burjan
- B. Purchase – Police Department / Replacement of Evidence and Property Management Database System – Porter Lee Corporation, Schaumburg, Illinois - \$14,000.
- C. Purchase – Police Department / Parking Division Replacement Parking Meters – Duncan Parking Technologies, Harrison, Arkansas - \$25,000.
- D. Ordinance (#O-07-18) – Disposal of Surplus Property
- E. Purchase – Fork Lift – United Lift Truck, Bellwood, Illinois - \$12,000.
- F. Consolidated Voucher 070625 - \$565,987.29
- G. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, June 11, 2007

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

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

5. CURRENT BUSINESS

A. Special Event – La Grange Art & Craft Fair: Referred to Trustee Livingston

Trustee Livingston noted that the Village has received a request from the La Grange Business Association to hold the annual art and craft fair on Saturday and Sunday, July 14 and 15, 2007. The location utilized for the last two years was found to be favorable and is being requested again this year, however it will again be necessary for the Board to approve various road closures.

It was moved by Trustee Livingston to approve the closure of Harris Avenue west of La Grange Road to Ashland Avenue and Madison Avenue from Harris south to just north of the entrance to the parking lot located at Harris and Madison Avenues and the closure of Village Parking Lots 3 and 4 on July 14 and 15, 2007 for the 2007 La Grange Art and Craft Fair, seconded by Trustee Horvath. Approved by a roll call vote.

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

B. Proposed Zoning Code Amendments: Referred to Trustee Langan

President Asperger explained procedures the Board would follow this evening in order for staff to prepare a single ordinance enacting only those Zoning Code amendments which are supported by a majority of the Board.

Trustee Langan stated concerns with zoning became apparent almost five years ago with the Comprehensive Plan. For the past two years, the Village has conducted public hearings, workshops, meetings and discussions to review the Zoning Code and proposed amendments. Each Trustee has been given extensive documentation in order to evaluate and determine accurate and fair solutions to concerns expressed by residents throughout the entire community. Trustee Langan believes the issues became predominant when trends in building reached maximum lot coverage. The outcome has been less green space, drainage issues, and unhappy neighbors. Trustee Langan noted the efforts and frustrations

incurred by numerous individuals involved in the process of attempting to coordinate the research and analysis to bring forth possible solutions.

Trustee Langan stated the responsibility to the tax payer is to bring forth an ordinance that makes sense; is easily enforced; and represents the entire Village.

Group 1. Amendments reducing mean height and maximum height.

Trustee Langan moved to approve the proposed amendments reducing the mean and maximum heights in the residential districts in the form presented June 25, including the opportunities for increases up to three feet in mean and maximum heights, and to direct staff to prepare the appropriate ordinance to enact the amendments, seconded by Trustee Livingston.

Trustee Livingston indicated his appreciation for all of the information supplied and is in favor of some of the proposed Zoning Code amendments, however he would not support this item.

Trustee Kuchler agrees with Trustee Langan that it is important for the zoning amendments to make sense; be enforceable; and protect the entire community, however he would not support this item and does not believe it is going to solve the problems at hand.

Trustee Horvath believes that because of the diversity of housing in the community, height needs to be considered by neighborhood and he would not support this item.

Trustee Wolf concurs with Trustee Horvath and is not in favor of this item.

Trustee Palermo indicated he would vote nay on this particular amendment as he is very sensitive to neighborhoods, he supports preserving the historic district and feels it is important that the Village have an overlay district.

Trustee Langan noted his support of the item.

Motion failed by a 5 to 1 roll call vote.

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

Group 2. Because the base regulation failed, no action was taken on the proposed allowances.

Group 3. Amendments allowing extensions of nonconforming roof lines.

Trustee Langan moved to approve the proposed amendments allowing limited horizontal and vertical extensions of roof lines of houses that are nonconforming in height in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments, seconded by Trustee Wolf.

Trustee Horvath believes this is a good idea and verbalized the need to look at an overlay district as soon as possible.

Motion passed by a 6 to 0 roll call vote.

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

Group 5. Amendment increasing interior side yards. (Trustees discussed out of sequence.)

Trustee Langan moved to approve the proposed amendment increasing the required minimum interior side yards in the R-3, R-4, and R-5 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Livingston.

Trustee Livingston believes this seems like a protection of property value and will support.

Trustee Palermo concurs.

Trustee Horvath feels this is a step in the right direction.

Motion passed by a 6 to 0 roll call vote.

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

Group 4. Amendments creating limitations on window wells.

Trustee Langan moved to approve the proposed amendments establishing a minimum three-foot setback for window wells from any lot line and a 12-inch limit on height of above-grade appurtenances in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments, seconded by Trustee Wolf.

Attorney Burkland noted the attempt to clarify and expand the term appurtenance such as fences, stones or similar features.

Trustee Wolf expressed on-going concerns with not providing for an exception for emergency exit windows.

Trustee Langan supports the way it is written.

Trustee Kuchler strongly favors this amendment.

Motion passed by a 5 to 1 roll call vote.

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

Group 6. Amendment reducing maximum building coverage.

Trustee Langan moved to approve the proposed amendment reducing the maximum allowable building coverage on an interior lot to 25 percent in the R-3 and R-4 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Horvath.

Trustee Horvath stated that when taking into account the allowances, the amendment will increase bulk. It is a step in the right direction, but maybe better if considered on the basis of neighborhood.

Motion failed by a 4 to 3 roll call vote.

Ayes: Trustees Kuchler (with allowances), Langan, Livingston (with allowances)
Nays: Trustees Horvath, Palermo, Wolf and President Asperger
Absent: None

President Asperger indicated her nay vote was due to her concern that the amendment may actually create bulk under some circumstances, and that the proposed amendment may not be the best way to reduce bulk.

Group 7 and 8. Because the base regulation failed, no action was taken on the proposed allowances.

Group 9. Amendment revising exception for eaves in the definition of building coverage.

Trustee Langan moved to approve the proposed amendment revising the exception for eaves within the calculation of building coverage in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Livingston.

Motion passed by a 6 to 0 roll call vote.

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

Group 10. Amendments revising definition of lot coverage and creating definition of impervious surface.

Trustee Langan moved to approve the proposed amendment to the definition of "Lot Coverage" and the new definition of "Impervious Surface" in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments, seconded by Trustee Horvath.

Trustee Horvath believes this is a step in the right direction, however questioned if 45% was the appropriate number. Trustee Langan explained that this motion just revised the definition.

Motion passed by a 6 to 0 roll call vote.

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

Group 11. Amendment creating maximum lot coverage in all single family residential districts.

Trustee Langan moved to approve the proposed amendment creating a maximum lot coverage in the residential districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Wolf.

Trustee Wolf noted her concern that the percentage is not adequate and should be increased.

Trustee Palermo concurs with Trustee Wolf and feels a need to address drainage issues and further analysis is needed.

Trustee Langan believes lot coverage is an important item to address and based on the analysis feels that the percentage is reasonable.

Trustee Horvath believes the percentage with allowances seems like it would work, however does not think there is clarity on this issue.

Trustee Kuchler feels the percentage could be increased with no allowances. President Asperger noted the proposed motion is with allowances.

Trustee Livingston does not believe this is an urgent item and should be tabled until the first meeting in July.

Motion failed by a 4 to 2 roll call vote.

Ayes: Trustees Kuchler (with allowances) and Langan
Nays: Trustees Horvath, Livingston, Palermo, and Wolf
Absent: None

Group 12 and 13. Because the base regulation failed, no action was taken on the proposed allowances.

Group 14. Amendment limiting protrusion of attached garage in front of house.

Trustee Langan moved to approve the proposed amendment creating a setback requirement in all single family residential districts for attached garages in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Wolf.

Trustee Kuchler noted his support of this item.

Motion passed by a 6 to 0 roll call vote.

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

Group 15. Amendment reducing the maximum size of a curb cut for a driveway for single family houses.

Trustee Langan moved to approve the proposed amendment reducing the maximum size of a curb cut for a single family house in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment, seconded by Trustee Wolf.

Trustee Palermo feels this is an enhancement and noted his support.

Motion passed by a 6 to 0 roll call vote.

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

President Asperger inquired if the Board would be willing to revisit maximum lot coverage, having heard some consensus on the concept.

Trustee Livingston agrees further evaluation is needed.

Trustee Horvath feels lot coverage and building coverage go hand in hand and seeks simplicity.

Trustee Wolf is in agreement with Trustee Palermo that drainage issues are a concern with new construction.

President Asperger noted the Board has directed staff to review various components related to drainage and construction site management.

Trustee Wolf moved to amend the amendment to create maximum lot coverage to 55%, second by Trustee Livingston.

Village Attorney Mark Burkland noted the need for allowances was the fundamental reason to initiate the lower percentage.

Trustee Horvath noted his support of the higher percentage.

Trustee Kuchler believes this would be a big mistake and cautioned the Board on the amended motion, noting the Board's prior decision not to approve a lower percentage with allowances, yet the apparent willingness to increase the percentage with no allowances. Trustee Kuchler believes the higher percentage of lot coverage with no allowances will encourage attached garages.

Trustee Wolf noted other alternative percentages and suggested revisiting this in the future.

Trustee Horvath believes the larger lot coverage percentage is what residents want.

Trustee Kuchler does not feel the higher percentage is advisable.

Trustee Livingston is inclined to table lot coverage until staff has additional time to further analyze.

Trustee Palermo concurs.

Trustee Livingston moved to table the motion to amend the original motion to increase maximum lot coverage to 55% until July 9, seconded by Trustee Wolf. Approved by unanimous voice vote.

Trustee Langan moved to direct staff to include a provision in the ordinance noting a 30 day implementation period and any additional administrative items. The Board concurred.

President Asperger elaborated on the process and expressed thanks to residents and staff who have worked extremely hard on attempting to balance the various proposals.

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn expressed his appreciation for the thoughtful recognition of his years of public service to the Village, noting the high level of quality service to residents is reflective of the professionalism of the entire staff.

Manager Pilipiszyn reminded residents of lawn sprinkling regulations in place for residents whose street address ends in an even number to water their lawns on Wednesdays, Fridays, and Sundays; residents whose street address ends in an odd number to water their lawns on Tuesdays, Thursdays, and Saturdays; and no lawn sprinkling allowed on Monday. These restrictions do not apply to watering flowers, gardens, plants or trees.

Manager Pilipiszyn added that it appears that we are trending towards a very warm Summer with intermittent precipitation, similar to the drought conditions experienced in 2005. To assist the Village in being able to provide water for essential usage and provide adequate reserves for fire flow, it is hoped that residents will voluntarily refrain from watering lawns between 10:00 a.m. and 6:00 p.m. which is consistent with recommendations of lawn care professionals as it relates to the proper watering of lawns. The Village also encourages residents to exercise good water conservation practices. Questions or concerns should be directed to the Department of Public Works at 708-579-2328.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Eve Pellettiere, 701 S. Spring does not feel the Board is addressing the Zoning Code revisions for the entire Village but rather focusing on an overlay district which would apply only to a certain area. Ms. Pellettiere does not feel the Board is addressing the height issues south of 47th Street.

David Bier, 340 S. Seventh Avenue requested the Board consider depths of lots when referring to building coverage.

Mrs. Reichl, 641 S. Waiola inquired which Trustees resided south of 47th Street and only Trustee Langan responded.

Rose Naseef, 911 S. Stone indicated there seems to be an effort to try to give everyone what they want, however, will the Board be pleased with the overall end result and is there a balance with building coverage and green space.

Joan Smothers, 201 S. Stone Avenue is appalled that builders are not being held responsible for their actions. President Asperger explained that the Village is reviewing the process to make certain property owners are protected.

Joe Byczek, 445 S. Spring agrees that property owners need protection as do builders.

8. EXECUTIVE SESSION

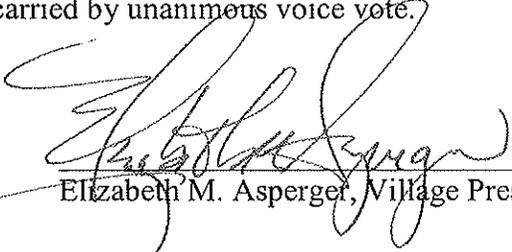
9. TRUSTEE COMMENTS

Trustee Horvath thanked the audience for their attendance. Trustee Horvath clarified his position that an overlay district would not just encompass the historic district.

Trustee Kuchler expressed grave concerns of an overlay district and his uncertainty if it is needed.

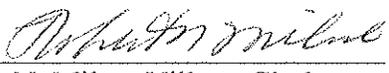
10. ADJOURNMENT

At 9:40 p.m. it was moved by Trustee Langan and seconded by Trustee Horvath that the Village Board adjourn. Motion carried by unanimous voice vote.



Elizabeth M. Asperger, Village President

ATTEST:



Robert N. Milne, Village Clerk



Approved Date