

MINUTES

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

Monday, November 28, 2005 - 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: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf with President Asperger presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Sharon Peterson
Village Attorney Maureen Brown
Community Development Director Patrick Benjamin
Village Planner Angela Mesaros
Finance Director Lou Cipparrone
Assistant Public Works Director Mike Bojovic
Police Chief Mike Holub
Fire Chief David Fleege
Doings Reporter Ken Knutson
Suburban Life Reporter Sara Luneburg

2. PRESIDENT'S REPORT

President Asperger informed the audience that there would be two consecutive meetings this evening. The first being the regular Village Board and second the continuation of the Executive Committee regarding operational issues for the parking structure.

President Asperger announced that the parking structure would be operational after 5:00 p.m. on Thursday, December 1.

The La Grange Business District will hold its annual Hometown Holiday on Saturday, December 3 and the West End Business District will host its annual Holiday Block-Party on Friday, December 9.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Ellen Kunkle, 116 S. Madison expressed concerns with the multi-family development at 400 East Elm and its effect on possible increased school enrollment.

For clarification, President Asperger explained that this redevelopment project is separate and apart from the meetings held regarding review of the zoning code.

Mark Williams, 205 Ninth Avenue supports the 400 East Elm project and believes it is a positive addition to the area.

Kevin Williams, 215 East Elm inquired what the process would be to adjust the 10% rental in the 400 East Elm property. President Asperger noted this would be addressed during the Trustee's discussion of the item.

President Asperger added that the Village had received correspondence from Ronald Mardell who resides at 355 Bluff in support of the 400 East Elm project.

Joseph Heniff, 216 S. Ninth expressed concerns with traffic impact from the redevelopment of 400 East Elm Avenue.

President Asperger stated that item A would be removed from the Omnibus Agenda and placed under Current Business for further discussion.

4. OMNIBUS AGENDA AND VOTE

- A. (Moved to Current Business for further discussion.)
- B. Consolidated Voucher 051128 - \$449,972.06
- C. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, November 14, 2005

It was moved by Trustee Langan to approve items B and C of the Omnibus, seconded by Trustee Cremieux. Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann,
Wolf and President Asperger
Nays: None
Absent: None

5. CURRENT BUSINESS

4-A. Utility System Relocation Project – Change Order No. 5 (Removed from Omnibus for further discussion.)

President Asperger explained the extensive and necessary work to relocate utilities for the construction of the parking structure, including portions of privately owned property at 90 S. Sixth Avenue, known as Carriage Place Condominiums. President Asperger requested Village Manager Robert Pilipiszyn and Village Engineer Tom Heuer to elaborate on the issues involved.

Village Manager Pilipiszyn noted that restoration work to the condominium parking lot exceeded what was originally anticipated. In addition the Village offered to restore a portion of the condominium parking lot which was not effected by construction, to be paid for by the association in installments. Manager Pilipiszyn explained that the Village has received tentative approval of a grant of easement from the condominium association.

Village Engineer Tom Heuer explained in detail the extensive work and costs involved and noted that the easement agreement will focus on compensation for use of private property, restoration of pavement, and the amount of time needed to relocate the utility lines.

Mr. Bill Wilson, Attorney for Carriage Place Condominiums thanked the Village for working with the association and anticipates presenting a grant of easement agreement within the next two weeks. Mr. Wilson also thanked the Village for allowing the condominium association to make installment payments for their portion of the restoration with the final amount due on or before September 1, 2006.

It was moved by Trustee Langan to approve Change Order Request No. 5 for the Utility System Relocation Project in the amount of \$37,605.76, seconded by Trustee Cremieux. Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann, Wolf and President Asperger

Nays: None

Absent: None

A. Ordinance (O-05-38) – 1) Zoning Map Amendment, 2) Planned Development/Special Use, and 3) Development Concept/Final Plan Approval to authorize multiple family development, 400 East Elm Avenue, Bluff & Elm Real Estate Partners, LLC: Referred to Trustee Livingston

Trustee Livingston explained that the rezoning and proposed redevelopment of the block between Elm and Maple along Bluff Avenue is consistent with the recommendations in the Comprehensive Plan. The proposed redevelopment of the property would consist of two multiple family residential buildings. Because the property is currently zoned I-1 Light Industrial a Zoning Map Amendment is required in order to construct multiple family housing. Since the applicant is seeking an increase in the allowed Zoning Code height, it necessary to approve a Special Use / Planned Unit Development permit.

After numerous meetings between staff and the developers, public hearings, Plan Commission meetings, workshops, discussions and revisions, the Village Attorney has prepared an ordinance for the Board's consideration.

Trustee Livingston invited Rod Frazier, representative from Bluff and Elm Real Estate and Nick Dubak, property owner to answer any questions the Board may have.

Mr. Frazier expressed his pleasure in reporting that after several revisions and changes, the proposed recommended design incorporates all such requests. Mr. Frazier noted that the additional six foot height variation is within the allowable variation permitted by Village Code. It is hoped that the units will be priced between \$250,000 and \$350,000 and will appeal to first-time home buyers and retirees who desire less home maintenance.

Mr. Dubak noted that the proposed development is consistent with neighboring properties and will act as a buffer between the Indiana Harbor Belt Railroad while preserving property values.

Trustee Livingston moved to approve the Ordinance seeking 1) a Zoning Map Amendment to rezone the property from I-1 Light Industrial District to R-8 Multiple Family Residential District; 2) Special Use / Planned Development; and 3) Development Concept / Final Plans to construct multiple family development at 400 east Elm Avenue, seconded by Trustee Cremieux.

President Asperger opened discussion to the Trustees.

Trustee Wolf inquired about tax dollar amounts to local schools. Finance Director Lou Cipparrone reported that the property currently produces \$30,000 in property tax revenues; under the proposed development property tax revenues are estimated to be approximately \$180,000 per year. Trustee Wolf inquired how the Village can be sure the development will not overcrowd schools. Mr. Frazier noted that the project is not

conducive to large families. In addition, a survey of school enrollment from similar projects in La Grange revealed only one child was attending the elementary school system. Trustee Wolf feels fewer units at a higher cost should be considered. Mr. Frazier explained that this project is approximately 35% less dense than other multi-family developments in La Grange.

Trustee Wolf expressed concerns about the height and inquired if special fire equipment would need to be purchased. Fire Chief Fleege indicated no. Trustee Wolf believes the concept of the development is good, however does not believe the height is consistent with the neighborhood. Mr. Dubak explained that the two original concept plans were reconfigured as directed by the Plan Commission to allow more green space.

Trustee Wolf noted her concerns with owner rentals and Plan Commission Chairman Steve Randolph explained that the condominium by-laws indicate rentals cannot exceed 10% at any time.

Trustee Wolf inquired if traffic volume would decrease due to the proximity to the train station and Chairman Randolph in his personal opinion does not believe the units will be purchased by commuters, but rather retirees.

Trustee Pann is pleased with the vitality of the project to the area, however indicated his concerns with appearance.

Trustee Horvath concurred with issues of height, density and design.

Trustee Cremieux questioned who would enforce the 10% rental limit and attorney for the applicant noted enforcement would come from the Condominium Association's Board and then the municipality. Trustee Cremieux noted the extensive process by the Plan Commission reviewed this project prior to its submittal to the Village Board. Trustee Cremieux inquired how this project compares to the one on Spring Avenue and Mr. Randolph indicated this project has less density.

Trustee Horvath inquired if there were provisions to limit / regulate storage on balconies and was informed this would be incorporated in the association's by laws.

Trustee Langan concurs with Trustee Cremieux that the Plan Commission has diligently reviewed this project and believes it would be a nice addition to the community.

Trustee Livingston feels that this is a good project and would like to see improvements to the aesthetics. Trustee Wolf inquired if other façade options could be presented. Trustee Langan explained that the Plan Commission has already gone through this process. Trustee Cremieux would prefer not to remand back to the Plan Commission. Both Trustee Wolf and Horvath feel design changes should be incorporated.

Both Mr. Frazier and Mr. Dubak noted their willingness to work with staff to obtain final approval.

President Asperger believes it is the sentiment of the Village Board to work with the developer and inquired if the Board would wish to create a group to improve on the design. Community Development Director Patrick Benjamin stated the Board could remand the project to the Design Review Commission. Timing issues would be a concern if the item were to be continued or remanded back to the commission.

The applicant noted his acceptance to any continuance, however expressed concerns if further items would arise.

President Asperger stated it is not the Board's intention to design the project but rather to allow the applicant to work with staff to resolve items brought up for discussion.

It was moved by Trustee Cremieux to amend the motion to approve the Ordinance—1) Zoning Map Amendment, 2) Planned Development/Special Use, and 3) Development Concept/Final Plan Approval to authorize multiple family development, 400 East Elm Avenue, Bluff & Elm Real Estate Partners, LLC to include wording for staff approval of final design changes, seconded by Trustee Pann. Approved unanimously.

It had been moved and seconded to amend the motion to further condition approval subject to staff approval of final design changes for the multiple family development at 400 East Elm Avenue. Approved by 6 to 0 roll call vote.

Ayes:	Trustees Cremieux, Horvath, Langan, Livingston, Pann, and Wolf
Nays:	None
Absent:	None

It had been moved and seconded to approve the amended Ordinance for the multiple family development at 400 East Elm Avenue. Approved by 5 to 1 roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, and Pann
Nays: Trustee Wolf
Absent: None

6. MANAGER'S REPORT

None

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Kathy Deane, 110 S. Ashland inquired if the Village had received written correspondence from Congressman Lipinski's office regarding clarification of the federal funding for the parking structure.

President Asperger explained that the Village has communicated with the Congressman for clarification and is awaiting further direction.

Jackie Navarro, 65 E. Harris expressed her concern in not being allowed to utilize the parking structure overnight and President Asperger explained that these matters are still pending and invited Ms. Navarro to attend the Executive Committee meeting.

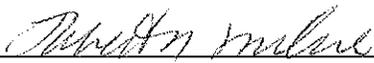
8. EXECUTIVE SESSION

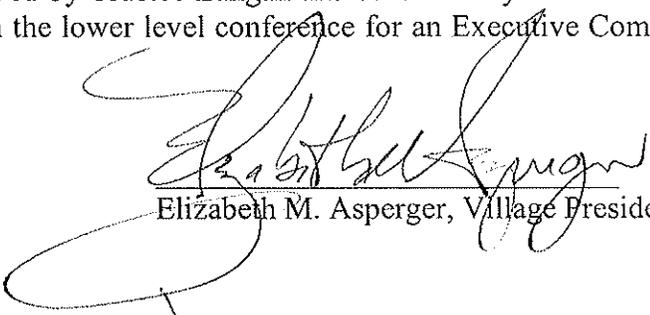
9. TRUSTEE COMMENTS

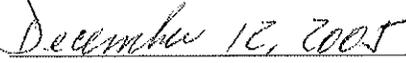
10. ADJOURNMENT

At 10:10 p.m. it was moved by Trustee Langan and seconded by Trustee Pann to adjourn and reconvene in the lower level conference for an Executive Committee meeting.

ATTEST:


Robert N. Milne, Village Clerk


Elizabeth M. Asperger, Village President


December 12, 2005
Approved Date