

MINUTES

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

Monday, November 14, 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 invited the audience to attend the Executive Committee Meeting immediately following the regular Village Board Meeting regarding the continued discussion of the TIF district and operational issues for the parking structure.

President Asperger remarked on the success of the past three meetings of the Zoning Code Review Committee and requested Community Development Director Patrick Benjamin to comment.

Mr. Benjamin concurred on the success of the meetings and noted that the Zoning Code Review Committee is tentatively scheduled to meet on December 8 to discuss public input and consider next steps in the review process.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Taylor Jaeger, Co-Chairman of "The La Grange Christmas Walk 2005" on behalf of the La Grange Business Association indicated her availability to answer questions.

Orlando Coryell, 115 S. Spring expressed his belief that an agreement to allow Library employees parking privileges in the new parking structure be addressed. Mr. Coryell also believes the number of handicap spaces should be increased. President Asperger explained that these would be discussed in the Executive Committee Meeting later this evening.

Kevin Williams, 215 East Elm inquired if the 400 East Elm Project would be considered this evening and President Asperger explained that it would be on a future agenda.

Jim Palermo, 216 S. Ashland expressed concerns regarding the preliminary review of the 2005 tax levy and the police and fire pension funds. President Asperger noted that his concerns would be addressed during the presentation of the tax levy.

4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (O-05-35) – Zoning Map Amendment – I-B Institutional Buildings District to R-4 Single Family Residential District, 137 N. Kensington Avenue, Hazel Teichen
- B. Ordinance (O-05-36) Variation – Maximum Total Building Coverage, Steve Porter, 917 W. Hillgrove Avenue
- C. Budget Amendment (Resolution R-05-17) Settlement of Infrastructure Maintenance Fee Litigation
- D. Plan Document – Flexible Spending Accounts & Contract – Third Part Administrator (Resolution R-05-18)
- E. Consolidated Voucher 051114 - \$2,597,652.19
- F. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, October 24, 2005
- G. Minutes of the Executive Committee Meeting, Monday October 24, 2005

It was moved by Trustee Langan to approve items A, B, C, D, E, F, and G 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

- A. Ordinance (O-05-37) – 1) Zoning Map Amendment, 2) Zoning Text Amendment, 3) Planned Unit Development / Special Use, and 4) Development Concept / Final Plan Approval to Construct a Public Library in the I-B Institutional Buildings District, 10 W. Cossitt Avenue, La Grange Public Library: Referred to Trustee Livingston

Trustee Livingston explained that the La Grange Public Library proposes to construct a new two-story library with a basement on the site of the existing library at 10 W. Cossitt Avenue. The library's current parking area is zoned R-3 Single Family Residential and the library is seeking to rezone this portion of the property to the I-B district so that zoning for the entire property is consistent. Trustee Livingston added that although libraries are permitted as special uses within the I-B Institutional Buildings District, additional relief from the Zoning Code is necessary to construct the proposed building thereby the library is seeking a Planned Unit Development.

After conducting numerous public hearings, Plan Commission meetings, workshops, and discussions the final plan is before the Board. Features which evolved from the original plan are pedestrian improvements; façade enhancements; building mass reduction; entryway design; and parking.

Trustee Livingston moved to approve the Ordinance seeking a Zoning Code Text Amendment to Subparagraph 14-505B7 (a) (setbacks from street rights-of-way) of the Zoning Code to authorize the reduction of setback requirements in the I-B district, a Zoning Code Text Amendment to Subsection 8-209D1 of the Zoning Code "Maximum Floor Area Ratio, Libraries and Information Centers" from 0.75 to 1.0, a Zoning Map Amendment to rezone portions of the property at 10 West Cossitt Avenue from R-3 Single Family Residential to I-B Institutional Buildings District, and a Special Use/Planned Unit Development, and Development Concept/ Final Plans to construct public library at 10 West Cossitt Avenue, seconded by Trustee Langan.

Trustee Livingston invited Library Board President Bill Coffee to present the final plan for the new library. Mr. Coffee introduced Library Board member Richard Adamczyk and architect Michael Mackey.

Mr. Adamczyk stated that during the decision making process, the Library Board listened to what residents wanted and the new library will be an asset to La Grange.

President Asperger opened discussion to the Trustees.

Trustee Horvath expressed his concern with traffic and pedestrian safety. Community Development Director Patrick Benjamin noted that staff will work with the Library in developing a plan to address pedestrian safety as recommended by the Plan Commission.

Trustee Horvath inquired if Library employees are willing to park in the parking structure and walk to the library building. Mr. Adamczyk indicated they will be required to do so.

Trustee Wolf expressed concerns about setbacks and safety along La Grange Road. Trustee Langan agreed that safety is a big issue, however is confident that staff will work with the library to ensure pedestrian safety.

Trustee Horvath noted his agreement with fence height but expressed concern with the dispersion of lighting. Community Development Director Patrick Benjamin indicated that it was within code.

Trustee Cremieux complimented the Plan Commission, architect and all involved for their hard work on this project.

Trustee Langan agreed that the Library did a great job of listening and applying what residents wanted.

Trustee Pann concurred with the Board adding the new Library will be a dignified asset to La Grange.

Trustee Wolf inquired about the need to rezone the parking lot and Plan Commissioner Chair Steve Randolph noted the Library belongs in the I-B classification and the rezoning of the parking lot portion is only for this project. Trustee Wolf inquired if it was necessary to present changes to the voters since the original plan for the library was changed and was informed no.

Trustee Wolf inquired if there were any provisions for food service and was informed no, however there is a kitchenette in the Library. Trustee Wolf also inquired how the Board would know what they approve tonight

is finalized and was informed by Mr. Benjamin that any changes outside of what is approved in the ordinance would have to be brought back to the Village Board.

Approved by roll call vote.

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

President Asperger expressed her concurrence with the unanimous vote for the new library and commended the efforts of everyone involved.

- B. Budget Amendment (Resolution #R-05-19) – La Grange Business Association / Our Hometown Holiday - 2005 Christmas Walk Sponsorship: Referred to Trustee Langan

Trustee Langan explained that the December 3, 2005 Hometown Holiday Christmas Walk has always been a positive reflection of the Village of La Grange and brings shoppers into the community. In the past, the Village has co-sponsored this annual event in an amount of \$8,500, however, due to the growth and popularity of the event the La Grange Business Association is requesting an increased of \$3,500.

It was moved by Trustee Langan to support the Hometown Holiday Christmas Walk's cost of advertising and marketing for 2005 in an amount not to exceed \$12,000, with the conditions as outlined in the Village's sponsorship policy and approve the resolution and budget amendment for the increase of \$3,500 using General Fund reserves, seconded by Trustee Cremieux.

Trustee Horvath inquired as to what the sponsorship funds would be used for and Ms. Taylor Jaeger indicated that more activities have been incorporated as well as marketing and advertising. Ms. Jaeger also noted that the Village is a co-sponsor and the businesses incur a larger percentage for the affair. Trustee Langan explained that under the Village's sponsorship policy the La Grange Business Association is required to provide a complete financial statement.

Trustee Wolf inquired if any savings had incurred with the cancellation of the Halloween Walk and was informed that event is usually a minimal amount.

Approved by roll call vote.

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

President Asperger announced that along with the La Grange Business Association's event on Saturday, December 3, the West End Business District would also have a holiday festival walk on Friday, December 9.

C. Preliminary Review of the Proposed 2005 Property Tax Levy Request:
Referred to Trustee Wolf (Resolution #R-05-20)

Trustee Wolf stated that this is a preliminary review of the proposed 2005 property tax levy request and invited Finance Director Lou Cipparrone to present the item.

Finance Director Cipparrone indicated the Property Tax Limitation Act (referred to as the Tax Cap) limits the increase in property tax extensions, exclusive of debt service and new property growth, to 5%, or the percent increase of the Consumer Price Index (CPI) whichever is less, the CPI for the 2005 tax levy determined as of December 2004 was 3.3%. Director Cipparrone continued explaining that the Truth in Taxation Law requires a preliminary review of the proposed tax levy at least 20 days prior to its adoption if the aggregate levy is more than 5% greater than the prior year's extension, exclusive of debt service, the Village must hold a public hearing before adopting the proposed property tax levy. Since the proposed Truth in Taxation levy request, excluding debt service, shows a total increase of 4.54% over the prior years' extension, the Village of La Grange is not required to hold a public hearing regarding the 2005 property tax levy.

Director Cipparrone noted that the La Grange Public Library is a municipal library not a library district, therefore the library levy is a part of the Village levy. The Library's tax levy request represents an increase of 4.54% over the 2004 property tax levy extension. Director Cipparrone added that the Village files a Special Service Area levy with Cook County to fund on-going maintenance of the Central Business District, however the Special Service area tax levy is not subject to the Truth in Taxation requirements.

At this time the Village is merely announcing the 2005 preliminary tax levy and the ordinance adopting the 2005 tax levy will be presented at the December 12, 2005 Village Board meeting.

Director Cipparrone introduced the Village's Actuarial Consultant Mr. Tim Sharpe who addressed previous questions from residents and

elaborated on the history and future of Police and Fire Pension Fund Levies.

Trustee Cremieux inquired if the Village would need to take action on any issues regarding the pension funds and was informed no.

Trustee Livingston noted that future budgets take into consideration anticipated retirements within the Village.

It was moved by Trustee Wolf that the Village Board approve the Resolution announcing the estimated 2005 tax levy of \$6,136,826, exclusive of debt service, which is a 4.54% increase from the 2004 tax levy, seconded by Trustee Langan.

Approved by roll call vote.

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

- D. Professional Service Agreements – Financial Consultant & Bond Counsel for Refunding of 1998 Residential Streetlight Bond Issue: referred to Trustee Wolf

Trustee Wolf explained that due to current market rate conditions, the Village has explored the possibility of refunding the \$3.9 million 1998 Residential Streetlight bond issue. Trustee Wolf added that the bonds mature December 1, 2017 and carry an average interest rate of 4.65% and if the Village were to refund the outstanding bonds in the amount of \$2.8 million, it is anticipated that the Village would save approximately \$100,000 in interest.

Trustee Wolf moved that the Village Board engage Speer Financial as financial consultant in the amount of \$9,500 and Holland & Knight as bond counsel in the amount of \$15,000, for professional services related to the refunding of the 1998 Residential Streetlight Program alternate revenue bonds, seconded by Trustee Pann.

Approved by roll call vote.

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

E. Utility System Relocation Project – Change Order Request: Referred to Trustee Livingston

Trustee Livingston indicated the construction of the Central Business District parking structure made it necessary to relocate and bury the overhead utilities in the alley behind the Village Hall. Trustee Livingston explained that the original contract of \$349,577 was awarded to Lyons Electric Company of La Grange, Illinois, however several factors and numerous conflicts with Commonwealth Edison resulted in extras to the original contract.

Trustee Livingston summarized the additional labor and equipment expenses incurred by Lyons Electric, noting that the Village will attempt to seek reimbursement from Commonwealth Edison and the contractor.

Trustee Livingston moved that the Village Board approve Change Order Request No. 3 for the Utility System Relocation Project in the amount of \$17,896,96, seconded by Trustee Pann.

Approved by roll call vote.

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

F. Parking Structure – Change Order Request: Referred to Trustee Cremieux

Trustee Cremieux indicated the original contract to construct the Village's Central Business District parking structure was awarded to Paul H. Schwendener, Inc. of Westmont, Illinois for \$7,266,710. Trustee Cremieux added that during the construction process several modifications were necessary. Trustee Cremieux summarized the changes and modifications which resulted in change orders and additions to the original contract.

Trustee Cremieux moved that the Village Board approve the Change Order Request for the parking Structure Project in the amount of \$27,078, seconded by Trustee Langan.

Trustee Horvath questioned the chiller pipe modifications and Village Manager Pilipiszyn noted this will accommodate the potential to relocate the Village Hall HVAC unit atop the parking structure in the future.

Approved by roll call vote.

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

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn announced that the construction of the parking structure is anticipated to be completed by the annual Holiday Walk on Saturday, December 3.

Manager Pilipiszyn noted that Hillgrove Avenue is open to traffic and temporary lighting will be installed in the West End Business District while issues are being resolved with the Illinois Department of Transportation.

Lastly, Manager Pilipiszyn congratulated Fire Chief Fleege who has been asked to serve on the Executive Board of the Mutual Aid Box Alarm System, Division 10. This is the regional organization which coordinates emergency responses for the area.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

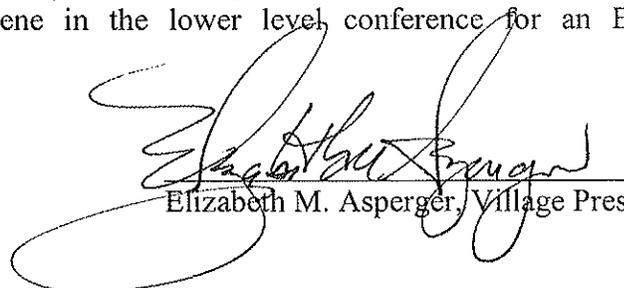
Reverend Deborah Williams referenced the last Zoning Code Review meeting and suggested that the Village should be sensitive as it gives further consideration to whether the eastside neighborhood should remain two-family or re-zoned single-family.

8. EXECUTIVE SESSION

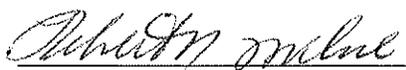
9. TRUSTEE COMMENTS

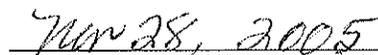
10. ADJOURNMENT

At 9:50 p.m. it was moved by Trustee Langan and seconded by Trustee Cremieux to adjourn and reconvene in the lower level conference for an Executive Committee meeting.


Elizabeth M. Asperger, Village President

ATTEST:


Robert N. Milne, Village Clerk


Approved Date