

## MINUTES

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

Monday, September 12, 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 7:34 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Cremieux, Horvath, Langan, Livingston, and Wolf with President Asperger presiding.

ABSENT: Trustee Pann

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

### 2. PRESIDENT'S REPORT

President Asperger noted several events held on September 10 and 11. The West End Art Festival; a Memorial Service conducted by the American Legion, Robert E. Coulter Post; Patriot's Day Celebration at St Cletus Church; and the Race Unity Rally sponsored by the Community Diversity Group were all well attended. At the Race Unity Rally, former Village Trustee Ken Eastman was presented with a lifetime achievement award.

Earlier this evening President Asperger assumed the role as Chair of the Liquor Commission which considered an application submitted by Emilio's Sunflower Bistro. A favorable recommendation will be made to the Village Board on September 26.

The Plan Commission will meet tomorrow evening to consider map amendments to the zoning code for 137 North Kensington Avenue and 400 East Elm Avenue and on Tuesday, September 27 the Plan Commission will conduct a follow-up public workshop session regarding the construction of the new Library. The Library's temporary location at 405 Shawmut is now open.

With great pride President Asperger commended the La Grange Police Department, specifically Patrol Officers Andy Peters, Russ Chorley, Telecommunications Operators Kathy Lockwood and Holly Seymour for their professionalism and calm demeanor while handling the recent attempted armed robbery. President Asperger also conveyed congratulations to the Police Department for the apprehension of those involved in recent residential burglaries.

President Asperger thanked the community for their interest in helping the victims of hurricane Katrina and informed them that monetary donations could be sent to the Red Cross or non-perishable food and clothing are being collected and disbursed through the Village of Hillside. Residents were directed to visit the Village's website for detailed information on how to help.

Lastly, President Asperger invited and encouraged residents to attend public meetings regarding the comprehensive review of the Zoning Code, the first to be held on September 22 at Gurrie Jr. High School.

### 3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Dean Bissias, Executive Director of the Park District of La Grange noted his presence if the Village Board should have any questions regarding their item on the agenda.

Rob Wessel, 200 block of South Peck requested the President address the issue of the federal grant being used for commuter parking.

President Asperger noted that Mr. Wessell's query had been previously addressed several times by past Village President Timothy Hansen, however President Asperger reviewed the history of the Village's application for grant funds under the recently approved federal transportation bill. Village Manager Pilipiszyn noted the scope of the application may have changed, however the Village has satisfied criteria necessary for the successful award of federal funds on the project.

Kathy Deane, 110 S. Ashland expressed her belief that there is a deliberate attempt to deceive the federal government to obtain funds for the parking structure. Ms. Deane also questioned the end date of TIF.

President Asperger responded that the Village has been advised on several occasions by Congressman Lipinski that federal funds may be used for the parking structure being constructed behind the Village Hall and that in no uncertain terms has the past or present Village Board, volunteer advisory boards or staff been deceitful.

President Asperger explained that the end date of TIF is yet to be determined by Cook County and the Village has no bearing in their interpretation. The Village will have the option to pre-pay, without penalty, the tax-exempt TIF revenue note which is being considered this evening. President Asperger noted that future workshops will be held to discuss the future of TIF.

4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (O-05-25) – Special Use/Site Plan Approval to Allow Child Day Care Services Within the C-2 Limited Service Commercial District, Little People’s Country and Cindy Perkins, 12 N. Catherine Avenue
- B. Ordinance (O-05-26) Design Review Permit #67 and Façade Renovation/Restoration Loan #45 – 17-19 South La Grange Road, Rich Tucker
- C. Purchase – Fire Department/HVAC Unit (Pro Heating of La Grange Park, Illinois \$11,730)
- D. Consolidated Voucher 050822 - \$689,023.19
- E. Consolidated Voucher 050912 - \$1,201,641.19
- F. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, August 8, 2005

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

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

5. CURRENT BUSINESS

- A. Ordinance (O-05-27) – Re-subdivision / Consolidation of Lots, 500-536-550 East Avenue: Referred to Trustee Livingston

Trustee Livingston explained the conditions and circumstances by which the properties occupied by Burke Beverage would be re-subdivided and consolidated. Trustee Livingston noted that if the re-subdivision and consolidation are approved the Park District of La Grange hopes to purchase and rezone the property in order to operate an indoor recreational facility. Trustee Livingston indicated the Plan Commission held a public meeting regarding this application and found that the proposed re-subdivision / consolidation met the requirements of all applicable codes and unanimously recommends approval to the Village Board.

It was moved by Trustee Livingston that the Village Board approve the re-subdivision / consolidation of 500-536-550 East Avenue, seconded by Trustee Langan.

Trustee Wolf inquired if the purchase by the Park District has been finalized and Executive Director of the Park District Dean Bissias indicated not yet. Trustee Livingston noted that regardless of the outcome with the Park District the applicant desires to effect this consolidation / re-subdivision. Approved by roll call vote.

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

- B. Ordinance – (1) (#O-05-28) Zoning Map Amendment – I-1 Light Industrial to I-B Institutional Buildings District and (2) (#O-05-29) Zoning Text Amendment Relating to Parking Standards to operate a community recreational facility, 536 East Avenue, Park District of La Grange: Referred to Trustee Livingston

Trustee Livingston stated that in April 2005 the La Grange voters passed a referendum to assist in funding a new indoor recreation and maintenance facility for the Park District of La Grange. The Park District of La Grange proposes to operate an indoor recreational facility and community center at 536 East Avenue. Trustee Livingston identified several public meetings conducted by the Plan Commission in order to consider zoning and parking requirements. The Park District has applied for a zoning map amendment to rezone the property from the I-1 Light Industrial District to the I-B Institutional Buildings District. The Plan Commission recommended that the ordinance contain a reversionary clause stating that if at any time, the Park District of La Grange ceases to own or operate a

public recreation facility at the subject property, the zoning will revert back to the I-1 Light Industrial District. Trustee Livingston noted a correction to the ordinance in the agenda packet approving the zoning map amendment at 536 East Avenue on page 5-B.5 Section 3 the third line should read, "or if the subject property at any time is not maintained by the Park District."

Trustee Livingston added that a text amendment to establish a parking standard for indoor recreational facilities is also needed and the Plan Commission strongly recommended that the Park District enter into a Memorandum of Understanding with the Village agreeing to implement the recommendations of the Traffic and Parking Study conducted by KLOA at the Park District's expense.

Trustee Livingston explained that this item would require a separate vote to approve the zoning text amendment and another for the zoning map amendment.

It was moved by Trustee Livingston to approve the Zoning Text Amendment to establish a parking standard for indoor recreational facilities at one space per four occupants of design capacity, seconded by Trustee Langan.

Trustee Cremieux asked if the Memorandum of Understanding regarding the traffic study had been finalized and Community Development Director Patrick Benjamin stated if approved the Park District agreed that it would enter into such an agreement with the Village and implement the recommendations contained in the report. Executive Director of the Park District Dean Bissias agreed.

Trustee Cremieux expressed his concerns with the lack of adequate pedestrian access to this facility. For example, the lack of sidewalks and traffic signals at the intersection of 47<sup>th</sup> Street and East Avenue was cited. Eric Russell of KLOA discussed striping cross walks for improved pedestrian safety.

Approved by roll call vote.

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

It was moved by Trustee Livingston to approve the Zoning Map Amendment to rezone the property from I-1 Light Industrial to I-B Institutional Buildings District, seconded by Trustee Langan. Approved by roll call vote.

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

- C. Ordinance (#O-05-30) – Authorizing Issuance of \$4,500,000 Tax-Exempt TIF Revenue Note, Series 2005 for Construction of Parking Structure, and Amending Section 14 of Ordinance No. O-03-13: Referred to Trustee Wolf

Trustee Wolf explained that the Fiscal Year 2005-06 Village budget provides for the issuance of debt in the amount of \$4.5 million to partially fund the construction of the parking structure located behind the Village Hall. Staff has been working with financial consultant, Phil McKenna from Kane, McKenna Capital, Inc., bond counsel Holland and Knight and representatives from First National Bank of La Grange to finalize the debt issue. Trustee Wolf noted that representatives from each institution are present to answer any questions.

Trustee Wolf stated that final negotiations with First National Bank of La Grange have resulted in the proposed issuance of a \$4,500,000, tax-exempt, TIF revenue note with a fixed interest rate of 3.85 percent and a term of 6 years, scheduled to mature with the end of the TIF District as determined by Cook County. Trustee Wolf noted that when federal grant funds are received the note may be retired in whole or part without premium.

In connection with approving the ordinance authorizing the issuance of the \$4,500,000 Series 2005 TIF Revenue Note, the Village must also amend Ordinance O-03-13 which authorized the issuance of the \$6,000,000 Series 2003 TIF Refunding Note. Ordinance O-03-13 included a provision that no additional notes be issued in a similar lien position with the Series 2003 Refunding Note. However, since the Series 2005 TIF Parking Structure Note is to be issued on a parity basis with the Series 2003 TIF Refunding Note, both being held by First National Bank of La Grange, Ordinance O-13-03 must be amended to reflect that no additional notes shall be issued in a similar lien position with the Series 2003 Refunding Note without the prior written consent of the registered owner of the Series 2003 Refunding Note.

It was moved by Trustee Wolf to approve staff's recommendation to execute the credit agreement and adoption of the ordinance issuing a \$4,500,000 Tax Exempt Tax Increment Revenue Note, Series, 2005 to partially fund the construction of the parking structure located behind the Village Hall, seconded by Trustee Cremieux.

Trustee Horvath inquired if the Village has adequate funds if Cook County determines the end of TIF to be at 23 years rather than 24. Finance Director Cipparrone indicated yes.

Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, and Livingston  
Nays: Trustee Wolf  
Absent: Trustee Pann

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn announced that a base course of asphalt is scheduled to be applied next week at the reconstruction project on Hillgrove Avenue.

Manager Pilipiszyn gave an update on the construction of the parking structure noting that concrete is being poured on the final level. Interior mechanical, electrical and plumbing work is progressing and exterior pre-cast panels are being installed.

Manager Pilipiszyn explained that the electrical cut-over is tentatively scheduled for Friday, September 23 which may result in closure of the Village Hall.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

David May, 400 Eighth Avenue expressed his concern for pedestrian safety at the site of the new recreational center. Mr. May hoped the Village would consider a pedestrian crossing at the Indiana Harbor Belt Railroad and Maple Avenue prior to the opening of the recreation center.

Chris Walsh, 31 S. Spring expressed his thanks to the Village with respect to the Park District and their new recreational center.

Jim Palermo, 216 S. Ashland expressed his concern with early evening mosquito spraying and believes the Village should introduce e-mail or voice message notification to residents. Mr. Palermo stated the Village needs to push information to the residents rather than the residents having to pull information from the website or cable television.

Village Manager Robert Pilipiszyn noted the importance of mosquito spraying to prevent West Nile Virus. Although the Village has no control on the scheduling of mosquito spraying, which is conducted by the Des Plaines Valley Mosquito Abatement District, the Village will post notification on the Village website and cable channel 6 as soon as the information is received. Community Development

Patrick Benjamin encouraged Mr. Palermo to contact the abatement district regarding his concerns.

Rose Naseef, 911 S. Stone expressed her concern with tear downs and noted the posted deadline for responding to suggestions for amending the zoning code. President Asperger stated the public can and is encouraged to continue to submit comments. Patrick Benjamin noted that public meetings would be held the first being September 22 at Gurrie Jr. High School; on October 13 at Cossitt School; and on October 27 at the Community Center. Mr. Benjamin also communicated that notification of these meetings has been submitted to local newspapers and posted on the Village website and cable network.

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

Trustee Wolf stated her agreement to establishing an e-mail response list for residents.

Trustee Cremieux acknowledged his confidence in his predecessors and staff for their decisions on the parking structure. Trustee Cremieux expressed his dissatisfaction in being accused of fraudulent behavior and requested counsel review any item which may need legal clarification.

Trustee Horvath requested something in writing from Congressman Lipinski noting the federal grant money to be awarded and used for the parking structure. Trustee Wolf concurred.

President Asperger directed counsel to contact Congressman Lipinski's office and obtain something in writing.

Trustee Langan indicated the Village has the capability to use a reverse 911 telephone message system and has done so in the past for emergency purposes.

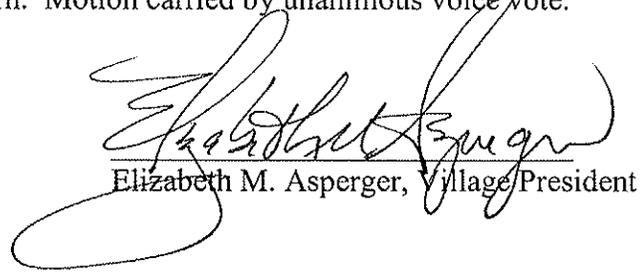
Trustee Horvath submitted his recommendation for a resident e-mail list to use for notification purposes.

Trustee Cremieux requested additional information of cost for compiling a resident e-mail list and to inquire if other municipalities have such a list

Trustee Horvath believes the Village should take the lead in establishing a residential e-mail list.

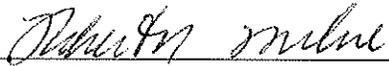
10. ADJOURNMENT

At 8:50 p.m. it was moved by Trustee Langan and seconded by Trustee Cremieux that the Village Board adjourn. Motion carried by unanimous voice vote.



Elizabeth M. Asperger, Village President

ATTEST:



Robert N. Milne, Village Clerk

09-26-05  
Approved Date