

Village of La Grange Park
Village Work Session Minutes
June 12, 2018

A Work Session meeting of the Village Board of the Village of La Grange Park, Illinois was held in the Village Board Room of the La Grange Park Municipal Building on Tuesday, June 12, 2018.

President Discipio called the meeting to order at 7:31 pm. President Discipio asked all in attendance to rise for the Pledge of Allegiance. He then asked Village Clerk Seidel to call the roll.

Board Members in attendance were:

Trustees:
Scott Mesick
Patricia Rocco
Michael Sheehan
James Kucera
Robert Lautner
Jamie Zaura

Village President: James Discipio

Also in Attendance were:

Village Manager:	Julia Cedillo
Assistant Village Manager:	Emily Rodman
Village Attorney:	Cathy Keating
Village Clerk:	Amanda Seidel
Finance Director:	Larry Noller
Village Engineer:	Paul Flood
Police Chief:	Ed Rompa
Director of Building/Fire:	Dean Maggos
Public Works:	Brendan McLaughlin
Youth Commissioner:	George Anagos

Village Clerk Seidel informed President Discipio a quorum was present.

Public Participation

Gary Metz of 808 Sherwood mentioned his concern of a negative impact on streets like Robinhood and run off water. Nina Kawalek of 700 L Grange Road expressed how she was dissatisfied with the 3 options and asked why a rebuild letter can't be given; she discussed financial changes, underwriting, and the zoning code and distributed a packet to the Village Board. Tracey Connelly of 721 N. Brainard mentioned how she does not want to see 2 flats where single family homes are and the negative impact on property values. Tracey White of 510 N. La Grange Road expressed her concern with extra parking lots, extra apartment building, and water runoff. Brad Spaulding of 714 N. La Grange Road owner of a 2-flat asked that R1 stay R1 and R2 stay R2; he discussed his issues with insurance, selling, refinancing, and reverse mortgage. Pat Cassidy of 338 N La Grange Road discussed his hardship as a 2-flat owner and discussed how his 2 flat has been there since 1910 with history of the 2-flats. Mary Purcelli of 711 N. La Grange Road discussed the challenges of 2-flat owners currently in a R1

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District Fran Peters of 433 N. Ashland mentioned how she does not agree with blank R2 rezoning. Pat Kushner of 728 N. La Grange Road mentioned her support for rezoning to R2 and history since she moved in in 1976. Mrs. Pat Cassidy of 338 N. La Grange Road mentioned how there was never an issue when LaGrange was zoned R2 and how this is an issue with all 2-flats in the Village that need to be addressed as a whole. Rob Konzul of 713 Beach discussed how this is a hardship issue for all 2 flat owners and discussed the economy and how this issue needs to be addressed. Village President Discipio discussed the following to provide clarification; background, intent, and communication process to residents through; publication, e-briefs, and the website.

Administration Committee Items

Trustee Lautner summarized the Village Board Agenda Memo Regarding Prevailing Wage Rate. At the end of discussion there was a *Consensus to place a motion to adopt “An Ordinance Ascertainning Prevailing Wage Rates for Construction Work in Cook County” on the Consent Agenda at the June Village Board Meeting. The Youth Commission was in Consensus*

Building & Zoning Committee Items

Trustee Zaura summarized the Village Board Agenda Memo regarding Zoning Application No. 2018-05, 303 E. 31st Street-Zoning Variation. At the end of discussion there was a *Motion by Trustee Zaura to approve an ordinance granting a certain variation for 303 E. 31st Street (Public Hearing No. 2081-05). The motion was seconded by Trustee Sheehan and passed unanimously by roll call vote. The Youth Commission was in Consensus.*

Trustee Zaura summarized the Village Board Agenda Memo regarding Zoning Application No. 2018-04, Rezoning of Certain Properties along La Grange Road-Map Amendment Request. Assistant Village Manager Rodman presented a Power Point Presentation including; background, process, PZC, public hearings, scope, options, text amendment, rezoning, bulk regulations, and Village Board discussions. There were three potential motions that were discussed; (Option 1) to remand the application for a Map Amendment to rezone certain properties along LaGrange Road (Public Hearing No. 2018-04) back to the Planning & Zoning commission for the purpose of considering rezoning only those properties in the Map Amendment Application which are currently two-family dwellings to the R-2 Two Family Residence District. (Option 2) to deny a Zoning Application for a Map Amendment to rezone certain properties along LaGrange Road (Public Hearing No. 2018-04) and direct village staff to proceed with an application for a Map Amendment to rezone those properties along La Grange Road that are currently two-family properties to R-2 Two Family Residence District. (Option 3) Direct Village staff to prepare an Ordinance Approving an Application for a Map Amendment to Rezone Certain Properties along La Grange Road (Public Hearing No. 2018-04).

Discussion began with Trustee Zaura mentioning her support for Option 1 with an addition of discussing residential design guidelines to preserve character of La Grange Road; she also mentioned design guidelines in other communities. Trustee Lautner mentioned his support for Option 1 but was looking for clarification regarding the Comprehensive Plan and Zoning Code. Assistant Village Manager Rodman clarified the R2 Standards as well as controlling bulk through building coverage and impervious surface coverage. Assistant Village Manager Rodman clarified how staff will identify single family versus two-family homes. Trustee Rocco discussed her support for Option 3 but would consider Option 1. Trustee Rocco discussed notice to residents and her support for remanding back to PZC to reopen the Public Hearing. Trustee Mesick mentioned as a past 2-flat owner his support for Option 1, and discussed unique character, comp plan as well as logic and compassion. Trustee Sheehan mentioned his support for Option 1 and thanked staff for all their work.

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Trustee Kucera mentioned how he was in favor of Option 1 but would have considered Option 3; he mentioned his work in the real estate arena. Attorney Keating clarified design requirements. Attorney Keating clarified legal process, publication in newspaper, certified mail notice as well as public hearing versus public comment. Discussion moved to sending an additional letter to residents with a comment on the envelope for noticeability. Attorney Keating recommended remand back to the PZC including a public hearing with notice by publication in the newspaper and certified mail.

At the end of discussion Trustee Rocco made a motion remand the application for a Map Amendment to rezone certain properties along LaGrange Road (Public Hearing No. 2018-04) back to the Planning & Zoning commission for the purpose of considering rezoning only those properties in the Map Amendment Application which are currently two-family dwellings to the R-2 Two Family Residence District & to consider proceeding with a Map Amendment to rezone 114 parcels along La Grange Road back to R-2 Two Family Residence District. The Motion was seconded by Trustee Zaura. Trustee Rocco WITHDREW her motion.

Trustee Zaura made a motion (option 1) to remand the application for a Map Amendment to rezone certain properties along La Grange Road (Public Hearing No. 2018-04) back to the Planning & Zoning commission for the purpose of considering rezoning only those properties in the Map Amendment Application which are currently two-family dwellings to the R-2 Two Family Residence District. The motion was seconded by Trustee Mesick.

Trustee Rocco made a motion to amend Trustee Zaura's motion to include a Public Hearing with notice by publication in the newspaper and certified mail. The amended motion was seconded by Trustee Zaura. Village Clerk Seidel called Roll: Mesick-no Rocco-yes Sheehan-no Kucera-no Lautner-no Zaura-no. Amended motion failed 5 to 1.

Village Clerk Seidel called roll for Trustee Zaura's original motion of Option 1: Mesick-yes Rocco-yes Sheehan-yes Kucera-yes Lautner-yes Zaura-yes. Motion to remand the application for a Map Amendment to rezone certain properties along La Grange Road (Public Hearing No. 2018-04) back to the Planning & Zoning Commission for the purpose of considering rezoning only those properties in the Map Amendment Application which are currently two-family dwellings to the R-2 Two Family Residence District passed unanimously by roll call vote.

The Youth Commission was in favor of Option 1.

Engineering & Capital Projects Committee Items

Trustee Kucera summarized the Village Board Agenda Memo regarding 2018 Patching Program. At the end of discussion there was a *Consensus to place the motion accepting the lowest responsible bid from TBD in the amount TBD plus a TBD percent contingency, for completion of asphalt overlay patching on the Agenda at the June Village Board Meeting.*

Finance Committee Items

Trustee Rocco summarized the Village Board Agenda Memo regarding Utility Bill Printing. Finance Director Noller clarified 1 year agreement and timeline questions for the Village Board. At the end of discussion there was a *Consensus to place the motion approving Sebis Direct to provide utility bill print and mailing services and authorize the Village Manager to sign an agreement on the Consent Agenda at the June Village Board Meeting. The Youth Commission was in Consensus.*

Commercial Revitalization Committee Items

Trustee Kucera summarized the Village Board Agenda Memo regarding 1015/1017 E. 31st Street-Reinstatement of Redevelopment Agreement. At the end of discussion there was a *Motion by Trustee Kucera to adopt an ordinance of the Village of La Grange Park, Cook County, Illinois, Approving the reinstatement of a redevelopment Agreement for the redevelopment of 1015 and 1017 E. 31st Street. Trustee Zaura abstained from the vote. Trustee Mesick seconded the motion and the motion passed 5 to 1 (Zaura abstained) by roll call vote.*

Other Reports

President Discipio called upon Village Manager Julia Cedillo for a report. Village Manager Cedillo began by mentioning an upcoming meeting at noon she will be attending.

The next report was from President Discipio. He began by reading the Village Board Memo regarding Commission Appointments-2018. At the end of discussion *Trustee Mesick made a motion to rescind the May 8, 2018 appointment of Brian Lisek to the Traffic, Safety and Engineering Committee (as it was made in error) and to appoint Matt Huffman to same for a term to expire in May 2020. The motion was seconded by Trustee Rocco and passed unanimously by roll call vote.*

President Discipio moved on to mentioning the upcoming WCMC Dinner with Village Manager Cedillo being presented the John Williams Achievement Award.

President Discipio called upon Village Clerk Seidel for a report. She had nothing to report.

New Business

There was none.

Adjourn

Since there was no further business to be brought before the Village Board Meeting, President Discipio said he would entertain a motion to adjourn into Executive Session. *Trustee Mesick made a motion to move into Executive Session for the purpose of discussing the following Collective Bargaining in accordance with 5 ILCS 120/2 (c)(2). The motion to adjourn into Executive Session was seconded by Trustee Lautner and passed unanimously by roll call vote.*

Meeting adjourned at 9:28pm.

Respectfully submitted,



Amanda G. Seidel
Village Clerk