

Village of La Grange Park  
**SPECIAL VILLAGE BOARD MEETING**  
Strategic Planning Workshop  
June 18, 2018

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A Special Village Board Meeting- Strategic Planning Workshop of the Village Board of the Village of La Grange Park, Illinois was held in the Village Hall Community Room of the La Grange Park Municipal Building on Monday, June 18, 2018.

President Discipio called the meeting to order at 6:10 pm.

Board Members in attendance were:

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

Village President: James Discipio

Board Members absent were:

Michael Sheehan

Also in Attendance were:

Village Manager:	Julia Cedillo
Assistant Village Manager:	Emily Rodman
Village Engineer:	Paul Flood
Police Chief:	Ed Rompa
Director of Building/Fire:	Dean Maggos
Public Works:	Brendan McLaughlin

**Public Comment**

There was none.

**Village President Opening Comments**

President Discipio thanked the Village Board and staff for coming out as well as thanking Joe Hassel and Jerry Walleck of Perkins Eastman. President Discipio also introduced Braden Russel from Plante Moran.

**Introduction & Purpose**

Village Manager Cedillo discussed the reason for the evenings Strategic Planning Session is to have an interactive dialogue and receive Board feedback. She went through the handouts distributed to the Village Board. She discussed the CBRE Brochure for marketing Village Market. She discussed the Village Market Parcel Map. She discussed the Village of La Grange Park demographic sheet. Village Manager Cedillo discussed an Overview in Strategic Planning Discussions as well as recognitions to date of the Village. Village Manager Cedillo moved on to background including; 2012 Strategic Planning on Economic Development & Local Revenue Study, 2014 Strategic Planning on Village Priorities, 2015 Strategic Planning on Economic Development Incentives & Long Term Capital Planning, 2016 Planning, and 2017 Strategic Planning on Creating a Vision for Commercial and Economic Development. She moved on to discussing progress including TIF and Business Development Districts.

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Topic Area: Creating a Vision for Commercial Revitalization- Village Market

Village Manager Cedillo and Assistant Village Manager Rodman discussed vision for commercial revitalization of the Village Market and what has changed since 2012. They moved on to discussing the Village Market and Pancake House Properties. Village Manager Cedillo discussed concerns including; communication, no site beautification, infrastructure concerns, and leasing challenges. Assistant Village Manager Rodman discussed site design challenges including parking, traffic, inconsistent signage, dated façade, and inadequate storm water management.

Presentation by Joe Hassel of Perkins Eastman

Village Manager introduced Joe Hassel. Joe Hassel began with a presentation and discussed the future potential of the Village Market. He discussed the Jewel site, the Pancake Property, and Village Market. He discussed location and the benefits of the Village of La Grange Park. He discussed combinations of retail and residential housing. He discussed multi-story building with the potential of senior housing above retail. He discussed a strategy moving forward plus different concepts and “what if” scenarios. Discussion moved to SB Friedman and how they can assist in next steps. Assistant Village Manager Rodman asked for clarification of her concerns with the senior housing component.

Discussion moved to process, vision, wants & desires of the Village Board and the community in addition to the flow with the current market, He moved on to next steps and discussed the Village Board and community coming together with a master plan and strategies before the Village approaches the land owner. Joe Hassel moved on to market analysis and public policy. Fire Chief Maggos discussed the shift and trends he is seeing in regards to the senior community. Discussion moved to current trends.

Village Manager Cedillo discussed how this is a good opportunity for discussion and next steps is for a more formal analysis. She discussed the attempt at the CMAP Grant for a Market Feasibility Study which was not successful. Assistant Village Manager Rodman discussed potential for what the Village Board would like to see in Commercial Space. She moved on to discuss the feasibility study. She moved on to discuss the Zoning Code. Village Manager Cedillo mentioned having Fran of SB Friedman coming back to talk to the Village Board. Trustee Mesick mentioned importance of public safety and pedestrian friendly accessibility. Trustee Rocco voiced her concern about the push for senior living when she sees a young community to cater to. Chief Maggos discussed the effects of the Paid on Call Fire Department. The Village Board discussed their views, comments, and concerns. Conversation ended with the Village Board wanting to see the best for the residents of the Village of La Grange Park. Joe Hassel and Perkins Eastman summarized possibilities, potential, and current market trends in regards to the Village Market as well as moving forward in a Community.

Wrap Up & Closing Comments


Village Manager Cedillo and Assistant Village Manager Rodman moved on to next steps. They discussed exploring all options and having conversations with the Village Board and the Community for best fit. They discussed maintaining more data for the decision making process. They ended by mentioning having SB Friedman speaking at a future Village Board Work Session. President Discipio thanked everyone.

Adjourn

Since there was no further business to be brought before the Village Board Strategic Planning Meeting, President Discipio said he would entertain a motion to adjourn. *Trustee Lautner made a motion to adjourn. The motion to adjourn was seconded by Trustee Mesick and passed unanimously by roll call vote.*

Meeting adjourned at 8:34pm.

Respectfully submitted,

  
Amanda G. Seidel  
Village Clerk