



December 7, 2009

**VIA HAND DELIVERY**

Mr. Orlando Coryell  
115 S. Spring  
La Grange, Illinois 60525

The La Grange Friends of the Park:

Alica Hanna  
109 N. Ashland  
La Grange, Illinois 60525

Harlan Hirt  
421 S. Spring  
La Grange, Illinois 60525

Edward Kram  
222 N. Kensington Avenue  
La Grange, Illinois 60525

Kathi Harbecke  
440 S. Madison  
La Grange, Illinois 60525

Anne Whiteway  
249 S. Edgewood Avenue  
La Grange, Illinois 60525

Mary Dempski  
300 S. Edgewood Avenue  
La Grange, Illinois 60525

Tom Dempski  
300 S. Edgewood Avenue  
La Grange, Illinois 60525

David Goethals  
1040 S. Edgewood Avenue  
La Grange, Illinois 60525

Cheryl Ciecko  
1040 S. Edgewood Avenue  
La Grange, Illinois

Bianca Velander  
141 N. La Grange Road  
La Grange, Illinois 60525

Kevin Shields  
45 N. Drexel  
La Grange, Illinois 60525

Susie Shields  
45 N. Drexel  
La Grange, Illinois 60525

John Clark  
43 Drexel Avenue  
La Grange, Illinois 60525

Barbara Clark  
43 Drexel Avenue  
La Grange, Illinois 60525

Lorrain Llich  
141 N. La Grange Road  
La Grange, Illinois 60525

Evelyn Llich  
141 N. La Grange Road  
La Grange, Illinois 60525

Marie O'Malley  
141 N. La Grange Road, #306  
La Grange, Illinois 60525

Harry Blacklock  
225 N. Kensington Ave.  
La Grange, IL 60525

Anne Blazeja  
141 N. La Grange Road  
La Grange, Illinois 60525

Julie Blacklock  
225 N. Kensington Ave.  
La Grange, IL 60525



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**Re: *Coryell v. Park District of La Grange* (Case No. 08 CH 44981; Appeal No. 09-256  
*In The Matter Of The Petition Of The Park District Of La Grange* (Case No. 09  
CH 09421))**

Dear Sir/Madame:

The Park District of La Grange strives to provide all citizens of La Grange with improved and modernized recreational facilities and programs. To achieve those goals, the Park District requires substantial resources. That is why the Park District seeks to sell to ARP 2.82 acres of Gordon Park. Consummation of the ARP deal that was approved by 4,312 La Grange voters in the November 2008 referendum would result in a benefit in excess of \$6 million to the Park District and the citizens of La Grange in exchange for two small parcels of land that are not needed for purposes of Gordon Park. Moreover, the projected tax revenues that would flow from the ARP development, once completed, would total close to \$2 million per year. In other words, the Park District, the Village, the Library and the La Grange schools would receive millions of dollars of much needed revenue each year from land that currently generates no taxes whatsoever.

Unfortunately, it is now apparent that the Park District's efforts to secure approval of the ARP transaction and to achieve those substantial benefits will be bogged in litigation, both at the trial and appellate court levels. To be clear, the Park District fully believes in the merits of its position and is confident that, at day's end, it would prevail in each action. Nevertheless, protracted litigation is expensive and distracting for the Park District and for the citizens of La Grange. Thus, the Park District seeks, through compromise and settlement, to bring each dispute to a close so that the Park District can dedicate its limited resources to the La Grange parks, Park District programs, Park District operations and, most importantly, the citizens of La Grange.

On November 19, 2009, with the assistance of Judge Gillis, it appeared for the first time that the parties engaged in meaningful settlement dialogue. Unfortunately, the parties were unable to reach agreement. In further effort to bring the parties' disputes to a close, the Park District submits this final settlement offer which (i) addresses major concerns articulated by Objector and Mr. Coryell, and, at the same time, (ii) achieves some of the public benefits the Park District hoped to achieve before litigation ensued. Those settlement terms are as follows:

1. The Park District will sell to ARP only the .78 acres comprising "Parcel 2" of Gordon Park. The sale and this settlement would be contingent on the Park District and ARP agreeing to mutually acceptable sale terms for Parcel 2;
2. During ARP's construction of its development, the Park District will not seek to sell, through any means, Parcel 3 of Gordon Park;
3. The Park District will create an "acquisition and development fund" seeded with \$50,000 from the proceeds the Park District receives from the sale of Parcel 2. Further, the Park District will contribute at least \$10,000 annually to that fund, beginning the year tax revenue is received by the Park District from the






completed ARP development, until such time as the Park District acquires, by whatever means, at least .78 acres to replace the amount of land that comprises Parcel 2. In the event that ARP does not complete its development, the Park District will have no obligation to acquire the .78 acres of land (or more) contemplated in this paragraph, contribute annually \$10,000 to the acquisition and development fund or use the initial \$50,000 contribution to the acquisition and development fund to acquire additional land;

4. The Park District will include Parcel 3 in its plans to improve Gordon Park. To that end, the Park District attaches hereto a revised site plan for Gordon Park that depicts proposed improvements to Parcel 3;
5. Mr. Coryell must agree to dismiss his appeal and Objector must agree to withdraw its objections to the sale of Parcel 2 and forgo any further proceedings with respect to Gordon Park and the ARP development;
6. Settlement is contingent on the Park District, Objector and Mr. Coryell executing a mutually acceptable settlement agreement; and
7. Settlement is contingent on the Circuit Court of Cook County, case no. 09 CH 09421, approving the Park District's sale of Parcel 2 to ARP pursuant to the Park Commissioners Land Sale Act.

As indicated, the Park District Board believes that settlement -- the cornerstone of which is compromise -- provides the parties with the best opportunity to achieve their respective interests, avoid the continued expensive and inconvenience of protracted litigation and benefit the citizens of La Grange now. To that end, the Park District Board has requested that, at her earliest convenience, Judge Gillis conduct another settlement conference. This offer will remain open until that conference is completed. We hope that Objector and Mr. Coryell will participate in that conference in the spirit of the best interests of their fellow citizens. That said, should Objector and Mr. Coryell reject this reasonable offer and continue to prosecute their personnel interests, the Park District remains prepared to prove its case and to sell 2.82 acres of Gordon Park.

Please do not hesitate to contact the Park District Board if you have any questions.

Sincerely,



Timothy Kelpsas, President  
The Park District Board of Commissioners  
Vice President Robert Ashby  
Commissioner Robert Metzger  
Commissioner Mary Ellen Penicook  
Commissioner Christopher Walsh

