

**VILLAGE OF LA GRANGE
VILLAGE BOARD MEETING
MONDAY, AUGUST 25, 2014**

7:30 p.m.

**Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525**

**Thomas E. Livingston
Village President**

**John Burns
Village Clerk**

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING

Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525

AGENDA

Monday, August 25, 2014 – 7:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
 - Trustee Holder*
 - Trustee Kuchler*
 - Trustee Langan*
 - Trustee McCarty*
 - Trustee Nowak*
 - Trustee Palermo*
 - President Livingston*

2. PRESIDENT'S REPORT
 - This is an opportunity for the Village President to report on matters of interest or concern to the Village.*

 - A. Oath of Office – Firefighter/Paramedic Kevin Cahill

 - B. Oath of Office – Police Officer Jin Kang

 - C. Proclamation – Community Diversity Group 23rd Annual Race Unity Rally

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS
 - After the Village Clerk has announced the items included on the Omnibus Agenda and under Current Business, members of the public will have the opportunity to speak about any matter that is listed on this Agenda.*

4. OMNIBUS AGENDA AND VOTE
 - Matters on the Omnibus Agenda will be considered by a single motion and vote because they already have been considered fully by the Board at a previous meeting, or have been determined to be of a routine nature. Any member of the Board of Trustees may request that an item be moved from the Omnibus Agenda to Current Business for separate consideration.*

 - A. Ordinance – Design Review Permit (DRP) #86, 32 South La Grange Road, Al's Charhouse / Casa Margarita

 - B. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, August 11, 2014

 - C. Consolidated Voucher 140825

5. CURRENT BUSINESS
This agenda item includes consideration of matters being presented to the Board of Trustees for action.
6. MANAGER’S REPORT
This is an opportunity for the Village Manager to report on behalf of the Village Staff about matters of interest to the Village.
 - A. Executive Committee Report – Preliminary Review Session for OPUS Development Company, LLC Plans for Development of Former YMCA Property at 31 East Ogden Avenue
7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA
This is an opportunity for members of the audience to speak about Village related matters that are not listed on this Agenda.
8. EXECUTIVE SESSION
The Board of Trustees may decide, by a roll call vote, to convene in executive session if there are matters to discuss confidentially, in accordance with the Open Meetings Act.
9. TRUSTEE COMMENTS
The Board of Trustees may wish to comment on any matters.
10. ADJOURNMENT

The Village of La Grange is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions, regarding the accessibility of the meeting or the Village’s facilities, should contact the Village’s ADA Coordinator at (708) 579-2315 promptly to allow the Village to make reasonable accommodations for those persons.

PRESIDENT'S REPORT

VILLAGE OF LA GRANGE
Fire Department

BOARD REPORT

TO: Village President, Village Clerk, and
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager and
Donald J. Gay, Acting Fire Chief

DATE: August 25, 2014

RE: **OATH OF OFFICE – FIREFIGHTER/PARAMEDIC KEVIN CAHILL**

With the recent resignation of Firefighter/Paramedic Bryan Pattison, a vacancy was created in the La Grange Fire Department. The La Grange Board of Fire and Police Commissioners have appointed Mr. Kevin P. Cahill to the position of Firefighter/Paramedic effective August 4, 2014.

Kevin is a licensed paramedic and he resides in Chicago, Illinois.

We are pleased to present Kevin P. Cahill to the Village Board and we invite him to step forward so that Village Clerk John Burns can administer the oath of office.

Kevin has requested the help of his father Paul, to pin on his badge.

VILLAGE OF LA GRANGE
Police Department

BOARD REPORT

TO: Village President, Village Clerk,
Board of Trustees and Village Attorney

FROM: Robert Pilipiszyn, Village Manager
Michael Holub, Police Chief

DATE: August 25, 2014

RE: **OATH OF OFFICE – POLICE OFFICER JIN KANG**

In April of this year we sent three newly appointed Police Officers to the police academy, however one of the three Officers resigned on the first day of the academy. We were not able to hire a replacement for the Officer at that time since the existing eligibility list was depleted. Therefore we had to conduct a test for entry level Police Officer. The new testing process included the option of establishing a parallel eligibility list of candidates who were already certified as Police Officers in the State of Illinois.

Last month the Board of Fire and Police Commissioners approved a request to hire a candidate from the “Certified Police Officer” list in order to catch up to the staffing level we anticipated for August. The first candidate on that list was Jin Kang.

Jin Kang lives in Arlington Heights, IL is a graduate of Niles West High School and Oakton Community College. He is a 2008 graduate of the Suburban Law Enforcement Academy and was a full-time member of the Oakton Community College Police Department. In August 2009, Jin Kang became a member of our Part-Time Police unit and he has served the Village of La Grange with pride during his tenure as a Part-Time Police Officer.

We are pleased to present Jin Kang to the Village Board. At this time, we invite Jin to step forward so that Village Clerk John Burns can administer the oath of office.

VILLAGE OF LA GRANGE
Administrative Offices

BOARD REPORT

TO: Village President, Village Clerk,
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager

DATE: August 25, 2014

RE: **PROCLAMATION - COMMUNITY DIVERSITY GROUP**
23rd ANNUAL RACE UNITY RALLY

The CommUNITY Diversity Group will hold its 23rd Annual Race Unity Rally in the Village Hall Auditorium on Sunday, September 14, 2014 beginning at 3:00 p.m. The CommUNITY Diversity Group has asked the Village to proclaim Sunday, September 14, 2014 "Race Unity Day" in La Grange.

The unity rally is a recognition and appreciation of the Village's diversity and to celebrate the Village's rich history and contributions made by all of its residents.

It is our recommendation that the Village Board approve the attached proclamation.

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PROCLAMATION

**Village of La Grange
"Race Unity Day"
Sunday, September 14, 2014**

- WHEREAS, the 23rd Annual Race Unity Rally is an event to reaffirm the commitment to achieving race unity in La Grange and surrounding communities; and
- WHEREAS, this year, the CommUnity Diversity Group calls the Village together for a joyous weekend celebration of human diversity culminating with Race Unity Day; and
- WHEREAS, the concept of unity and diversity is deeply rooted in the fabric of our American society; and
- WHEREAS, much progress has been made in the legislative arena, we have much to do yet to bring us together on a personal level; and
- WHEREAS, the Race Unity Rally will demonstrate the commitment of the people of the Village of La Grange and surrounding communities to the principle that all are created equal and come together in recognition of the oneness of humanity;

NOW, THEREFORE, I, Thomas E. Livingston, President of the Village of La Grange, and we the Board of Trustees of the Village of La Grange do hereby proclaim that Sunday, September 14, 2014, is

"RACE UNITY DAY"

We urge all residents of our community to resolve this day to promote in ourselves, our community, state and nation those qualities and attributes which will generate the recognition that all humanity belongs to one family, to fight prejudice wherever it is found, and to assure that all persons have equal opportunities regardless of their race.

Dated at the Village of La Grange, Illinois this 25th day of August, 2014.

Thomas E. Livingston, Village President

John Burns, Village Clerk

2-C.1

OMNIBUS VOTE

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

TO: Village President, Village Clerk,
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager
Patrick D. Benjamin, Community Development Director
Sylvia Gonzalez, Staff Liaison

DATE: August 25, 2014

RE: **ORDINANCE – DESIGN REVIEW PERMIT (DRP) #86, 32 SOUTH
LA GRANGE ROAD, AL’S CHARHOUSE/CASA MARGARITA**

Al Lotfi and Chase Lotfi, owners of Al’s Charhouse/Casa Margarita, appeared before the Design Review Commission at their meeting of August 13, 2014, seeking a Design Review Permit for the property at 32 South La Grange Road.

Mr. Al Lotfi made the presentation informing the Commissioners of the proposed renovations. The renovations include the installation of new illuminated signage, new stone at the base of the building and new doors.

After questions and comments by the Commissioners, the Design Review Commission voted unanimously to recommend approval of Design Review Permit #86 to the Village Board.

Accordingly, staff has prepared the necessary ordinance approving Design Review Permit #86 for the property at 32 South La Grange Road for your consideration.

H-A

ORDINANCE NO. O-14-

AN ORDINANCE GRANTING A DESIGN REVIEW PERMIT FOR
32 SOUTH LA GRANGE ROAD

PASSED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF LA GRANGE

THIS _____ DAY OF _____, 2014.

Published in pamphlet form by authority of the Board of Trustees of the Village of La Grange, County of Cook, State of Illinois this _____ day of _____, 2014.

WHEREAS, Chase Lotfi has filed an application with the Village of La Grange seeking a Design Review Permit to remodel the facade of the property commonly known as 32 South La Grange Road in the Village; and

WHEREAS, the La Grange Design Review Commission held a public meeting on August 13, 2014 to consider the applicant's request for a Design Review Permit; and

WHEREAS, the President and Board of Trustees have considered the applicant's proposal, and are fully advised in the premises; and

WHEREAS, the President and Board of Trustees of the Village of La Grange have authority to issue a Design Review Permit for a facade renovation of a building in a Design Review Overlay District requested by the applicant, pursuant to the applicable provisions of the Illinois Municipal Code and Article 14-403 of the La Grange Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that the applicant has satisfied the standards for a Design Review Permit and that a Design Review Permit should be granted;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, County of Cook and State of Illinois, as follows:

SECTION 1. RECITALS. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

SECTION 2. GRANTING OF DESIGN REVIEW PERMIT. The Board of Trustees acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 14-403 of the La Grange Zoning Code, does hereby grant a Design Review Permit to the applicants to remodel the building on the subject property in strict compliance with plans and specifications for such remodeling attached to this Ordinance as Exhibit 1 and by this reference incorporated into this Ordinance.

**SECTION 3. FAILURE TO COMPLY WITH PLANS AND SPECIFICATIONS
REVOCATION OF PERMIT.** Any failure or refusal of the Applicant to comply with any one of the plans and specifications or provisions of this Ordinance, shall be grounds for the immediate revocation by the Board of Trustees, of the Design Review Permit granted in Section 2 of this Ordinance. In the event of any such revocation, the Design Review Permit shall immediately become null and void and work authorized thereby shall cease and desist immediately.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form for review at the La Grange Village Offices and the La Grange Public Library.

ADOPTED this _____ day of _____, 2014, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2014.

Thomas Livingston, Village President

ATTEST:

John Burns, Village Clerk

Exhibit 1

4-A.3



NEW STONE
"CHILTON IVORY"
SEE PICTURE
BELOW

NEW SOLID WOOD
6'-0" x 7'-0"
ENTRY DOOR
SEE PICTURE
BELOW

NEW STONE
"CHILTON IVORY"
SEE PICTURE
BELOW

EXISTING LIMESTONE
EXISTING LIMESTONE
EXISTING LIMESTONE
EXISTING CONOPSE
EXISTING BRICK

FRONT ELEVATION

SCALE 1/4" = 1'-0"



NEW STONE



NEW FRONT ENTRY DOOR

MINUTES

Design Review Commission of the
Village of La Grange
August 13, 2014

I. CALL TO ORDER AND ROLL CALL:

A meeting of the Design Review Commission was held on August 13, 2014 in the lower level conference room of the Village Hall, 53 South La Grange Road, La Grange, IL and was convened at 7:30 p.m. by Chairperson Andrea Barnish.

Present: (and constituting a quorum): Commissioners McClinton, Pavelka, Reardon, Vizek, Thuma, and Ozer, with Chairperson Andrea Barnish presiding.

Absent: None.

Also Present: Chase Lotfi and Al Lotfi, owners of Casa Margarita/Al's Charhouse, Phil Fornaro, owner of Fornaro Law, Patrick Benjamin, Community Development Director, Angela Mesaros, Assistant Community Development Director, Katie Peterson, Community Development Intern and Sylvia Gonzalez, Staff Liaison.

II. APPROVAL OF MINUTES:

On motion by Commissioner Reardon, seconded by Commissioner Vizek the Minutes of the May 14, 2014, Design Review Commission meeting were approved as typed and distributed.

III. BUSINESS AT HAND:

DRP #86 DESIGN REVIEW PERMIT FOR AL'S CHARHOUSE/CASA MARGARITA, 32 SOUTH LA GRANGE ROAD, AL LOTFI and CHASE LOTFI, Property Owners

Al Lotfi and Chase Lotfi, owners of Al's Charhouse/Casa Margarita and the property at 32 South La Grange Road appeared before the Design Review Commission seeking a Design Review Permit.

Al Lotfi proceeded to present the application stating that the proposed improvements include the installation of new illuminated signage, new stone at the base of the building and new doors. He further stated that they are approaching their 20th anniversary and it is time for a change both inside and out.

Commissioner Barnish asked if any gooseneck lighting would be added or removed.

Chase Lotfi stated that the gooseneck lighting above each sign would be removed and the three lights in the center above the awning at the entrance would remain.

Commissioner Barnish questioned if the size of the proposed signs is the same as the existing.

Chase Lotfi stated that the size of the proposed signs is the same as the existing signage.

Chase Lotfi further informed the Commissioners that the new doors would be custom made and together with the new stone at the base of the building would give the façade a fresher look.

Commissioner Ozer asked if any changes would be made to the windows.

Al Lotfi stated that the windows would be staying the same.

There being no further questions or comments by the Commissioners, on motion by Commissioner Reardon second by Commissioner Vizek the Design Review Commission voted unanimously that Design Review Permit #86 be recommended for approval by the Village Board of Trustees.

CBC #2 COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/ Fornaro Law, 1022 South La Grange Road

Phil Fornaro, owner of the property at 1022 South La Grange Road, appeared before the Design Review Commission seeking a Comprehensive Sign Plan for the building. All present and future tenants of the building would be bound to the approved signage placement, size and style.

Mr. Fornaro proceeded to present the application and plan stating that he opened his law firm a year ago at 1022 South La Grange Road and the firm is the only occupant in the building. He stated that he is looking to create an attractive entryway to La Grange, a more modern appeal which would include the proposed signage on the awning, door and electronic ground sign. He indicated the signage would be “smooth” to match the marketing for the firm. Mr. Fornaro stated that the original, non-conforming, awning got a lot of attention, the electronic ground sign would display the time, temperature and Village events such as the parade, carnival, holiday walk, etc. He further stated that his signs would not be as “busy” as all of the other signs on the block. Mr. Fornaro informed the Commissioners he would never have any other signage.

Chairperson Barnish asked Mr. Fornaro if he would ever have any other tenants in the building.

Mr. Fornaro stated he does not intend to ever have any other tenants unless things go terribly bad. He stated that he is actually looking into expanding his business into other municipalities.

Chairperson Barnish stated that once we begin to allow the electronic signs for one then we will have to allow for others.

Commissioner Reardon stated that as a Committee they are against the electronic ground sign and felt that once we begin to allow them then others will want them and they will want to display more than just time and temperature.

Mr. Fornaro stated that surrounding areas have changeable message signs and in some areas the time of operation is limited. He indicated that he would be willing to limit the time of the changeable messages to operate only during certain hours.

Commissioner Thuma commended Mr. Fornaro for wanting to create a gateway and he liked the idea of incorporating technology, but maybe at a later date.

Chairperson Barnish also commended his design calling it “racy,” nice, clean, very eye catching and very well done.

Commissioner Ozer stated that the building looked fantastic and classy compared to his neighbors.

Commissioner Vizek stated it is the cleanest they have seen yet and suggested he add planters and greenery.

Commissioner Reardon stated that the only issue he has with the signage is the electronic element.

Patrick Benjamin stated to “keep it classy” and that the changeable message sign takes away from that.

Mr. Fornaro asked the Commissioners’ what their opinions were on the proposed awning.

Commissioner McClinton stated she liked the cleaner look, the existing awning.

Chairperson Barnish stated that the signage on the door should be smaller.

Commissioner Ozer stated that the lettering on the door was fine.

Commissioner Reardon stated he agreed with Commissioner Ozer.

Mr. Fornaro stated that the current lettering on the door was not very visible from the street.

Chairperson Barnish later stated it would be fine to keep the signage on the door as is.

There being no further questions or comments by the Commissioners, on motion by Commissioner Reardon and seconded by Commissioner Vizek, the Design Review Commission voted unanimously that Comprehensive Sign Plan for Commercial Buildings, #2 – Phil Fornaro, Fornaro Law, 1022 South La Grange Road allowing the existing awning and door signage and concept number two for the ground sign eliminating the electronic feature be recommended to the Village Manager for approval.

**CBC #3 COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/
MidAmerica Asset Management, 1 North La Grange Road**

CBC #3 was not heard at the applicant's request to postpone.

IV. NEW BUSINESS

None.

V. OLD BUSINESS

None.

VI. ADJOURNMENT:

There being nothing further to come before the Design Review Commission, on motion by Commissioner Reardon and second by Commissioner Thuma, the Design Review Commission meeting of August 13, 2014, was adjourned at 8:50 p.m.

Respectfully Submitted:

Sylvia Gonzalez, Staff Liaison

Village of La Grange

53 S. La Grange Road, La Grange, IL 60525
Phone (708)579-2320 Fax (708)579-0980

DESIGN REVIEW PERMIT APPLICATION

Case No.: 84
Date Submitted: 8/7/14
UARCO No.: 3658

**TO THE PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF LA GRANGE, ILLINOIS**

Application is hereby made by (Please Print): Chase Lotfi - Al's Pizzeria & Casa Margarita
Address: 145 S. Weber Rd. Bolingbrook, IL 60490 Phone: (630) 639-8676
Owner of property located at: 32. S. LaGrange Rd.
Permanent Real Estate Index No.: 18-04-125-048
Present Use: Restaurant Present Zoning Class: C-1

PLAT OF SURVEY must be submitted with application. The plat should show any existing buildings on the petitioned property as well as any existing buildings on property immediately adjacent.

The applicant must provide the following DATA AND INFORMATION:

1. Detailed plans depicting all work proposed to be done, including detailed renderings of any exterior alterations and of the exterior of any proposed new building. Such rendering shall show proposed exterior colors and textures.
2. Standards and Considerations. State how the proposed use or development achieves the purposes for which the Design Review District is designated.

Create a more modern, vibrant facade.

3. Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following criteria:
 - a. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
 - b. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
 - c. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and place to which the building is visually related.
 - d. Rhythm of Solids to Voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 - e. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
 - f. Rhythm of Entrance Porch and Other Projections. The relationship of entrances to other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

- g. Relationship of Materials, Texture and Color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structure to which it is visually related.
 - h. Roof Shapes. The roof shape of a building shall be visually compatible with the building to which it is visually related.
 - i. Walls of Continuity. Building facade and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
 - j. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies, shall be visually compatible with the buildings, public ways, and places to which they are visually related.
 - k. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in this directional character, whether this be vertical character, horizontal character, or non-directional character.
4. Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development criteria:
- a. Open Spaces The quality of the open spaces between buildings and in setback spaces between street and facade.
 - b. Materials The quality of materials and their relationship to those in existing adjacent structures.
 - c. General Design The quality of the design in general and its relationship to the overall character of the neighborhood
 - d. General Site Development The quality of the site development in terms of landscaping, recreation, pedestrian access automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

NOTICE:

This application must be filed with the office of the Community Development Director together with the following:

- **Filing fee of Two Hundred Dollars (\$200), which is non-refundable;**
- **Current photo of property;**
- **Visual proposal depicting final plan, including but not limited to detailed renderings of any exterior alterations. Such rendering shall show proposed exterior colors and textures. (In some cases architectural drawing may be required);**
- **Material samples, including but not limited to, paint, wood finish, stone, brick, fabric for awnings, etc**

The minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse the Village, any additional costs over and above these minimums which are incurred by the Village. Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

I, undersigned, do hereby certify that I am the owner, or contract purchaser (evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application) do hereby certify that the above statements are true and correct to the best of my knowledge.

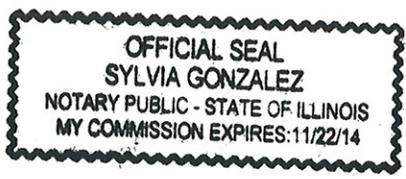
[Signature] 145 S. Weber _____ (Signature of Owner or Contract Purchaser)
(Address)

Burr Ridge, IL _____ (City)
(State) 60490 _____ (Zip Code)

Subscribed and sworn to before me this 7th day of August, 2014

[Signature] _____
(Notary Public)

(Seal)



Enclosures: _____

Proposed

4-19-11



NEW STONE
"CHILTON IVORY"
SEE PICTURE
BELOW

NEW SOLID WOOD
6'-0" x 7'-0"
ENTRY DOOR
SEE PICTURE
BELOW

NEW STONE
"CHILTON IVORY"
SEE PICTURE
BELOW

FRONT ELEVATION

SCALE 1/4" = 1'-0"



NEW STONE



NEW FRONT ENTRY DOOR

Existing



7/1/12



Existing

MINUTES

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

Monday, August 11, 2014 - 7:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:30 p.m. by President Livingston. On roll call, as read by Village Clerk John Burns, the following were present:

PRESENT: Trustees Holder, Langan, McCarty, and Palermo with President Livingston presiding.

ABSENT: Trustees Kuchler and Nowak

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Mark Burkland
Finance Director Lou Cipparrone
Community Development Director Patrick Benjamin
Public Works Director Ryan Gillingham
Acting Fire Chief Don Gay
Police Chief Michael Holub.

President Livingston requested Village Clerk John Burns to lead the audience in the pledge of allegiance.

2. PRESIDENT'S REPORT

On behalf of the entire Village Board, President Livingston expressed caring thoughts and prayers to families in La Grange who have experienced recent tragedies.

President Livingston noted that the Village Board is scheduled to begin discussion of the planned development for the former YMCA property at its next Village Board meeting on August 25. President Livingston also noted that the report concerning the homeless will be moved up to the September 22 Village Board meeting rather than in October.

President Livingston added his thanks to all who helped make the recent Endless Summer Fest a huge success.

A. Annual Appointments of Village Officials

President Livingston explained the important task of appointing a Village Attorney, Village Prosecutor, Village Treasurer and Village Comptroller. Summarizing the positive values of retaining Holland and Knight as Village Attorney, President Livingston requested approval of this appointment. Trustee Langan moved to approve Mark Burkland of Holland and Knight as Village Attorney until April 30, 2015, seconded by Trustee Holder. Motion approved by voice vote.

Summarizing the positive values of retaining John Kenney as Village Prosecutor, President Livingston requested approval of this appointment. Trustee Langan moved to approve John Kenney as Village Prosecutor until April 30, 2015 seconded by Trustee Holder. Trustee Holder elaborated on Mr. Kenney's professionalism. Trustee Langan commented on Mr. Kenney's positive manner in recovering amounts due the Village. Motion approved by voice vote.

President Livingston requested Finance Director Lou Cipparrone explain the role of Village Treasurer. Mr. Cipparrone noted the statutory duties of Village Treasurer which include levying property taxes. Trustee Holder moved to approve the appointment of Lou Cipparrone as Village Treasurer, seconded by Trustee Langan. Trustee McCarty noted the importance in understanding Village finances. Trustee Holder noted Mr. Cipparrone's qualifications to fill both the position of Village Treasurer and Village Comptroller. Motion approved by voice vote.

President Livingston requested Finance Director Lou Cipparrone to advise the role of Village Comptroller. Mr. Cipparrone noted the Village Comptroller's duties which include authorizing special assessments. Trustee Holder moved to approve the appointment of Lou Cipparrone as Village Comptroller, seconded by Trustee Langan. Motion approved by voice vote.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

A. Ordinance (#O-14-32) – Special Use Permit / Site Plan Approval to Allow Outdoor Storage Accessory to a Public Storage Facility Within the I-1 Light Industrial District, LSC Development, 405 W. Shawmut Avenue

B. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, July 14 2014

4-B.1

C. Consolidated Voucher 140728 (\$728,576.67)

D. Consolidated Voucher 140811 (\$622,268.22)

It was moved by Trustee Langan to approve items A, B, C, and D of the Omnibus Agenda, seconded by Trustee McCarty.

Referencing item 4-A, Trustee Palermo requested clarification regarding the possibility of these storage units being stacked on top of each other. Community Development Director Patrick Benjamin responded that no terms were identified to allow stacking the storage units. Mr. Steve Osborne, owner of the subject property confirmed that storage units would not be stacked.

President Livingston expressed his appreciation for this business investing in the Village of La Grange.

Approved by a 4 to 0 roll call vote.

Ayes: Trustees Langan, McCarty, Palermo, and Holder
Nays: None
Absent: Trustees Kuchler and Nowak

5. CURRENT BUSINESS

A. Special Event – La Grange Business Association “West End Art Festival” and “An Evening of Art and Jazz”: Referred to Trustee Langan

Trustee Langan noted a request from Andrea Barnish for consideration of Village Board approval of the 19th Annual “West End Art Festival” sponsored by the La Grange Business Association on Saturday, September 6 and Sunday, September 7, 2014.

Trustee Langan advised that in addition to the West End Art Festival, the La Grange Business Association will incorporate “An Evening of Art and Jazz” to be held on Friday, September 5. Trustee Langan added that this year’s event will include the auction of the Summer Art Project Garden Benches. There will also be a culinary tent featuring the art of food with cooking demonstrations and tastings by local restaurants along with activities for children.

Trustee Langan explained that it is necessary for the Village to formally approve the temporary closure of Burlington Avenue and portions of Stone Avenue and Waiola Avenue for the outdoor display and to waive restrictions for the outdoor display and sale of goods and services in the C-2 Zoning District.

4-B.2

Trustee Langan added that the Village Liquor Commissioner will separately consider permission to sell and serve beer and wine at the event.

It was moved by Trustee Langan that the Village Board authorize the La Grange Business Association to utilize Burlington Avenue from Waiola Avenue to Brainard Avenue for "An Evening of Art and Jazz" on September 5, the Summer Art Project Garden Bench Auction on September 6 and the West End Art Festival on September 6 and 7 that the restrictions prohibiting outdoor display and sale of goods and services be waived in conjunction with this event; and that all conditions be satisfied, seconded by Trustee Holder.

Trustee McCarty expressed his thanks to Ms. Barnish for her dedication to this annual event.

Motion approved by 4 – 0 roll call vote.

Ayes: Trustees Palermo, McCarty, Langan and Holder

Nays: None

Absent: Trustees Kuchler and Nowak

B. Approval of Amendment to Village Manager Employment Agreement: Referred to President Livingston

As with any successful business or government entity, President Livingston stated the importance in obtaining outstanding leadership in conjunction with excellence in service and operations.

President Livingston noted his previous communications to the Board relative to the criteria of the Village Manager's performance. President Livingston referenced Mr. Pilipiszyn's strengths in negotiations with the Police and Fire Union contracts; operational consistency with senior staff; agenda management; case work management with legal counsel; optimizing execution of the La Grange 2020 Task Force; and numerous other management responsibilities.

President Livingston elaborated on Mr. Pilipiszyn's established working relationships with the Park District of La Grange and various School Boards. Referencing Mr. Pilipiszyn's planning principles and accessibility to the business community, President Livingston reflected on his ability to accept constructive criticism and initiatives to succeed.

Indicating that the contract reflects a 1.7% increase to be retroactive to May 1, 2014, President Livingston reminded the Board that Mr. Pilipiszyn has not received an increase in pay for four years.

Acknowledging Mr. Pilipiszyn's passion to provide the best for the residents of La Grange, President Livingston requested a motion to approve the amendment to the

Village Manager's Employment Agreement. Trustee Langan moved to approve the second amendment to the Village Manager's Employment Agreement, seconded by Trustee Holder.

Trustee Palermo referenced a portion of the second amendment to the Village Manager Employee Agreement which he did not believe was accurate and requested it be stricken. President Livingston concurred that it be stricken.

Trustee Holder noted Mr. Pilipiszyn's strong leadership qualities and his selfless commitment to the Village.

Advising of his involvement on former boards and commission, Trustee McCarty expressed how helpful and interactive Mr. Pilipiszyn was.

Trustee Langan noted the high level of professionalism in the management team.

Motion approved by 4 – 0 roll call vote.

Ayes: Trustees Palermo, McCarty, Holder and Langan
Nays: None
Absent: Trustees Kuchler and Nowak

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn thanked the Village President and Village Board of Trustees for their thoughtful remarks, their confidence in his leadership, and stated he is honored to be the Village Manager of La Grange.

Mr. Pilipiszyn reminded the audience that schools will reopen soon and encouraged residents to drive safely and exercise caution.

The Burlington Northern Santa Fe railroad has advised the Village that the La Grange Road railroad crossing will be completely closed between September 26 and October 3 for a scheduled replacement.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Jean O'Brien, 701 11th Avenue provided information on the Citizen's Police Academy and as an alumni, encouraged the audience to participate in this informative program

8. EXECUTIVE SESSION

None

9. TRUSTEE COMMENTS

None

10. ADJOURNMENT

At 8:15 p.m. Trustee Langan moved to adjourn, seconded by Trustee Palermo. Motion approved by voice vote.

Thomas E. Livingston, Village President

ATTEST:

John Burns, Village Clerk

Approved Date:

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4-B.5

VILLAGE OF LA GRANGE

Disbursement Approval by Fund

August 25, 2014

Consolidated Voucher 140825

<u>Fund No.</u>	<u>Fund Name</u>	<u>08/25/14 Voucher</u>	<u>08/15/14 Payroll</u>	<u>Total</u>
01	General	119,751.68	303,776.13	423,527.81
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	573.74		573.74
24	ETSB	1,678.70		1,678.70
27	Drug Enforcement	650.00		650.00
40	Capital Projects	50,571.00		50,571.00
50	Water	205,903.83	42,130.46	248,034.29
51	Parking	2,872.42	25,253.65	28,126.07
60	Equipment Replacement			0.00
70	Police Pension	3,606.13		3,606.13
75	Firefighters' Pension			0.00
80	Sewer	8,094.68	9,846.87	17,941.55
90	Debt Service			0.00
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>393,702.18</u>	<u>381,007.11</u>	<u>774,709.29</u>

We the undersigned Manager and Clerk of the Village of La Grange hereby certify that, to the best of our knowledge and belief, the foregoing items are true and proper charges against the Village and hereby approve their payment.

Village Manager

Village Clerk

President

Trustee

Trustee

Trustee

Trustee

Trustee

Trustee

DATE: 08/21/14
TIME: 10:01:51
ID: AP222000.WOW

VILLAGE OF LA GRANGE
MANUAL PRE-CHECK RUN EDIT

PAGE: 1

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
130325	ILST	ILLINOIS STATE TREASURER			08/14/14		
	140813	08/13/14	01	AH LG TOURISM ATTR SIGN FEE		01-06-62-6239	100.00
						INVOICE TOTAL:	100.00 *
						CHECK TOTAL:	100.00
130326	VAN1340	VAN BRUGGEN SIGNS			08/14/14		
	140811	08/11/14	01	LG HIGHWAY SIGNS/50% DEPOSIT		01-06-62-6239	627.50
						INVOICE TOTAL:	627.50 *
						CHECK TOTAL:	627.50
						TOTAL AMOUNT PAID:	727.50

4-C,1

DATE: 08/21/14
TIME: 10:02:12
ID: AP223000.WOW

VILLAGE OF LA GRANGE
DISTRIBUTION JOURNAL --- MANUAL CHECKS AP-082114

PAGE: 1
F-YR: 15

JOURNAL DATE: 08/21/14

ACCOUNTING PERIOD: 04

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
01	01-06-62-6239	ECONOMIC DEVELOPMENT	ILST	140813	AH LG TOURISM ATTR SIGN FEE	100.00	
02	01-06-62-6239	ECONOMIC DEVELOPMENT	VAN1340	140811	LG HIGHWAY SIGNS/50% DEPOSIT	627.50	
03	01-00-00-1010	CASH-FNBLG-CHECKING			ACCOUNTS PAYABLE OFFSET		727.50
TOTALS:						727.50	727.50

4-c.2

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130327	AIR8025	AIRGAS NORTH CENTRAL						
	1601379260	01/21/14	01	MEDICAL OXYGEN	01-09-62-6253		134.80	
						INVOICE TOTAL:	134.80 *	
	9920647855	07/31/14	01	RENT ACETYLENE;AIR;ARGON;OXYGN	01-11-62-6220		92.28	
						INVOICE TOTAL:	92.28 *	
					CHECK TOTAL:		227.08	
130328	ALL9001	ALLIED WASTE SERVICE						
	0551-011036040	07/31/14	01	500 REFUSE STICKERS	01-00-34-3401		2,300.00	
			02	500 YARD WASTE STICKERS	01-00-34-3402		2,300.00	
						INVOICE TOTAL:	4,600.00 *	
					CHECK TOTAL:		4,600.00	
130329	ALP417	ALBERT C SCHNELL DBA						
	71701	08/19/14	01	RTA ACCESS POWERPOINT (25)	01-12-68-6860		230.53	
						INVOICE TOTAL:	230.53 *	
					CHECK TOTAL:		230.53	
130330	AM8623	A & M PARTS INC						
	459927	07/28/14	01	OIL DRY/SHOP	01-11-62-6220		134.80	
						INVOICE TOTAL:	134.80 *	
	460484	07/31/14	01	BLOWER MOTOR/#29	01-11-62-6220		35.65	
						INVOICE TOTAL:	35.65 *	
	460516	07/31/14	01	COURTESY LAMP/#74	50-00-62-6220		3.28	
						INVOICE TOTAL:	3.28 *	
	460748	08/01/14	01	AIR & OIL FILTERS/#64	50-00-62-6220		32.63	
						INVOICE TOTAL:	32.63 *	
					CHECK TOTAL:		206.36	

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130331	AME3714	AMERIGAS - CICERO						
	55484664	06/12/14	01	PROPANE/SHOP	01-11-62-6220		63.45	
						INVOICE TOTAL:	63.45 *	
					CHECK TOTAL:		63.45	
130332	AND3323	ANDRES MEDICAL BILLING LTD						
	133696	08/13/14	01	JUL COLLECT/6.5% OF \$23,358.25	01-00-58-5866		1,518.28	
						INVOICE TOTAL:	1,518.28 *	
					CHECK TOTAL:		1,518.28	
130333	ARA2525	ARAMARK UNIFORM SERVICES						
	2078658708	08/08/14	01	8/8/14 UNIFORM SVCS	01-11-60-6021		57.68	
			02	8/8/14 UNIFORM SVCS	50-00-60-6021		40.80	
			03	8/8/14 UNIFORM SVCS	90-00-60-6021		10.20	
			04	FLOOR MATS/TRAIN STN	51-00-62-6225		11.00	
			05	FLOOR MATS/PARKING DECK	51-00-62-6280		5.50	
						INVOICE TOTAL:	125.18 *	
					CHECK TOTAL:		125.18	
130334	ATT	A T & T						
	14/708579068708	08/01/14	01	AUG 3 LINE SYS:579-0687	01-07-62-6210		212.37	
						INVOICE TOTAL:	212.37 *	
					CHECK TOTAL:		212.37	
					*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130335	ATT	A T & T						
	14/708579108508	08/01/14	01	AUG FAX LINE 579-1085	01-07-62-6210		71.84	
						INVOICE TOTAL:	71.84 *	
					CHECK TOTAL:		71.84	

4-C-3

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130336	ATT A T & T 14/708579139408	08/01/14	01	AUG INVEST FAX LINE 579-1394	01-07-62-6210		123.84
						INVOICE TOTAL:	123.84 *
					CHECK TOTAL:		123.84
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130337	ATT A T & T 14/708579230008	08/01/14	01	AUG SHARE/CENTREX SYS:579-2300	01-02-62-6210		453.13
			02	AUG SHARE/CENTREX SYS:579-2300	01-03-62-6210		645.54
			03	AUG SHARE/CENTREX SYS:579-2300	01-06-62-6210		355.39
			04	AUG SHARE/CENTREX SYS:579-2300	01-07-62-6210		609.24
			05	AUG SHARE/CENTREX SYS:579-2300	01-09-62-6210		407.25
			06	AUG SHARE/CENTREX SYS:579-2300	01-11-62-6210		146.51
			07	AUG SHARE/CENTREX SYS:579-2300	50-00-62-6210		293.02
			08	AUG SHARE/CENTREX SYS:579-2300	80-00-62-6210		146.51
						INVOICE TOTAL:	3,056.59 *
					CHECK TOTAL:		3,056.59
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130338	ATT A T & T 14/708579263108	08/01/14	01	AUG GAR/ELEV SEC LINE:579-2631	51-00-62-6210		140.46
						INVOICE TOTAL:	140.46 *
					CHECK TOTAL:		140.46
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130339	ATT A T & T 14/708579974708	08/01/14	01	AUG FAX/MODEM LINE 579-9747	01-09-62-6210		140.45
						INVOICE TOTAL:	140.45 *
					CHECK TOTAL:		140.45
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130340	ATT911 A T & T 14/847734606008	08/07/14	01	AUG E911 LINE SVC:847 734-6060	24-00-62-6210		1,362.51
						INVOICE TOTAL:	1,362.51 *
					CHECK TOTAL:		1,362.51
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130341	ATT911 A T & T 14/847734606308	08/07/14	01	AUG E911 LINE SVC:847 734-6063	24-00-62-6210		211.19
						INVOICE TOTAL:	211.19 *
					CHECK TOTAL:		211.19
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130342	BP7088 BP 42030184	08/15/14	01	AUG GAS/FUEL CHARGES/DPW	01-11-61-6102		63.15
						INVOICE TOTAL:	63.15 *
					CHECK TOTAL:		63.15
130343	BRO9545 BROOKFIELD EXPRESS 14/07	07/30/14	01	JULY WASHES	01-07-62-6220		235.00
						INVOICE TOTAL:	235.00 *
					CHECK TOTAL:		235.00
130344	CAN1500 CANON BUSINESS SOLUTIONS-CNTRL 4013528362	08/01/14	01	AUG COPIER MTC	01-02-62-6220		93.23
			02	AUG COPIER MTC	01-03-62-6220		46.62
			03	AUG COPIER MTC	01-06-62-6220		46.62
						INVOICE TOTAL:	186.47 *

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130344	CAN1500	CANON BUSINESS SOLUTIONS-CNTRL						
	4013534255	08/01/14	01	JUL COLOR COPY OVERAGE	01-03-62-6220		90.43	
			02	JUL COLOR COPY OVERAGE	01-06-62-6220		27.13	
						INVOICE TOTAL:	117.56 *	
	4013537859	08/01/14	01	COPIES OVER ALLOWANCE	01-07-62-6220		481.11	
						INVOICE TOTAL:	481.11 *	
					CHECK TOTAL:		785.14	
130345	CAR7341	CARTRIDGE WORLD						
	2819	08/06/14	01	REFILLS	01-07-61-6100		249.95	
						INVOICE TOTAL:	249.95 *	
					CHECK TOTAL:		249.95	
130346	CAS7911	CASE LOTS INC						
	057957	08/06/14	01	LAUNDRY SOAP/DPW	01-11-61-6100		77.60	
						INVOICE TOTAL:	77.60 *	
					CHECK TOTAL:		77.60	
130347	CBENJAMI	CATHERINE BENJAMIN						
	140814	08/14/14	01	REIMBURSE:COOKIES/NOWAK BABY	01-12-68-6860		71.90	
						INVOICE TOTAL:	71.90 *	
					CHECK TOTAL:		71.90	
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***				
130348	CLO2784	CLOSED CIRCUIT INNOVATIONS						
	5470	08/02/14	01	SEPT MAINTENANCE	51-00-62-6280		286.67	

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130348	CLO2784	CLOSED CIRCUIT INNOVATIONS						
	5470	08/02/14	02	SEPT MAINTENANCE	01-10-62-6222		286.67	
			03	SEPT MAINTENANCE	01-10-62-6223		286.66	
						INVOICE TOTAL:	860.00 *	
					CHECK TOTAL:		860.00	
130349	COM3001	COMCAST CABLE						
	140808	08/08/14	01	SEPT CABLE SVC/VH	01-19-62-6230		12.63	
						INVOICE TOTAL:	12.63 *	
	140809	08/09/14	01	SEPT CABLE SVC/FD	22-00-66-6600		97.04	
						INVOICE TOTAL:	97.04 *	
	140814	08/14/14	01	SEPT CABLE SVC	01-07-61-6100		84.58	
						INVOICE TOTAL:	84.58 *	
					CHECK TOTAL:		194.25	
130350	COM3002	COMCAST CABLE						
	0017078-14/09	08/04/14	01	SEP HIGH SPEED INTERNET/DPW	01-19-62-6230		129.90	
						INVOICE TOTAL:	129.90 *	
	0130848-14/09	08/04/14	01	SEP HIGH SPEED INTERNET/PD;FD	01-19-62-6230		149.35	
						INVOICE TOTAL:	149.35 *	
	0130871-14/09	08/04/14	01	SEP HIGH SPEED INTERNET/VH	01-19-62-6230		149.35	
						INVOICE TOTAL:	149.35 *	
					CHECK TOTAL:		428.60	
130351	COM784	COMMONWEALTH EDISON						
	140806S/L	08/06/14	01	JUL STREET LIGHTS	01-11-62-6211		2,114.42	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130351	COM784	COMMONWEALTH EDISON						
	140806S/L	08/06/14	02	JUL PARKING LOT LIGHTS	51-00-62-6211		782.04	
						INVOICE TOTAL:	2,896.46 *	
						CHECK TOTAL:	2,896.46	
130352	COR2800	CORPORATE BENEFITS CONSULTANTS						
	82014	07/30/14	01	AUG BROKERAGE/CONSULT FEE	01-02-60-6010		43.27	
			02	AUG BROKERAGE/CONSULT FEE	01-03-60-6010		125.73	
			03	AUG BROKERAGE/CONSULT FEE	01-06-60-6010		117.97	
			04	AUG BROKERAGE/CONSULT FEE	01-07-60-6010		746.27	
			05	AUG BROKERAGE/CONSULT FEE	01-09-60-6010		507.00	
			06	AUG BROKERAGE/CONSULT FEE	01-11-60-6010		212.27	
			07	AUG BROKERAGE/CONSULT FEE	50-00-60-6010		326.18	
			08	AUG BROKERAGE/CONSULT FEE	51-00-60-6010		55.11	
			09	AUG BROKERAGE/CONSULT FEE	80-00-60-6010		31.43	
			10	AUG BROKERAGE/CONSULT FEE	01-00-31-3105		834.77	
						INVOICE TOTAL:	3,000.00 *	
						CHECK TOTAL:	3,000.00	
130353	COU11	COURTNEY'S LANE						
	060835	08/01/14	01	SAFETY LANE/#17	80-00-62-6220		35.00	
			02	SAFETY LANE/#17	01-11-62-6220		35.00	
						INVOICE TOTAL:	70.00 *	
	60823	07/29/14	01	SAFETY INSPECTION/#6	01-11-62-6220		35.00	
						INVOICE TOTAL:	35.00 *	
						CHECK TOTAL:	105.00	
130354	DAR6697	W S DARLEY & CO						
	17150695	08/12/14	01	UNIFORM-HOOD	01-09-60-6021		41.18	
						INVOICE TOTAL:	41.18 *	
						CHECK TOTAL:	41.18	

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130355	DIG9423	DIGITAL BUSINESS TECHNOLOGIES						
	9860	08/01/14	01	SHARP COPIER LEASE	01-11-61-6100		168.00	
			02	SHARP COPIER LEASE	50-00-61-6100		22.50	
			03	SHARP COPIER LEASE	80-00-61-6100		29.00	
						INVOICE TOTAL:	219.50 *	
	9938	08/04/14	01	COLR & B&W COPIES	01-11-61-6100		32.00	
			02	COLR & B&W COPIES	01-11-66-6605		15.18	
			03	COLR & B&W COPIES	50-00-66-6605		15.19	
			04	COLR & B&W COPIES	80-00-66-6605		15.19	
						INVOICE TOTAL:	77.56 *	
						CHECK TOTAL:	297.06	
130356	DMJ603	D M J AUTOMOTIVE						
	2185	08/15/14	01	OXYGEN SENSOR/ UNIT 1183	01-09-62-6220		252.42	
						INVOICE TOTAL:	252.42 *	
	2190	08/14/14	01	EGR VALVE/ UNIT 1114	01-09-62-6220		1,068.00	
						INVOICE TOTAL:	1,068.00 *	
						CHECK TOTAL:	1,320.42	
130357	DOE1970	LINDA J. DOERING						
	140814	08/14/14	01	COURT REPORT SVCS RE:PC #216	01-12-62-6271		933.00	
						INVOICE TOTAL:	933.00 *	
						CHECK TOTAL:	933.00	
130358	EPC2419	EPCO PAINT & WALLPAPER						
	12759345	08/08/14	01	SILICONE CAULK/DECK	51-00-62-6280		83.76	
						INVOICE TOTAL:	83.76 *	
						CHECK TOTAL:	83.76	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130359	FAL5	FALOON & KENNEY					
	20409	08/07/14	01	UNSAFE PROPERTY:310 W CALENDAR	01-04-62-6234		81.00
						INVOICE TOTAL:	81.00 *
	20411	08/07/14	01	CODE VIOL@124 S LA GRANGE RD	01-04-62-6234		148.50
						INVOICE TOTAL:	148.50 *
	20413	08/07/14	01	CODE VIOL@46 N MADISON	01-04-62-6234		445.50
						INVOICE TOTAL:	445.50 *
	20414	08/07/14	01	CODE VIOL@8 W BURLINGTON	01-04-62-6234		243.00
						INVOICE TOTAL:	243.00 *
	20415	08/07/14	01	FORECL OF DEMO LIEN:235 WASHGT	01-04-62-6234		575.00
						INVOICE TOTAL:	575.00 *
	20416	08/07/14	01	CODE VIOL@939 ASHLAND	01-04-62-6234		1,647.00
						INVOICE TOTAL:	1,647.00 *
	20417	08/07/14	01	CODE VIOL@328 EAST AVE	01-04-62-6234		162.00
						INVOICE TOTAL:	162.00 *
		*** VOID---LEADER CHECK ***					
130360	FAL5	FALOON & KENNEY					
	20418	08/07/14	01	CODE VIOL@52 S LA GRANGE RD	01-04-62-6234		371.78
						INVOICE TOTAL:	371.78 *
	20419	08/07/14	01	CODE VIOL@712 W BELL	01-04-62-6234		337.50
						INVOICE TOTAL:	337.50 *
						CHECK TOTAL:	4,011.28
130361	FED9451	FEDEX					

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130361	FED9451	FEDEX					
	2-726-75072	07/23/14	01	MAIL TO ATTY BURKLAND	01-06-61-6101		22.45
			02	MAIL TO ATTY BURKLAND	01-11-61-6101		16.50
			03	MAIL TO L JOHNSON	01-02-61-6101		20.20
						INVOICE TOTAL:	59.15 *
						CHECK TOTAL:	59.15
130362	FIR/CD	FIRST NATIONAL BANK/LA GRANGE					
	140813	08/13/14	01	LUNCH:DEVELOPMENT AGREEMT	01-12-62-6271		57.44
						INVOICE TOTAL:	57.44 *
	140815	08/15/14	01	LUNCH:RETAIL CONNECTIONS	01-06-62-6239		24.04
						INVOICE TOTAL:	24.04 *
	140818	08/18/14	01	PARKING/RETAIL CONNECTIONS	01-06-62-6239		10.00
						INVOICE TOTAL:	10.00 *
						CHECK TOTAL:	91.48
130363	FIR/DPW	FIRST NATL BANK OF LA GRANGE					
	140815	08/15/14	01	ASCE 2015 MEMBERSHIP	01-11-60-6020		255.00
						INVOICE TOTAL:	255.00 *
						CHECK TOTAL:	255.00
130364	FIR/PD	FIRST NATIONAL BANK/LA GRANGE					
	140814	08/14/14	01	INTEREST CHARGE	01-07-61-6100		5.10
						INVOICE TOTAL:	5.10 *
						CHECK TOTAL:	5.10
130365	FIR245	FIREGROUND SUPPLY INC					

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130365	FIR245	FIREGROUND SUPPLY INC					
	12829	08/07/14	01	UNIFORM ORDER	01-09-60-6020		143.50
						INVOICE TOTAL:	143.50 *
						CHECK TOTAL:	143.50
130366	FIR4037	FIRESTONE					
	222312	07/29/14	01	FLAT REPAIR/#524	01-07-62-6220		10.00
						INVOICE TOTAL:	10.00 *
	222800	08/12/14	01	REPAIR TIRE/#48	01-06-62-6220		108.87
						INVOICE TOTAL:	108.87 *
						CHECK TOTAL:	118.87
130367	FIT1900	FITNESS FACTORY OUTLET					
	28668	08/08/14	01	MISC EXERCISE EQUIPMENT	22-00-66-6600		476.70
						INVOICE TOTAL:	476.70 *
						CHECK TOTAL:	476.70
130368	FLE8471	FLEETPRIDE					
	62739493	07/28/14	01	REBUILT STEERING GEAR/#17	80-00-62-6220		579.00
						INVOICE TOTAL:	579.00 *
						CHECK TOTAL:	579.00
130369	FUL5550	FULLER'S CAR WASH					
	14/07	07/30/14	01	JULY SQUAD WASHES	01-07-62-6220		19.15
						INVOICE TOTAL:	19.15 *
						CHECK TOTAL:	19.15

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130370	GMP8846	GMF CONTRACTORS EQUIPMENT					
	46781	07/02/14	01	TRIMMER HEAD	01-11-62-6220		32.95
						INVOICE TOTAL:	32.95 *
						CHECK TOTAL:	32.95
130371	HAN1562	HANSON MATERIAL SERVICE					
	5435635	07/31/14	01	2 LOADS CA6/WATER	50-00-62-6220		648.79
						INVOICE TOTAL:	648.79 *
	5436412	08/02/14	01	2 LOADS CA6/WATER	50-00-62-6220		672.96
						INVOICE TOTAL:	672.96 *
						CHECK TOTAL:	1,321.75
130372	HEA6201	HEARTLAND RECYCLING LLC					
	7858	04/30/14	01	LEAF HAULING	01-11-62-6261		840.00
			02	STREET SWEEPINGS	01-11-62-6263		1,353.24
						INVOICE TOTAL:	2,193.24 *
	8210	06/15/14	01	4 LOADS STREET SWEEPINGS	01-11-62-6263		936.22
						INVOICE TOTAL:	936.22 *
	8546	07/31/14	01	6 LOADS STREET SWEEPINGS	01-11-62-6263		1,853.60
						INVOICE TOTAL:	1,853.60 *
						CHECK TOTAL:	4,983.06
130373	HEU2315	HEUER & ASSOCIATES					
	14-006	02/10/14	01	PLAN REV@75 N PARK RD	01-00-35-3511		516.83
						INVOICE TOTAL:	516.83 *
	14-013	03/25/14	01	PLAN REV@120/126 S SPRING	01-00-35-3511		689.10
						INVOICE TOTAL:	689.10 *

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130373	HEU2315	HEUER & ASSOCIATES						
	14-014	03/25/14	01	DRAINAGE ISSUE:808 S ASHLAND	01-06-62-6230		1,148.50	
						INVOICE TOTAL:	1,148.50 *	
	14-036	08/12/14	01	PLAN REV@913 S MADISON	01-00-35-3511		751.36	
						INVOICE TOTAL:	751.36 *	
	14-038	06/12/14	01	PLAN REV@604 S 9TH AVE	01-00-35-3511		1,205.93	
						INVOICE TOTAL:	1,205.93 *	
	14-043	07/08/14	01	PLAN REV@517 S 10TH AVE	01-00-35-3511		812.66	
						INVOICE TOTAL:	812.66 *	
	14-045	07/08/14	01	PLAN REV@637 S 10TH AVE	01-00-35-3511		2,129.56	
						INVOICE TOTAL:	2,129.56 *	
	*** VOID---LEADER CHECK ***							
130374	HEU2315	HEUER & ASSOCIATES						
	14-051	08/07/14	01	PLAN REV@525 S 9TH AVE	01-00-35-3511		803.95	
						INVOICE TOTAL:	803.95 *	
	14-053	08/07/14	01	PLAN REV@27 N KENSINGTON	01-00-35-3511		871.05	
						INVOICE TOTAL:	871.05 *	
	14-057	08/14/14	01	PLAN REV@431 S EDGEWOOD	01-00-35-3511		1,330.45	
						INVOICE TOTAL:	1,330.45 *	
						CHECK TOTAL:	10,259.39	
130375	HIG75	HIGH PSI LTD						
	43487	08/07/14	01	6-5GAL PAILS DEGREASER	01-11-62-6220		420.00	
						INVOICE TOTAL:	420.00 *	
						CHECK TOTAL:	420.00	

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130376	HIN22	HINSDALE HUMANE SOCIETY						
	140814	08/14/14	01	FEB-JUL STRAY BILLING	01-07-62-6240		470.00	
						INVOICE TOTAL:	470.00 *	
						CHECK TOTAL:	470.00	
130377	HOL8640	HOLLAND & KNIGHT LLP						
	3071001	07/18/14	01	JUN LGL: RETAINER SVCS	01-04-62-6239		6,268.50	
						INVOICE TOTAL:	6,268.50 *	
	3071006	07/18/14	01	JUN LGL: ZONING MATTERS	01-04-62-6239		1,575.00	
						INVOICE TOTAL:	1,575.00 *	
	3071008	07/18/14	01	JUN LGL: REIMB	01-04-62-6239		194.00	
			02	JUN LGL: RETAINER SVCS	01-04-62-6239		2,731.50	
						INVOICE TOTAL:	2,925.50 *	
	3076448	08/05/14	01	JUL LGL:RETAINER SVCS	01-04-62-6239		7,591.50	
			02	JUL LGL:RETAINER SVCS/REIMB	01-04-62-6239		124.60	
						INVOICE TOTAL:	7,716.10 *	
	3076449	08/05/14	01	JUL LGL:ZONING MATTER	01-04-62-6239		3,654.70	
						INVOICE TOTAL:	3,654.70 *	
	3076450	08/05/14	01	JUL LGL:SPECIAL COUNSEL	01-04-62-6235		693.00	
			02	JUL LGL:RETAINERS SVCS	01-04-62-6239		1,134.00	
						INVOICE TOTAL:	1,827.00 *	
						CHECK TOTAL:	23,966.80	
130378	HOM1831	HOME DEPOT CREDIT SERVICES						
	0180505	08/07/14	01	WINDOW SEALER/PARKING DECK	51-00-62-6280		23.92	
			02	DOWN SPOUTS;PAINT/TRAIN STN	51-00-62-6225		68.10	
						INVOICE TOTAL:	92.02 *	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130378	HOM1831	HOME DEPOT CREDIT SERVICES						
	0593399	08/07/14	01	AIR CLEANER COVERS;TRIM LINE	01-11-62-6220		37.96	
						INVOICE TOTAL:	37.96 *	
	1561192	08/06/14	01	METRIC WRENCH;RATCHET/374	50-00-61-6100		56.91	
			02	GLOVES/#66	50-00-62-6220		5.00	
						INVOICE TOTAL:	61.91 *	
					CHECK TOTAL:		191.89	
130379	HOR60	HORTON'S OF LA GRANGE						
	165718-2	03/18/14	01	LIGHT BULBS	01-09-61-6100		23.97	
						INVOICE TOTAL:	23.97 *	
	167513	07/31/14	01	FASTENERS;PUTTY/PD	01-10-62-6220		14.87	
						INVOICE TOTAL:	14.87 *	
	167689	08/13/14	01	RAZOR BLADES;CLEANER;BULBS	01-09-61-6100		40.75	
						INVOICE TOTAL:	40.75 *	
	167736	08/18/14	01	BATTERY FOR GARAGE OPENER	01-09-61-6100		4.63	
						INVOICE TOTAL:	4.63 *	
					CHECK TOTAL:		84.22	
130380	ILST	ILLINOIS STATE TREASURER						
	41620	07/24/14	01	TSM 9 INTERSECTIONS	01-11-62-6223		4,269.33	
						INVOICE TOTAL:	4,269.33 *	
					CHECK TOTAL:		4,269.33	
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***				
130381	INF5350	INFINITY SIGNS & GRAPHICS						

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130381	INF5350	INFINITY SIGNS & GRAPHICS						
	5736	08/11/14	01	NO STUDENT DROP OFF SIGNS	01-11-62-6264		261.19	
						INVOICE TOTAL:	261.19 *	
					CHECK TOTAL:		261.19	
130382	INS123	INSPE ASSOCIATES LTD						
	45196	08/11/14	01	WEINE EVAL:KNEIFEL DISABILITY	70-00-62-6233		3,180.00	
						INVOICE TOTAL:	3,180.00 *	
					CHECK TOTAL:		3,180.00	
130383	IO1127	INDUSTRIAL/ORGANIZATIONAL						
	C32278A	08/11/14	01	PSYCH EVAL: PD CANDIDATE KANG	01-12-62-6272		485.00	
						INVOICE TOTAL:	485.00 *	
					CHECK TOTAL:		485.00	
130384	ITOA1400	ITOA						
	140814	08/14/14	01	ANNUAL TRAINING & DUES/BERG	01-07-60-6020		295.00	
						INVOICE TOTAL:	295.00 *	
					CHECK TOTAL:		295.00	
130385	JAC6642	JACK'S						
	59560	08/08/14	01	RENTAL PIPE FREEZE KIT/320 CAL	50-00-62-6220		142.99	
						INVOICE TOTAL:	142.99 *	
	59568	08/08/14	01	RENT SUCTION & DISCHARGE PUMPS	80-00-62-6220		77.78	
						INVOICE TOTAL:	77.78 *	
					CHECK TOTAL:		220.77	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130386	JAEGER 140803	ERIC JAEGER 08/03/14	01	5 YR EMPLOYEE SERVICE AWARD	01-19-68-6860		50.00 50.00 *
						INVOICE TOTAL:	50.00 *
						CHECK TOTAL:	50.00
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
130387	KAN1213 5067	KANE BROTHERS INC 08/01/14	01	FOUNTAIN MAINTENANCE;BULBS	01-10-62-6222		945.00 945.00 *
						INVOICE TOTAL:	945.00 *
						CHECK TOTAL:	945.00
130388	KB106	KB LAWN & MULCH					
	14/07-01	07/31/14	01	MOW GRASS@123 WASHINGTON	01-06-62-6230		495.00 495.00 *
						INVOICE TOTAL:	495.00 *
	14/07-02	07/31/14	01	MOW GRASS@249 SAWYER	01-06-62-6230		195.00 195.00 *
						INVOICE TOTAL:	195.00 *
	14/07-03	07/31/14	01	MOW GRASS @315 FRANKLIN	01-06-62-6230		195.00 195.00 *
						INVOICE TOTAL:	195.00 *
	14/07-04	07/31/14	01	MOW GRASS@324 FRANKLIN	01-06-62-6230		195.00 195.00 *
						INVOICE TOTAL:	195.00 *
	14/07-05	07/31/14	01	MOW GRASS@624 S 8TH	01-06-62-6230		130.00 130.00 *
						INVOICE TOTAL:	130.00 *
	14/07-06	07/31/14	01	MOW GRASS@235 WASHINGTON	01-06-62-6230		260.00 260.00 *
						INVOICE TOTAL:	260.00 *
	14/07-07	07/31/14	01	REMOVE DEBRIS@113 WASHINGTON	01-06-62-6230		45.00 45.00 *
						INVOICE TOTAL:	45.00 *

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130388	KB106	KB LAWN & MULCH						
		*** VOID---LEADER CHECK ***						
130389	KB106	KB LAWN & MULCH						
	14/07-08	07/31/14	01	MOW GRASS@725 COSSITT	01-06-62-6230		260.00 260.00 *	
						INVOICE TOTAL:	260.00 *	
	14/07-09	07/31/14	01	MOW GRASS@870 S 12TH	01-06-62-6230		130.00 130.00 *	
						INVOICE TOTAL:	130.00 *	
						CHECK TOTAL:	1,905.00	
130390	KES2915	KESLIN ENGINEERING						
	27855	07/01/14	01	PLAN REV@22 CALENDAR	01-00-35-3511		1,125.00 1,125.00 *	
						INVOICE TOTAL:	1,125.00 *	
	27889	08/18/14	01	JUN & JULY INSPECTIONS	01-06-62-6230		1,350.00 1,350.00 *	
						INVOICE TOTAL:	1,350.00 *	
						CHECK TOTAL:	2,475.00	
130391	LAD524	LADWIG BUSINESS FORMS INC						
	11378	07/31/14	01	2000 DUTY RECORD CARDS	01-07-61-6101		185.00 185.00 *	
						INVOICE TOTAL:	185.00 *	
	11382	08/12/14	01	BUS. CARDS/MCDRMT;WESSENDRF	01-07-61-6101		140.00 140.00 *	
						INVOICE TOTAL:	140.00 *	
						CHECK TOTAL:	325.00	
130392	LGM687	LA GRANGE MATERIALS INC						

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130392	LGM687	LA GRANGE MATERIALS INC						
	69599	07/23/14	01	MEASURE TAPE;CAUTION TAPE;ETC	80-00-62-6220		78.80	
						INVOICE TOTAL:	78.80 *	
						CHECK TOTAL:	78.80	
130393	LGP10	LA GRANGE PUBLIC LIBRARY						
	14/08	08/12/14	01	AUG LIBRARY SHARE RPLCMT TAX	01-00-20-2029		476.54	
						INVOICE TOTAL:	476.54 *	
						CHECK TOTAL:	476.54	
130394	LJUBENKO	STEVEN LJUBENKO						
	140802	08/02/14	01	15 YR EMPLOYEE SERVICE AWARD	01-19-68-6860		150.00	
						INVOICE TOTAL:	150.00 *	
						CHECK TOTAL:	150.00	
		*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***						
130395	MAR7735	MARIA MARCINIEC						
	140529	05/29/14	01	REFUND CBD PARKING THRU 5/15	51-00-52-5222		240.00	
						INVOICE TOTAL:	240.00 *	
						CHECK TOTAL:	240.00	
130396	MCC	VILLAGE OF MC COOK						
	38-14/07	07/31/14	01	JULY WATER PURCHASE	50-00-62-6290		199,990.08	
						INVOICE TOTAL:	199,990.08 *	
						CHECK TOTAL:	199,990.08	
130397	MET233	METROPOLITAN MAYORS CAUCUS						

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130397	MET233	METROPOLITAN MAYORS CAUCUS						
	2014-123	06/30/14	01	2013-2014 DUES	01-12-60-6020		544.25	
						INVOICE TOTAL:	544.25 *	
						CHECK TOTAL:	544.25	
130398	MGP701	MGP, INC						
	2277	07/31/14	01	JUL 2014 GIS CONSORTIUM	80-00-62-6230		1,035.60	
			02	JUL 2014 GIS CONSORTIUM	50-00-62-6230		2,416.40	
						INVOICE TOTAL:	3,452.00 *	
						CHECK TOTAL:	3,452.00	
130399	MID1	MIDWEST ORTHOPAEDICS						
	4867	07/31/14	01	PRE-EMPL EXAM/FF RAIMONDI	01-12-62-6272		1,694.00	
						INVOICE TOTAL:	1,694.00 *	
						CHECK TOTAL:	1,694.00	
130400	MIN500	MINER ELECTRONICS CORP						
	254227	08/07/14	01	REPL HEADSET FOR ENGINE	24-00-62-6220		105.00	
						INVOICE TOTAL:	105.00 *	
						CHECK TOTAL:	105.00	
130401	MOH7340	MOHR OIL CO						
	188802	08/02/14	01	1300 GALS NO LEAD	01-00-17-1701		3,982.82	
						INVOICE TOTAL:	3,982.82 *	
	188803	08/02/14	01	683 GALS ON ROAD DIESEL	01-00-17-1701		2,321.46	
						INVOICE TOTAL:	2,321.46 *	
						CHECK TOTAL:	6,304.28	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130402	MUN7330	MUNICIPAL SYSTEMS, INC					
	10004	08/04/14	01	JULY	27-00-68-6899		650.00
						INVOICE TOTAL:	650.00 *
						CHECK TOTAL:	650.00
130403	NAT582	NATIONAL SEED					
	547616	08/05/14	01	200 LBS SEED;50 LB MULCH	01-11-62-6260		503.00
						INVOICE TOTAL:	503.00 *
						CHECK TOTAL:	503.00
130404	NEX4181	NEXTEL COMMUNICATIONS					
	665512518-150	08/12/14	01	JULY CALL SERVICE/FD	01-09-62-6210		164.30
						INVOICE TOTAL:	164.30 *
						CHECK TOTAL:	164.30
130405	NOR355	NORTH EAST MULTI-REGIONAL					
	185392	08/11/14	01	URBAN RIFLE CLASS/WARDLAW	01-07-60-6020		300.00
						INVOICE TOTAL:	300.00 *
						CHECK TOTAL:	300.00
130406	OHE1070	RAY O'HERRON CO., INC					
	1443525	08/05/14	01	AMMO	01-07-60-6020		1,580.00
						INVOICE TOTAL:	1,580.00 *
	1443526	08/05/14	01	BELT;FLASHLIGHT;HOLSTER/BERG	01-07-60-6021		65.93
						INVOICE TOTAL:	65.93 *
	1444766	08/12/14	01	CUFFMATE/KIELCZYNSKI	01-07-60-6021		21.98
						INVOICE TOTAL:	21.98 *

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130406	OHE1070	RAY O'HERRON CO., INC					
	1445259	08/14/14	01	PANTS;SHIRTS;BOOTS/ROGERS	01-07-60-6021		324.46
						INVOICE TOTAL:	324.46 *
	1445260	08/14/14	01	HOLSTER;MAG CASE;ETC/WOLF	01-07-60-6021		209.97
						INVOICE TOTAL:	209.97 *
	1445261	08/14/14	01	BOOTS;SHIRTS/PETERS	01-07-60-6021		136.00
						INVOICE TOTAL:	136.00 *
						CHECK TOTAL:	2,338.34
130407	PAY1080	PAYFLEX SYSTEMS USA, INC					
	121468-565102	08/11/14	01	AUG FLEX SPENDING FEE	01-19-68-6890		118.80
						INVOICE TOTAL:	118.80 *
						CHECK TOTAL:	118.80
130408	PHE5859	JACK PHELAN					
	100773	08/07/14	01	FUEL CK VALVE;IGN SWITCH/#518	01-07-62-6220		2,539.60
						INVOICE TOTAL:	2,539.60 *
						CHECK TOTAL:	2,539.60
130409	PIN749	PINNERS ELECTRIC, INC					
	24741	07/30/14	01	MONTHLY MTC/TILDEN SIGNAL	01-11-62-6223		115.00
						INVOICE TOTAL:	115.00 *
						CHECK TOTAL:	115.00
130410	PIO8526	PIONEER PRESS					
	140724	07/24/14	01	RENEW SUBSCRIPTION:DOINGS	01-06-60-6020		32.00
						INVOICE TOTAL:	32.00 *
						CHECK TOTAL:	32.00

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130411	PIP31	STEVE PIPER & SONS INC						
	152432	08/06/14	01	9 HRS TUB GRINDING	01-11-62-6258		3,105.00	
						INVOICE TOTAL:	3,105.00 *	
						CHECK TOTAL:	3,105.00	
130412	PIR1499	PIRTEK						
	1949016	07/21/14	01	REPAIR SEWER JETTER HOSE/#17	80-00-62-6220		191.17	
						INVOICE TOTAL:	191.17 *	
						CHECK TOTAL:	191.17	
130413	POR1901	PORTER LEE CORPORATION						
	14686	07/30/14	01	BEAST ANNUAL SOFTWARE SUPPORT	01-07-60-6020		882.00	
						INVOICE TOTAL:	882.00 *	
						CHECK TOTAL:	882.00	
130414	REI15	RICHARD J REIMER & ASSOC						
	18573	08/08/14	01	KNEIFEL DISABILITY	70-00-62-6233		426.13	
						INVOICE TOTAL:	426.13 *	
						CHECK TOTAL:	426.13	
130415	REL2250	RELIABLE MATERIALS LYONS						
	159802	07/29/14	01	1 LOAD MIXED DIRT/WATER	50-00-62-6220		87.00	
						INVOICE TOTAL:	87.00 *	
						CHECK TOTAL:	87.00	
130416	RRD7810	RR DONNELLEY						

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130416	RRD7810	RR DONNELLEY						
	388202319	08/04/14	01	7500 CITATION ENVELOPES	51-00-61-6101		1,175.86	
						INVOICE TOTAL:	1,175.86 *	
						CHECK TOTAL:	1,175.86	
130417	RYA1727	D RYAN TREE & LANDSCAPE						
	2322	07/17/14	01	REMOVE 67 EAB PARKWAY TREES	40-00-66-6685		18,829.00	
			02	REMOVE 8 PARKWAY TREES	01-11-62-6259		3,414.00	
						INVOICE TOTAL:	22,243.00 *	
	2327	08/14/14	01	REMOVE 88 EAB PARKWAY TREES	40-00-66-6685		25,877.00	
			02	REMOVE 6 PARKWAY TREES	01-11-62-6259		2,466.00	
						INVOICE TOTAL:	28,343.00 *	
						CHECK TOTAL:	50,586.00	
130418	SCO283	SCOUT ELECTRIC SUPPLY CO						
	156522	06/26/14	01	MCLS FUSES/STREET LIGHTS	01-11-62-6223		165.00	
			02	GEM BOX;BULBS;SWITCH;ETC	01-10-62-6220		226.29	
						INVOICE TOTAL:	391.29 *	
						CHECK TOTAL:	391.29	
130419	SEY3807	SEYFORTH SHAW LLP						
	2310785-13586	07/29/14	01	LGL SVCS THROUGH 7/16/14	01-04-62-6238		673.75	
						INVOICE TOTAL:	673.75 *	
						CHECK TOTAL:	673.75	
130420	STA8368	STAPLES ADVANTAGE						
	3234597794	06/18/14	01	LAMINATE;ENVELOPES;PENS	01-11-61-6100		54.48	
						INVOICE TOTAL:	54.48 *	
						CHECK TOTAL:	54.48	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130421	SUB1950	SUBURBAN LABORATORIES						
	114460	07/30/14	01	8 COLIFORM SAMPLES	50-00-68-6899		84.00	
						INVOICE TOTAL:	84.00 *	
						CHECK TOTAL:	84.00	
130422	SWA9500	SWAN CLEANERS						
	4553	07/03/14	01	BLANKET CLEANING	01-07-62-6241		30.00	
						INVOICE TOTAL:	30.00 *	
						CHECK TOTAL:	30.00	
130423	TAM7500	TAMELING INDUSTRIES						
	96302	07/24/14	01	20 YDS TOPSOIL/STUMPS	01-11-62-6259		366.00	
						INVOICE TOTAL:	366.00 *	
						CHECK TOTAL:	366.00	
130424	THE4415	THEODORE POLYGRAPH SERVICE INC						
	4414	08/15/14	01	PRE-EMPLY.POLYGRAPH EXAM:KANG	01-12-62-6272		135.00	
						INVOICE TOTAL:	135.00 *	
						CHECK TOTAL:	135.00	
130425	THI4170	DAN THIESSE						
	140818	08/18/14	01	19 PLUMBING INSPECTIONS	01-06-62-6229		674.50	
						INVOICE TOTAL:	674.50 *	
						CHECK TOTAL:	674.50	
130426	THI4200	THIRD MILLENNIUM ASOC., INC						

INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
130426	THI4200	THIRD MILLENNIUM ASOC., INC						
	17259	08/15/14	01	VL ANNUAL SOFTWARE MTC FEE	01-03-62-6220		995.00	
						INVOICE TOTAL:	995.00 *	
	17260	08/15/14	01	VL ONLINE MNT FEE	01-03-62-6220		495.00	
						INVOICE TOTAL:	495.00 *	
						CHECK TOTAL:	1,490.00	
130427	THO1302	THOMPSON ELEVATOR						
	14-2774	07/30/14	01	5 SEMI-ANNUAL INSPECTIONS	01-06-62-6234		258.00	
						INVOICE TOTAL:	258.00 *	
						CHECK TOTAL:	258.00	
130428	TRA2090	TRANSUNION RISK & ALTERNATIVE						
	14-08-06	08/06/14	01	TLO CHARGES THRU 7/31/14	01-07-60-6020		14.50	
						INVOICE TOTAL:	14.50 *	
						CHECK TOTAL:	14.50	
130429	TRA31	TRAFFIC CONTROL PROTECTION INC						
	80746	07/30/14	01	25 SIGN POSTS & ANCHORS	01-11-62-6264		900.00	
						INVOICE TOTAL:	900.00 *	
						CHECK TOTAL:	900.00	
130430	UNI8405	UNITED RENTALS INC						
	120617988-001	06/25/14	01	STEEL ROAD PLATES:3 DAYS	50-00-62-6220		830.00	
						INVOICE TOTAL:	830.00 *	
	120617988-002	08/15/14	01	CREDIT/OVERPD 1 DAY	50-00-62-6220		-134.00	
						INVOICE TOTAL:	-134.00 *	
						CHECK TOTAL:	996.00	

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INVOICES DUE ON/BEFORE 08/25/2014

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
130431	VER2550	VERIZON WIRELESS					
	9729813266	08/04/14	01	JULY SERVICE	01-07-62-6210		353.02
						INVOICE TOTAL:	353.02 *
						CHECK TOTAL:	353.02
130432	VIS9014	VISU-SEWER OF ILLINOIS LLC					
	6673	07/30/14	01	SEWER TELEVISIONING;CLEANING	40-00-66-6686		5,865.00
			02	SEWER TELEVISIONING;CLEANING	80-00-66-6681		5,865.00
						INVOICE TOTAL:	11,730.00 *
						CHECK TOTAL:	11,730.00
130433	WAR1601	WAREHOUSE DIRECT					
	2397008	08/01/14	01	MISC OFFICE SUPPLIES	01-11-61-6100		82.00
						INVOICE TOTAL:	82.00 *
						CHECK TOTAL:	82.00
130434	WCMC	WEST CENTRAL MUNICIPAL					
	0007870-IN	08/03/14	01	FY2014-15 MEMBERSHIP DUES	01-12-60-6020		11,023.60
						INVOICE TOTAL:	11,023.60 *
	0007900-IN	08/14/14	01	FY 2015 COUNCIL OF MAYORS DUES	01-12-60-6020		1,566.11
						INVOICE TOTAL:	1,566.11 *
						CHECK TOTAL:	12,589.71
130435	ZIE2001	ZIEBELL WATER SERVICE PROD.INC					
	225672	07/30/14	01	BOX TAP;REPAIR SLEEVE	50-00-62-6220		370.10
						INVOICE TOTAL:	370.10 *
						CHECK TOTAL:	370.10
						TOTAL AMOUNT PAID:	392,974.68

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ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
01	01-00-17-1701	PREPAID DIESEL FUEL	MOH7340	188802	1300 GALS NO LEAD	3,982.82	
02	01-00-17-1701	PREPAID DIESEL FUEL	MOH7340	188803	683 GALS ON ROAD DIESEL	2,321.46	
03	01-00-20-2029	DUE T/F LIBRARY	LGP10	14/08	AUG LIBRARY SHARE RPLCMT T	476.54	
04	01-00-31-3105	P/R-HOSPITALIZATION-EMPLOYEE	COR2800	82014	AUG BROKERAGE/CONSULT FEE	834.77	
05	01-00-34-3401	REFUSE STICKERS	ALL9001	0551-011036040	500 REFUSE STICKERS	2,300.00	
06	01-00-34-3402	YARD WASTE STICKERS	ALL9001	0551-011036040	500 YARD WASTE STICKERS	2,300.00	
07	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-006	PLAN REV@75 N PARK RD	516.83	
08	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-013	PLAN REV@120/126 S SPRING	689.10	
09	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-036	PLAN REV@913 S MADISON	751.36	
10	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-038	PLAN REV@604 S 9TH AVE	1,205.93	
11	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-043	PLAN REV@517 S 10TH AVE	812.66	
12	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-045	PLAN REV@637 S 10TH AVE	2,129.56	
13	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-051	PLAN REV@525 S 9TH AVE	803.95	
14	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-053	PLAN REV@27 N KENSINGTON	871.05	
15	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	14-057	PLAN REV@431 S EDGEWOOD	1,330.45	
16	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	KES2915	27855	PLAN REV@22 CALENDAR	1,125.00	
17	01-00-58-5866	AMBULANCE TRANSPORT FEES	AND3323	133696	JUL COLLECT/6.5% OF \$23,358.	1,518.28	
18	01-02-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	43.27	
19	01-02-61-6101	PRINTING, POSTAGE, & STATIONE	FED9451	2-726-75072	MAIL TO L JOHNSON	20.20	
20	01-02-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	453.13	
21	01-02-62-6220	MTCE-EQUIPMENT	CAN1500	4013528362	AUG COPIER MTC	93.23	
22	01-03-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	125.73	
23	01-03-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	645.54	
24	01-03-62-6220	MTCE-EQUIPMENT	CAN1500	4013528362	AUG COPIER MTC	46.62	
25	01-03-62-6220	MTCE-EQUIPMENT	CAN1500	4013534255	JUL COLOR COPY OVERAGE	90.43	
26	01-03-62-6220	MTCE-EQUIPMENT	THI4200	17259	VL ANNUAL SOFTWARE MTC FEE	995.00	
27	01-03-62-6220	MTCE-EQUIPMENT	THI4200	17260	VL ONLINE MNT FEE	495.00	
28	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20409	UNSAFE PROPERTY:310 W CALEND	81.00	
29	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20411	CODE VIOL@124 S LA GRANGE RD	148.50	
30	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20413	CODE VIOL@46 N MADISON	445.50	
31	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20414	CODE VIOL@8 W BURLINGTON	243.00	
32	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20415	FORECL OF DEMO LIEN:235 WASH	575.00	
33	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20416	CODE VIOL@939 ASHLAND	1,647.00	
34	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20417	CODE VIOL@328 EAST AVE	162.00	
35	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20418	CODE VIOL@52 S LA GRANGE RD	371.78	
36	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	20419	CODE VIOL@712 W BELL	337.50	
37	01-04-62-6235	LEGAL-SPECIAL	HOL8640	3076450	JUL LGL:SPECIAL COUNSEL	693.00	
38	01-04-62-6238	LEGAL-PERSONNEL	SEY3807	2310785-13586	LGL SVCS THROUGH 7/16/14	673.75	

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GENERAL FUND							
39	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3071001	JUN LGL: RETAINER SVCS	6,268.50	
40	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3071006	JUN LGL: ZONING MATTERS	1,575.00	
41	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3071008	JUN LGL: REIMB	194.00	
42	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3071008	JUN LGL: RETAINER SVCS	2,731.50	
43	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3076448	JUL LGL:RETAINER SVCS	7,591.50	
44	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3076448	JUL LGL:RETAINER SVCS/REIMB	124.60	
45	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3076449	JUL LGL:ZONING MATTER	3,654.70	
46	01-04-62-6239	LEGAL-PT (CONSULTANT)	HOL8640	3076450	JUL LGL:RETAINERS SVCS	1,134.00	
47	01-06-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	117.97	
48	01-06-60-6020	TRAINING & MEMBERSHIP	PIO8526	140724	RENEW SUBSCRIPTION:DOINGS	32.00	
49	01-06-61-6101	PRINTING, POSTAGE, & STATIONE	FED9451	2-726-75072	MAIL TO ATTY BURKLAND	22.45	
50	01-06-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	355.39	
51	01-06-62-6220	MTCE-EQUIPMENT	CAN1500	4013528362	AUG COPIER MTC	46.62	
52	01-06-62-6220	MTCE-EQUIPMENT	CAN1500	4013534255	JUL COLOR COPY OVERAGE	27.13	
53	01-06-62-6220	MTCE-EQUIPMENT	FIR4037	222800	REPAIR TIRE/#48	108.87	
54	01-06-62-6229	CONTRACTUAL PLUMBING INSP	THI4170	140818	19 PLUMBING INSPECTIONS	674.50	
55	01-06-62-6230	PROFESSIONAL SERVICES	HEU2315	14-014	DRAINAGE ISSUE:808 S ASHLAND	1,148.50	
56	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-01	MOW GRASS@123 WASHINGTON	495.00	
57	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-02	MOW GRASS@249 SAWYER	195.00	
58	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-03	MOW GRASS @315 FRANKLIN	195.00	
59	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-04	MOW GRASS@324 FRANKLIN	195.00	
60	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-05	MOW GRASS@624 S 8TH	130.00	
61	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-06	MOW GRASS@235 WASHINGTON	260.00	
62	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-07	REMOVE DEBRIS@113 WASHINGTON	45.00	
63	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-08	MOW GRASS@725 COSSITT	260.00	
64	01-06-62-6230	PROFESSIONAL SERVICES	KB106	14/07-09	MOW GRASS@870 S 12TH	130.00	
65	01-06-62-6230	PROFESSIONAL SERVICES	KES2915	27889	JUN & JULY INSPECTIONS	1,350.00	
66	01-06-62-6234	ELEVATOR INSPECTIONS	THO1302	14-2774	5 SEMI-ANNUAL INSPECTIONS	258.00	
67	01-06-62-6239	ECONOMIC DEVELOPMENT	FIR/CD	140815	LUNCH:RETAIL CONNECTIONS	24.04	
68	01-06-62-6239	ECONOMIC DEVELOPMENT	FIR/CD	140818	PARKING/RETAIL CONNECTIONS	10.00	
69	01-07-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	746.27	
70	01-07-60-6020	TRAINING & MEMBERSHIP	ITOA1400	140814	ANNUAL TRAINING & DUES/BERG	295.00	
71	01-07-60-6020	TRAINING & MEMBERSHIP	NOR355	185392	URBAN RIFLE CLASS/WARDLAW	300.00	
72	01-07-60-6020	TRAINING & MEMBERSHIP	OHE1070	1443525	AMMO	1,580.00	
73	01-07-60-6020	TRAINING & MEMBERSHIP	POR1901	14686	BEAST ANNUAL SOFTWARE SUPPOR	882.00	
74	01-07-60-6020	TRAINING & MEMBERSHIP	TRA2090	14-08-06	TLO CHARGES THRU 7/31/14	14.50	
75	01-07-60-6021	UNIFORMS	OHE1070	1443526	BELT;FLASHLIGHT;HOLSTER/BERG	65.93	
76	01-07-60-6021	UNIFORMS	OHE1070	1444766	CUFFMATE/KIELCZYNSKI	21.98	

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ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
77	01-07-60-6021	UNIFORMS	OHE1070	1445259	PANTS;SHIRTS;BOOTS/ROGERS	324.46	
78	01-07-60-6021	UNIFORMS	OHE1070	1445260	HOLSTER;MAG CASE;ETC/WOLF	209.97	
79	01-07-60-6021	UNIFORMS	OHE1070	1445261	BOOTS;SHIRTS/PETERS	136.00	
80	01-07-61-6100	TOOLS & SUPPLIES	CAR7341	2819	REFILLS	249.95	
81	01-07-61-6100	TOOLS & SUPPLIES	COM3001	140814	SEPT CABLE SVC	84.58	
82	01-07-61-6100	TOOLS & SUPPLIES	FIR/PD	140814	INTEREST CHARGE	5.10	
83	01-07-61-6101	PRINTING,POSTAGE, & STATIONE	LAD524	11378	2000 DUTY RECORD CARDS	185.00	
84	01-07-61-6101	PRINTING,POSTAGE, & STATIONE	LAD524	11382	BUS. CARDS/MCDRMT;WESSENDRF	140.00	
85	01-07-62-6210	TELEPHONE FEES	ATT	14/708579068708	AUG 3 LINE SYS;579-0687	212.37	
86	01-07-62-6210	TELEPHONE FEES	ATT	14/708579108508	AUG FAX LINE 579-1085	71.84	
87	01-07-62-6210	TELEPHONE FEES	ATT	14/708579139408	AUG INVEST FAX LINE 579-1394	123.84	
88	01-07-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	609.24	
89	01-07-62-6210	TELEPHONE FEES	VER2550	9729813266	JULY SERVICE	353.02	
90	01-07-62-6220	MTCE-EQUIPMENT	BRO9545	14/07	JULY WASHES	235.00	
91	01-07-62-6220	MTCE-EQUIPMENT	CAN1500	4013537859	COPIES OVER ALLOWANCE	481.11	
92	01-07-62-6220	MTCE-EQUIPMENT	FIR4037	222312	FLAT REPAIR/#524	10.00	
93	01-07-62-6220	MTCE-EQUIPMENT	MU5550	14/07	JULY SQUAD WASHES	19.15	
94	01-07-62-6220	MTCE-EQUIPMENT	PHE5859	100773	FUEL CK VALVE;IGN SWITCH/#51	2,539.60	
95	01-07-62-6240	ANIMAL CONTROL	HIN22	140814	FEB-JUL STRAY BILLING	470.00	
96	01-07-62-6241	PRISONER MEALS	SWA9500	4553	BLANKET CLEANING	30.00	
97	01-09-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	507.00	
98	01-09-60-6020	TRAINING & MEMBERSHIP	FIR245	12829	UNIFORM ORDER	143.50	
99	01-09-60-6021	UNIFORMS	DAR6697	17150695	UNIFORM-HOOD	41.18	
100	01-09-61-6100	TOOLS & SUPPLIES	HOR60	165718-2	LIGHT BULBS	23.97	
101	01-09-61-6100	TOOLS & SUPPLIES	HOR60	167689	RAZOR BLADES;CLEANER;BULBS	40.75	
102	01-09-61-6100	TOOLS & SUPPLIES	HOR60	167736	BATTERY FOR GARAGE OPENER	4.63	
103	01-09-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	407.25	
104	01-09-62-6210	TELEPHONE FEES	ATT	14/708579974708	AUG FAX/MODEM LINE 579-9747	140.45	
105	01-09-62-6210	TELEPHONE FEES	NEX4181	665512518-150	JULY CALL SERVICE/PD	164.30	
106	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2185	OXYGEN SENSOR/ UNIT 1183	252.42	
107	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2190	EGR VALVE/ UNIT 1114	1,068.00	
108	01-09-62-6253	EMERGENCY MED. SUPPLIES	AIR8025	1601379260	MEDICAL OXYGEN	134.80	
109	01-10-62-6220	MTCE-EQUIPMENT	HOR60	167513	FASTENERS;PUTTY/PD	14.87	
110	01-10-62-6220	MTCE-EQUIPMENT	SCO283	156522	GEM BOX;BULBS;SWITCH;ETC	226.29	
111	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	CLO2784	5470	SEPT MAINTENANCE	286.67	
112	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	KAN1213	5067	FOUNTAIN MAINTENANCE;BULBS	945.00	
113	01-10-62-6223	MTCE. WEST END BUS. DIST.	CLO2784	5470	SEPT MAINTENANCE	286.66	
114	01-11-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	212.27	

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GENERAL FUND							
115	01-11-60-6020	TRAINING & MEMBERSHIP	FIR/DPW	140815	ASCE 2015 MEMBERSHIP	255.00	
116	01-11-60-6021	UNIFORMS	ARA2525	2078658708	8/8/14 UNIFORM SVCS	57.68	
117	01-11-61-6100	TOOLS & SUPPLIES	CAS7911	057957	LAUNDRY SOAP/DPW	77.60	
118	01-11-61-6100	TOOLS & SUPPLIES	DIG9423	9860	SHARP COPIER LEASE	168.00	
119	01-11-61-6100	TOOLS & SUPPLIES	DIG9423	9938	COLR & B&W COPIES	32.00	
120	01-11-61-6100	TOOLS & SUPPLIES	STA8368	3234597794	LAMINATE;ENVELOPES;PENS	54.48	
121	01-11-61-6100	TOOLS & SUPPLIES	WAR1601	2397008	MISC OFFICE SUPPLIES	82.00	
122	01-11-61-6101	PRINTING,POSTAGE, & STATIONE	FED9451	2-726-75072	MAIL TO ATTY BURKLAND	16.50	
123	01-11-61-6102	GAS & OIL	BP7088	42030184	AUG GAS/FUEL CHARGES/DPW	63.15	
124	01-11-62-6210	TELEPHONE FEES	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	146.51	
125	01-11-62-6211	ELECTRIC FEES	COM784	140806S/L	JUL STREET LIGHTS	2,114.42	
126	01-11-62-6220	MTCE-EQUIPMENT	AIR8025	9920647855	RENT ACETYLENE;AIR;ARGON;OXY	92.28	
127	01-11-62-6220	MTCE-EQUIPMENT	AM8623	459927	OIL DRY/SHOP	134.80	
128	01-11-62-6220	MTCE-EQUIPMENT	AM8623	460484	BLOWER MOTOR/#29	35.65	
129	01-11-62-6220	MTCE-EQUIPMENT	AME3714	55484664	PROPANE/SHOP	63.45	
130	01-11-62-6220	MTCE-EQUIPMENT	COU11	060835	SAFETY LANE/#17	35.00	
131	01-11-62-6220	MTCE-EQUIPMENT	COU11	60823	SAFETY INSPECTION/#6	35.00	
132	01-11-62-6220	MTCE-EQUIPMENT	GMF8846	46781	TRIMMER HEAD	32.95	
133	01-11-62-6220	MTCE-EQUIPMENT	HIG75	43487	6-5GAL PAILS DEGREASER	420.00	
134	01-11-62-6220	MTCE-EQUIPMENT	HOM1831	0593399	AIR CLEANER COVERS;TRIM LINE	37.96	
135	01-11-62-6223	MTCE-STREET LIGHTS	ILST	41620	TSM 9 INTERSECTIONS	4,269.33	
136	01-11-62-6223	MTCE-STREET LIGHTS	PIN749	24741	MONTHLY MTC/TILDEN SIGNAL	115.00	
137	01-11-62-6223	MTCE-STREET LIGHTS	SCO283	156522	MCLS FUSES/STREET LIGHTS	165.00	
138	01-11-62-6258	BRUSH CHIPPING	PIP31	152432	9 HRS TUB GRINDING	3,105.00	
139	01-11-62-6259	TREE REMOVAL/MISC	RYA1727	2322	REMOVE 8 PARKWAY TREES	3,414.00	
140	01-11-62-6259	TREE REMOVAL/MISC	RYA1727	2327	REMOVE 6 PARKWAY TREES	2,466.00	
141	01-11-62-6259	TREE REMOVAL/MISC	TAM7500	96302	20 YDS TOPSOIL/STUMPS	366.00	
142	01-11-62-6260	TREE TRIMMING	NAT582	547616	200 LBS SEED;50 LB MULCH	503.00	
143	01-11-62-6261	LEAF DISPOSAL	HEA6201	7858	LEAF HAULING	840.00	
144	01-11-62-6263	STREET CLEANING	HEA6201	7858	STREET SWEEPINGS	1,353.24	
145	01-11-62-6263	STREET CLEANING	HEA6201	8210	4 LOADS STREET SWEEPINGS	936.22	
146	01-11-62-6263	STREET CLEANING	HEA6201	8546	6 LOADS STREET SWEEPINGS	1,853.60	
147	01-11-62-6264	STREET SIGNS/MARKERS	INF5350	5736	NO STUDENT DROP OFF SIGNS	261.19	
148	01-11-62-6264	STREET SIGNS/MARKERS	TRA31	80746	25 SIGN POSTS & ANCHORS	900.00	
149	01-11-66-6605	COMPUTER EQUIPMENT	DIG9423	9938	COLR & B&W COPIES	15.18	
150	01-12-60-6020	TRAINING & MEMBERSHIP	MET233	2014-123	2013-2014 DUES	544.25	
151	01-12-60-6020	TRAINING & MEMBERSHIP	WCWC	0007870-IN	FY2014-15 MEMBERSHIP DUES	11,023.60	
152	01-12-60-6020	TRAINING & MEMBERSHIP	WCWC	0007900-IN	FY 2015 COUNCIL OF MAYORS DU	1,566.11	

4-C.18

JOURNAL DATE: 08/21/14

ACCOUNTING PERIOD: 04

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
153	01-12-62-6271	ZBA/PLAN COMMISSION	DOE1970	140814	COURT REPORT SVCS RE:PC #216	933.00	
154	01-12-62-6271	ZBA/PLAN COMMISSION	FIR/CD	140813	LUNCH:DEVELOPMENT AGREEMT	57.44	
155	01-12-62-6272	POLICE & FIRE COMMISSION	IO1127	C32278A	PSYCH EVAL: PD CANDIDATE KAN	485.00	
156	01-12-62-6272	POLICE & FIRE COMMISSION	MID1	4867	PRE-EMPL EXAM/FF RAIMONDI	1,694.00	
157	01-12-62-6272	POLICE & FIRE COMMISSION	THE4415	4414	PRE-EMPLY. POLYGRAPH EXAM:KAN	135.00	
158	01-12-68-6860	PUBLIC/EMPLOYEE RELATIONS	ALP417	71701	RTA ACCESS POWERPOINT (25)	230.53	
159	01-12-68-6860	PUBLIC/EMPLOYEE RELATIONS	CBENJAMI	140814	REIMBURSE:COOKIES/NOWAK BABY	71.90	
160	01-19-62-6230	PROFESSIONAL SERVICES	COM3001	140808	SEPT CABLE SVC/VH	12.63	
161	01-19-62-6230	PROFESSIONAL SERVICES	COM3002	0017078-14/09	SEP HIGH SPEED INTERNET/DPW	129.90	
162	01-19-62-6230	PROFESSIONAL SERVICES	COM3002	0130848-14/09	SEP HIGH SPEED INTERNET/PD;F	149.35	
163	01-19-62-6230	PROFESSIONAL SERVICES	COM3002	0130871-14/09	SEP HIGH SPEED INTERNET/VH	149.35	
164	01-19-68-6860	PUBLIC/EMPLOYEE RELATIONS	JAEGER	140803	5 YR EMPLOYEE SERVICE AWARD	50.00	
165	01-19-68-6860	PUBLIC/EMPLOYEE RELATIONS	LJUBENKO	140802	15 YR EMPLOYEE SERVICE AWARD	150.00	
166	01-19-68-6890	FLEXIBLE SPENDING ACCT.	PAY1080	121468-565102	AUG FLEX SPENDING FEE	118.80	
167	01-00-00-1010	CASH-FNBLG-CHECKING			ACCOUNTS PAYABLE OFFSET		119,024.18

FOREIGN FIRE INSURANCE TAX FUN							
168	22-00-66-6600	NEW EQUIPMENT	COM3001	140809	SEPT CABLE SVC/FD	97.04	
169	22-00-66-6600	NEW EQUIPMENT	FIT1900	28668	MISC EXERCISE EQUIPMENT	476.70	
170	22-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		573.74

ETSB FUND							
171	24-00-62-6210	TELEPHONE	ATT911	14/847734606008	AUG E911 LINE SVC:847 734-60	1,362.51	
172	24-00-62-6210	TELEPHONE	ATT911	14/847734606308	AUG E911 LINE SVC:847 734-60	211.19	
173	24-00-62-6220	MTCE-EQUIPMENT	MIN500	254227	REPL HEADSET FOR ENGINE	105.00	
174	24-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		1,678.70

DRUG ENFORCEMENT FUND							
175	27-00-68-6899	MISCELLANEOUS EXPENDITURES	MUN7330	10004	JULY	650.00	
176	27-00-20-2001	DUE TO/FRM GENERAL FUND			ACCOUNTS PAYABLE OFFSET		650.00

CAPITAL PROJECTS FUND							
177	40-00-66-6685	EMERALD ASH BORER	RYA1727	2322	REMOVE 67 EAB PARKWAY TREES	18,829.00	
178	40-00-66-6685	EMERALD ASH BORER	RYA1727	2327	REMOVE 88 EAB PARKWAY TREES	25,877.00	

JOURNAL DATE: 08/21/14

ACCOUNTING PERIOD: 04

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
CAPITAL PROJECTS FUND							
179	40-00-66-6686	SEWER TELEVISIONING	VIS9014	6673	SEWER TELEVISIONING;CLEANING	5,865.00	
180	40-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		50,571.00

WATER FUND							
181	50-00-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	326.18	
182	50-00-60-6021	UNIFORMS	ARA2525	2078658708	8/8/14 UNIFORM SVCS	40.80	
183	50-00-61-6100	TOOLS & SUPPLIES	DIG9423	9860	SHARP COPIER LEASE	22.50	
184	50-00-61-6100	TOOLS & SUPPLIES	HOM1831	1561192	METRIC WRENCH;RATCHET/374	56.91	
185	50-00-62-6210	TELEPHONE	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	293.02	
186	50-00-62-6220	MAINTENANCE - WATER	AM8623	460516	COURTESY LAMP/#74	3.28	
187	50-00-62-6220	MAINTENANCE - WATER	AM8623	460748	AIR & OIL FILTERS/#64	32.63	
188	50-00-62-6220	MAINTENANCE - WATER	HAN1562	5435635	2 LOADS CA6/WATER	648.79	
189	50-00-62-6220	MAINTENANCE - WATER	HAN1562	5436412	2 LOADS CA6/WATER	672.96	
190	50-00-62-6220	MAINTENANCE - WATER	HOM1831	1561192	GLOVES/#66	5.00	
191	50-00-62-6220	MAINTENANCE - WATER	JAC6642	59560	RENTAL PIPE FREEZE KIT/320 C	142.99	
192	50-00-62-6220	MAINTENANCE - WATER	REL2250	159802	1 LOAD MIXED DIRT/WATER	87.00	
193	50-00-62-6220	MAINTENANCE - WATER	UNI8405	120617988-001	STEEL ROAD PLATES:3 DAYS	830.00	
194	50-00-62-6220	MAINTENANCE - WATER	UNI8405	120617988-002	CREDIT/OVERPD 1 DAY		134.00
195	50-00-62-6220	MAINTENANCE - WATER	ZIE2001	225672	BOX TAP;REPAIR SLEEVE	370.10	
196	50-00-62-6230	PROFESSIONAL SERVICES	MGP701	2277	JUL 2014 GIS CONSORTIUM	2,416.40	
197	50-00-62-6290	WATER PURCHASES-MC COOK	MCC	38-14/07	JULY WATER PURCHASE	199,990.08	
198	50-00-66-6605	COMPUTER EQUIPMENT	DIG9423	9938	COLR & B&W COPIES	15.19	
199	50-00-68-6899	MISCELLANEOUSE EXPENSES	SUB1950	114460	8 COLIFORM SAMPLES	84.00	
200	50-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		205,903.83

PARKING FUND							
201	51-00-52-5222	DECALS-VILLAGE LOTS	MAR7735	140529	REFUND CBD PARKING THRU 5/15	240.00	
202	51-00-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	55.11	
203	51-00-61-6101	PRINTING,POSTAGE, & STATIONE	RRD7810	388202319	7500 CITATION ENVELOPES	1,175.86	
204	51-00-62-6210	TELEPHONE	ATT	14/708579263108	AUG GAR/ELEV SEC LINE:579-26	140.46	
205	51-00-62-6211	ELECTRIC FEES	COM784	140806S/L	JUL PARKING LOT LIGHTS	782.04	
206	51-00-62-6225	MTCE. LA GRANGE RD DEPOT	ARA2525	2078658708	FLOOR MATS/TRAIN STN	11.00	
207	51-00-62-6225	MTCE. LA GRANGE RD DEPOT	HOM1831	0180505	DOWN SPOUTS;PAINT/TRAIN STN	68.10	
208	51-00-62-6280	MTCE. PARKING GARAGE	ARA2525	2078658708	FLOOR MATS/PARKING DECK	5.50	
209	51-00-62-6280	MTCE. PARKING GARAGE	CLO2784	5470	SEPT MAINTENANCE	286.67	
210	51-00-62-6280	MTCE. PARKING GARAGE	EPC2419	12759345	SILICONE CAULK/DECK	83.76	

4-C.19

DATE: 08/21/14
 TIME: 10:03:34
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VILLAGE OF LA GRANGE
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PAGE: 7
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JOURNAL DATE: 08/21/14

ACCOUNTING PERIOD: 04

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
PARKING FUND							
211	51-00-62-6280	MTCE. PARKING GARAGE	HOM1831	0180505	WINDOW SEALER/PARKING DECK	23.92	
212	51-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		2,872.42
POLICE PENSION FUND							
213	70-00-62-6233	LEGAL	INS123	45196	WEINE EVAL;KNEIFEL DISABILIT	3,180.00	
214	70-00-62-6233	LEGAL	REI15	18573	KNEIFEL DISABILITY	426.13	
215	70-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		3,606.13
SEWER FUND							
216	80-00-60-6010	INSURANCE-HOSPITALIZATION	COR2800	82014	AUG BROKERAGE/CONSULT FEE	31.43	
217	80-00-60-6021	UNIFORMS	ARA2525	2078658708	8/8/14 UNIFORM SVCS	10.20	
218	80-00-61-6100	TOOLS & SUPPLIES	DIG9423	9860	SHARP COPIER LEASE	29.00	
219	80-00-62-6210	TELEPHONE	ATT	14/708579230008	AUG SHARE/CENTREX SYS:579-23	146.51	
220	80-00-62-6220	MTCE-EQUIPMENT	COU11	060835	SAFETY LANE/#17	35.00	
221	80-00-62-6220	MTCE-EQUIPMENT	FLE8471	62739493	REBUILT STEERING GEAR/#17	579.00	
222	80-00-62-6220	MTCE-EQUIPMENT	JAC6642	59568	RENT SUCTION & DISCHARGE PUM	77.78	
223	80-00-62-6220	MTCE-EQUIPMENT	LGM687	69599	MEASURE TAPE;CAUTION TAPE;ET	78.80	
224	80-00-62-6220	MTCE-EQUIPMENT	PIR1499	1949016	REPAIR SEWER JETTER HOSE/#17	191.17	
225	80-00-62-6230	PROFESSIONAL SERVICES	MGP701	2277	JUL 2014 GIS CONSORTIUM	1,035.60	
226	80-00-66-6605	COMPUTER EQUIPMENT	DIG9423	9938	COLR & B&W COPIES	15.19	
227	80-00-66-6681	MANHOLE REPLACEMENT	VIS9014	6673	SEWER TELEVISIONING;CLEANING	5,865.00	
228	80-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		8,094.68
INTERFUND SUMMARY							
229	01-00-20-2022	DUE T/F FOREIGN FIRE INSURAN			ACCTS PAYABLE INTERFUND OFFS	573.74	
230	01-00-20-2024	DUE T/F ETSB			ACCTS PAYABLE INTERFUND OFFS	1,678.70	
231	01-00-20-2027	DUE TO/FRM ASSET FORFEITURE			ACCTS PAYABLE INTERFUND OFFS	650.00	
232	01-00-20-2040	DUE T/F CAPITAL PROJECTS			ACCTS PAYABLE INTERFUND OFFS	50,571.00	
233	01-00-20-2050	DUE T/F WATER			ACCTS PAYABLE INTERFUND OFFS	205,903.83	
234	01-00-20-2051	DUE T/F PARKING METER			ACCTS PAYABLE INTERFUND OFFS	2,872.42	
235	01-00-20-2070	DUE T/F POLICE PENSION			ACCTS PAYABLE INTERFUND OFFS	3,606.13	
236	01-00-20-2080	DUE T/F SEWER			ACCTS PAYABLE INTERFUND OFFS	8,094.68	
237	01-00-00-1010	CASH-FNBLG-CHECKING			ACCTS PAYABLE INTERFUND OFFS		273,950.50
TOTALS:						667,059.18	667,059.18

4-C.20

MANAGER'S REPORT

VILLAGE OF LA GRANGE
Administrative Offices

EXECUTIVE COMMITTEE REPORT

TO: Village President, Village Clerk
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager
Patrick D. Benjamin, Community Development Director
Angela M. Mesaros, Assistant Community Development Director/Village Planner

DATE: August 25, 2014

RE: **PRELIMINARY REVIEW SESSION FOR OPUS DEVELOPMENT
COMPANY, L.L.C. PLANS FOR DEVELOPMENT OF FORMER YMCA
PROPERTY AT 31 EAST OGDEN AVENUE**

Introduction

Opus Development Company L.L.C. is the contract purchaser of the former YMCA property at 31 East Ogden Avenue. Opus proposes to build a mixed use development with the following primary elements:

- Retail space of approximately 9,200 square feet at the northeast corner of La Grange Road and Ogden Avenue (the southwest corner of the project).
- An apartment building with up to 278 dwelling units that will be predominately five stories tall (and up to six stories at the tallest point), with an interior parking garage including approximately 373 parking spaces for residents, 44 additional shared visitor and public spaces in the structure and 38 surface spaces supporting the retail component.

Opus has been invited to present an overview and description of its proposed project at the Village Board's meeting on Monday, August 25, under the Village Manager's Report. This memo is written to give you some background about the subject property and the basic elements of proposed project. There is more about the purpose of the August 25 session at the end of this memo.

YMCA Property

As you know, most of the subject property has been vacant land since the former YMCA was demolished in 2010. The property at the northeast corner of La Grange Road and Ogden Avenue has been vacant since 1990 when the Shell gas station was demolished.

The subject property is zoned in two districts—the C-3 General Service Commercial District and the OS Open Space. The property was the subject of complex negotiations in 2007 - 2008 when Atlantic Realty Partners attempted to structure a development deal that included the YMCA, the Park District of La Grange, and the Village. That development never came to fruition, principally due to adverse economic conditions.

Opus Application Process

In November and December 2013, Opus participated in pre-application meetings with the Village President, the Village Clerk, Trustee McCarty, and the Village management team, Plan Commission Chairperson Wayne Kardatzke and Vice Chairperson Laura Weyrauch, and the Village Planner. The discussions at those meetings covered numerous topics and in particular examined site circulation, vehicular and pedestrian access and safety, public improvements, and connections to and interactions with Gordon Park. After the meetings, Opus revised its site plans and made changes to the design of the apartment building.

In May, Opus applied for the following approvals:

- Rezoning of the portions of the subject property in the OS District so that all of the property will be zoned in the C-3 District
- Planned development approval, including modifications of certain Zoning Code provisions to authorize the proposed project,
- Site plan approval, and
- A design review permit.

As a Planned Development, the project as proposed by Opus does not meet some of the Zoning Code standards, so as part of its applications Opus requests modifications of those standards. The following table sets forth the applicable Zoning Code standards and the requested modifications from those standards. In each case, a modification would change the standard only just enough to authorize the project as proposed by Opus.

Village Standard	Proposed Modification
Maximum Height not exceeding 45 feet	Maximum 6 stories and 68 feet at tallest point
Floor Area Ratio not exceeding 1.50	Maximum 1.80

Village Standard	Proposed Modification
Minimum Lot Area Per Unit of 2,000 sq. ft.	Minimum 673 sq. ft. per unit
Minimum dwelling unit size of 650 sq. ft.	Minimum 540 sq. ft.
Minimum residential parking spaces of 1.5 per dwelling unit	Minimum 1.34 spaces per dwelling unit
Minimum perimeter landscaped open space of 5 feet	Reduce to 0
Minimum parking lot and loading screening of 5 feet	Reduce to 0 in some locations
Maximum slope of residential parking garage of 5.0%	Maximum ramp slope of 5.75%

In addition to these standards, Opus requests modifications of the Village sign standards to accommodate the various proposed signs throughout the project.

The Village Board has the authority to grant the requested modifications under the Zoning Code's planned development regulations.

Plan Commission Proceedings

The Plan Commission conducted a public hearing on the applications in two sessions—the first session on June 11 and a second session on July 22. Several interested persons testified at the first hearing session. Those people mostly live near the subject property and are concerned about access to their condominiums during construction, general site access given the high traffic volumes on La Grange Road and Ogden Avenue, the possibility of a stoplight at the Locust Avenue / Ogden Avenue intersection, and various smaller matters. There was very little public testimony at the second session.

After the conclusion of the public testimony, the Plan Commissioners deliberated and voted to recommend that the Village Board approve the project subject to a list of conditions included in the Plan Commission's Findings and Recommendation. A copy of those Findings and

Recommendation, which were first sent to you on Thursday, August 14, are included with this memo for your convenience.

Draft Documents

The Village staff and Village Attorney have prepared a preliminary draft ordinance that would, when finalized, approve Opus's project. The draft ordinance generally stipulates the zoning changes and conditions recommended by the Plan Commission. The provisions of the ordinance may be adjusted, however, depending on the result of upcoming negotiations with the applicant over the terms of the development agreement. We have included a copy of the preliminary draft ordinance with this memorandum so that you can see the many things that must be considered in an approval ordinance. The draft ordinance also may be considered a checklist to which you can add suggestions or additional items that may need to be addressed.

The Village staff and the Village Attorney also have prepared a draft of a development agreement. The purpose of a development agreement is to: 1) operationalize the conditions of approval and 2) create a legal framework to manage risk for both the Village and the developer from land use approval, through construction, and for certain terms which remain beyond occupancy. The latter point is particularly important as ownership transfers occur. As of the writing of this memo, Opus representatives are still reviewing that draft. Because so many provisions of the development agreement are still under review, we believe that the draft document is in a condition too preliminary to be helpful to the Village Board.

August 25 Preliminary Review Session

During the Village Manager's Report on August 25, we will briefly introduce Opus's project and the Opus representative(s) who will present it. We have asked Opus to make its presentation in 20 minutes or so and to focus on the key elements of the project. We have asked Opus not to dwell on either the technicalities of the project (such as locations of utilities and the like) or the contractual terms of the development agreement that are yet to be finalized.

We also have asked Opus to be prepared to answer questions from the Village Board. You are welcome to ask questions aimed at clarifying what the Opus representatives have said or seeking additional information about the elements of the project. You also are welcome to express your opinions about any particular elements of the project.

It is our expectation that, after the August 25 session, Opus will be working with all deliberate speed on an acceptable development agreement and related documents, with the goal of returning as soon as possible to a Village Board meeting under Current Business for final consideration of Opus's project.

VILLAGE OF LA GRANGE

ORDINANCE NO. O-14-_____

AN ORDINANCE APPROVING DEVELOPMENT OF PROPERTY
AT THE NORTHEAST CORNER OF THE INTERSECTION
OF LA GRANGE ROAD AND OGDEN AVENUE

WHEREAS, Opus Development Company, L.L.C. (the "*Applicant*") has applied for various zoning approvals to develop land located in the Village of La Grange at the northeast corner of the intersection of La Grange Road and Ogden Avenue, which land is depicted and legally described in Exhibit A attached to this Ordinance and by this reference incorporated into this Ordinance (the "*Property*"); and

WHEREAS, the Property is owned by the YMCA of Metro Chicago and had been used as the Rich Port YMCA until that facility closed and the building was demolished; and

WHEREAS, the Applicant is the contract purchaser of the Property from the YMCA of Metro Chicago; and

WHEREAS, the Property currently is classified in part in the Village's C-3 General Service Commercial District and in part in the OS Open Space District; and

WHEREAS, the Applicant proposes to develop the Property with a rental apartment building including 278 dwelling units (the "*Apartment Building*") and a retail building at the southwest corner of the property near the Ogden Avenue / La Grange Road intersection (the "*Retail Building*"), along with parking, sidewalks, drive aisles, lighting, and various other related improvements (collectively the "*Project*"); and

WHEREAS, to secure the approvals necessary to authorize the proposed Project, the Applicant applied to the Village for approval of (1) a Zoning Map amendment to reclassify into the C-3 District the areas of the Property currently classified in the OS District, (2) a special use permit authorizing a planned development, (3) planned development concept plans and final plans, (4) site plans, and (5) a design review permit for the exteriors of the proposed building (the "*Applications*"); and

WHEREAS, pursuant to public notice published in the Suburban Life newspaper, the La Grange Plan Commission conducted a public hearing, including two hearing sessions, that concluded on July 22, 2014, to consider the Applications; and

WHEREAS, during the course of the public hearing process, the Applicant revised certain features of its plans for the proposed Project in response to comments from the Plan Commissioners and testimony from members of the public; and

WHEREAS, after the public hearing process, and after the Plan Commission considered and deliberated on all of the testimony and evidence presented at the public hearing, the revised plans for the Project, and all of the facts and circumstances affecting the Applications and the proposed Project, the Plan Commission recommended that the Board of Trustees approve the Applications, subject to various conditions; and

WHEREAS, the Applicant and the Village have agreed on the terms of a development agreement for the Project, as attached to and by this reference incorporated into this Ordinance as Exhibit B (the "*Approved Development Agreement*"); and

WHEREAS, the President and Board of Trustees have considered the findings and recommendations of the Plan Commission, the plans for the proposed Project, the representations of the Applicant, and all of the facts and circumstances affecting the Applications and the Project, and the President and Board of Trustees have determined that the Applications, under the circumstances and conditions required by this Ordinance and the Approved Development Agreement, will meet the standards set forth in the Zoning Code applicable to the relief sought by the Applicant;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, Cook County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Approval of Zoning Map Amendment. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Chapter 14, Part VI of the La Grange Zoning Code, amends the Village's Zoning Map to reclassify into the C-3 General Service Commercial District all portions of the Property currently classified in the OS Open Space District.

Section 3. Approval of Special Use for Planned Development. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Section 14-401 of the Zoning Code, grants to the Applicant a special use permit authorizing a planned development, subject to the conditions set forth in Section 8 of this Ordinance.

Section 4. Approval of Planned Development Concept Plans and Final Plans. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Chapter 14, Part V of the Zoning Code, approves the planned

development concept plans and final plans for the Project in the form attached to and by this reference incorporated into this Ordinance as part of Exhibit C (the “*Approved PD Plans*” and, in combination with all of the plans and specifications set forth in the Approved Development, the “*Approved Plans and Specifications*”), subject to the conditions set forth in Section 8 of this Ordinance.

Section 5. Modifications of Certain Zoning Standards. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Section 14-508 of the Zoning Code, approves the following modifications to the regulations of the Zoning Code, subject to the conditions set forth in Section 9 of this Ordinance:

- A. Maximum Height. The maximum allowed height for the Apartment Building is modified to be six stories and, at its tallest point, 68 feet, but only in compliance with the Approved Plans and Specifications. The height of the Retail Building must comply with Zoning Code standards.
- B. Minimum Lot Area Per Unit. The minimum lot area per dwelling unit for the Project is modified to be 678 square feet, but only in compliance with the Approved Plans and Specifications.
- C. Minimum Dwelling Unit Size. The minimum size of a dwelling unit for the Project is modified to be 540 square feet, but only in compliance with the Approved Plans and Specifications.
- D. Minimum Number of Parking Garage, Other Off-Street Parking Spaces. The minimum number of off-street parking spaces required for each dwelling unit in the Apartment Building is modified to be 1.34 spaces. The minimum overall number of off-street parking spaces in the parking garage in the Apartment Building is 417, with 373 spaces being reserved for the dwelling units and 44 spaces being dedicated for general public use, as provided in Approved Development Agreement and the Approved Plans and Specifications. The minimum number of parking spaces for the Retail Building is 38.
- E. Minimum Required Yards. The minimum dimensions for each required yard related to the Apartment Building are modified as shown in the Approved Plans and Specifications.
- F. Perimeter Landscaped Open Space. The minimum required landscaped open space for the Project is modified to be zero, except only as provided in the Approved Plans and Specifications.
- G. Parking Lot and Loading Space Screening. The minimum required perimeter landscaping for parking lots and loading spaces is modified to be zero, except only as provided in the Approved Plans and Specifications.

- H. Apartment Building Signs. The sign regulations in Article XI of the Zoning Code are modified to authorize the sign dimensions, locations, and general designs as provided in the Approved Plans and Specifications for the Apartment Building entry signs, the canopy signs (up to 50 square feet and projecting above the canopy), *[window?]* signs above the parking garage entrances, wall signs, and ground sign. Signs must be brushed aluminum or stainless steel, lighted either from the front or creating a shadow effect using hidden back lighting. This ordinance does not modify any sign regulations for the Retail Building or entry and circulation signs. No signs may be installed until after final approval by the Village's Community Development Director of a comprehensive project sign package consistent with the Approved Plans and Specifications.
- I. Slope of Parking Garage Ramping. The maximum slope of the ramp in the Apartment Building parking garage is modified to be 5.75 percent, but only in the area of the parking garage reserved for dwelling units. The maximum slope of the ramp in the area being dedicated for general public use is not modified and must comply with the maximum limitation of 5 percent.

Section 6. Site Plan Approval. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Section 14-402 of the Zoning Code, approves the site plan for the Project in the form included as part of Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Section 8 of this Ordinance.

Section 7. Design Review Approval. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Section 14-403 of the Zoning Code, grants to the Applicant a design review permit approving the exterior appearance plans for the Project in the form included as part of Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions set forth in Section 8 of this Ordinance.

Section 8. Conditions. The approvals granted in Sections 3 through 7 of this Ordinance have been granted expressly subject to, and are at all times subject to, the following conditions:

- A. Development Agreement; Recording. With 10 days after the passage and approval of this Ordinance, the Applicant must execute and deliver to the Village the Approved Development Agreement. The executed Approved Development Agreement must be in exactly the form attached to this Ordinance, except for minor changes in form satisfactory to the Village President, Village Manager, and Village Attorney intended to clarify a term or achieve consistency with this Ordinance. If the Applicant does not execute the Approved Development Agreement and deliver it to the Village within the

required 10-day period, then this Ordinance will be void and the Project will not be approved.

- B. Completion of Plans and Specifications; Compliance with Approved Plans and Specifications. All of the plans and specifications identified in Section 3 of the Approved Development Agreement must be in final form, and approved as provided in the Approved Development Agreement, prior to issuance by the Village of any permit for work on the Apartment Building other than "Site Work," as this phrase is defined in the Approved Development Agreement. All work on the Project must conform with the Approved Plans and Specifications.
- C. Streetscape Improvements. Without limiting the requirement in Subsection B of this Section, the Applicant must prepare, in particular, a complete set of streetscape improvement plans consistent with the standards set forth and depicted within the Village's BNSF Railroad Corridor Subarea Plan Urban Design Guidelines dated February 2009 and matching or compatible with the La Grange Crossing Shopping Center public improvements. Those streetscape improvement plans must include the design elements included in the Approved Plans and Specifications for the sidewalk abutting the Apartment Building and, in other locations, pavers, benches, planters, way-finding signs, ornamental street lighting, ornamental pedestrian lighting, trees, Village grates, burial of all overhead utility lines, relocation of existing cobra-style IDOT lighting standards on new bases, and replacement of support standards for all existing Village signs abutting the Property.
- D. Building Materials. The Applicant must submit building materials samples as provided in Subsection 3D of the Approved Development Agreement.
- E. Landscaping Elements. Wherever possible as part of its landscaping plans, the Applicant must identify and install native vegetation that will facilitate good drainage while preventing erosion. The landscape plan must include the following:
 - (i) A species list and plan as recommended by the Village's consultant Hitchcock Design.
 - (ii) A decorative fence with vines or similar planting along the east buffer yard and Property boundary, to screen the Locust Avenue parking lots.
 - (iii) Sufficient and appropriately located bicycle parking for both the Apartment Building and the Retail Building.
 - (iv) A maximum feasible number of trees along drive aisles and in parking lots to provide as much shade as reasonably possible.

- (v) Plants of a quantity and scale in the north buffer yard to filter views along the abutting public park.
 - (vi) A plan for landscaping the parcel of land on which the Retail Building will be constructed if the Retail Building is not constructed contemporaneously with construction of the Apartment Building, as provided in the Approved Development Agreement.
- F. Special Service Areas. The special service areas described in Section 9 of the Approved Development Agreement must be created prior to issuance of any certificate of occupancy for the Apartment Building.
- G. Lighting Plans and Photometric Calculations. Without limiting the requirement in Subsection B of this Section, the Applicant must submit for Village review and approval plans, specifications, and photometric calculations for all lighting proposed within and abutting the Property, prior to issuance by the Village of any permit for work on the Apartment Building other than Site Work. The plans and specifications must be consistent with the recommendations dated June 6, 2014, from the Village's consultant Baxter & Woodman.
- H. Development Phasing Plan. The Applicant must provide a Development Phasing Plan, including a construction schedule and construction staging plans, as provided in Subsection 3A of the Approved Development Agreement.
- I. Construction Hours. The Village Manager may impose reasonable conditions on the construction staging for the Project necessary to protect public safety and welfare. Construction activities generating outdoor noise of any kind is permitted within the Village only during the following hours: Monday through Friday 7:00 a.m. to 7:00 p.m.; Saturday 8:00 a.m. to 6:00 p.m.; and Sunday 12:00 p.m. to 5:00 p.m.
- J. Plats of Survey. Prior to the issuance by the Village of a certificate of occupancy for the Apartment Building, the Applicant must file with the Village, for approval, one or more properly prepared plats of consolidation or subdivision, consolidating the Property into one parcel or two parcels (by separating a retail parcel from the bulk of the Property). The Applicant also must file one or two ALTA surveys for the entirety of the Property.
- K. Declarations of Conditions, Covenants, and Restrictions. Prior to the issuance by the Village of a certificate of occupancy for the Apartment Building, the Applicant must submit one or more declarations of conditions, covenants, and restrictions as provided in Section 7 of the Approved Development Agreement.
- L. Sidewalks. All sidewalks built as part of the Project must meet standard Village specifications unless other specifications are approved

in writing in advance by the Director of Public Works. See Subsection L of this Section for particular sidewalk improvements.

- M. Burial of Utility Equipment. The Approved Plans and Specifications must provide for burial of all overhead electrical, cable, telecommunications, and other utility equipment.
- N. Retail Uses. The "Retail Spaces," as this phrase is defined in the Approved Development Agreement, within the Project may be leased or sold only for retail sales tax-generating uses, unless otherwise approved by the Village Manager in writing in advance, based on standards and restrictions set forth in the Approved Development Agreement, including without limitation lists of approved and prohibited uses.
- O. Fire Lane. The Applicant must install and maintain a fire lane in the location depicted in the Approved Plans and Specifications.
- P. Storm Water Management Facilities. The Applicant must build and maintain storm water detention, piping, restrictor, and related storm water management facilities as provided in the Approved Plans and Specifications.
- Q. Particular Public Improvements. Without limiting the requirement in Subsection B of this Section, the Applicant must complete the following public improvements:
 - (i) All existing sidewalk within and abutting the Property must be demolished and replaced, in accordance with the Approved Plans and Specifications, from the furthest southeast corner of the Property, along all of Ogden Avenue, and around the corner of Ogden Avenue's intersection with La Grange Road, to the south side of the southern access road into the Property.
 - (ii) The Applicant must improve Shawmut Avenue at its intersection with La Grange Road and abutting the private property along the north right-of-way line of Shawmut Avenue. The Applicant must dedicate to the Village for right-of-way purposes, all portions of Property that fall within the historical Shawmut Avenue right-of-way.
 - (iii) The Applicant must install water main liner and new water main within and projecting from the Locust Avenue right-of-way as provided in the Approved Plans and Specifications.
 - (iv) The Applicant must restore and improve the Locust Avenue right-of-way as provided in the Approved Development Agreement.
- R. Easements. The Applicant must grant all utility, right-of-way, and other easements described in the Approved Development Agreement

and any additional property rights to the Village that are necessary and appropriate for the Village to access, inspection, and if necessary maintain and repair all rights-of-way within and abutting the Project, regardless of whether those additional property rights are specified in the Approved Development Agreement.

- S. Dedication, Easements for Certain Rights-of-Way. The Applicant must dedicate to the Village, or provide permanent easements to the Village, over rights-of-way as provided in the Approved Development Agreement for the Ogden Avenue / La Grange Road sidewalk, the sidewalk abutting the west line of the Locust Avenue right-of-way, fire hydrant(s), and other improvements as specified in the Approved Plans and Specifications.
- T. Soil Data. Prior to issuance by the Village of any building permit for the Project, the Applicant must take soil samples and perform any other necessary geotechnical investigations of the Property necessary to establish the physical properties and bearing capacities of the soil on and in which Project improvements will be made. All test results, reports, and data must be provided to the Village. The data also must include the calculations of the magnitudes of the loads to be supported.
- U. Environmental Assessments. The Applicant must undertake environmental site assessments throughout the Property to determine the existence and extent of any adverse soil conditions. All adverse environmental conditions must be mitigated in compliance with applicable Illinois Environmental Protection Agency laws and regulations, whether through the IEPA's voluntary Site Remediation Program or other sanctioned IEPA process. If contamination is remediated, then the Applicant must secure a "No Further Remediation" letter under the IEPA's Tiered Approach to Corrective Action Objectives program.
- V. Roadway and Traffic Improvements. The Applicant must construct roadway improvements as provided by the Approved Plans and Specifications. In addition, the Applicant must:
- (i) Convey to IDOT land owned by the Applicant abutting Ogden Avenue sufficient for construction of a deceleration / right turn lane from westbound Ogden Avenue onto northbound La Grange Road.
 - (ii) Relocate, and replace as necessary, all overhead, concrete-based streetlights along all of Ogden Avenue and La Grange Road abutting the Property.
 - (iii) Participate as required by the Approved Development Agreement in the realignment of Locust Avenue approaching, and at, the intersection of Ogden Avenue, including dedication to

the Village or IDOT by the Applicant of all land area within the Property required for the necessary for IDOT to widen Ogden Avenue and for realignment of locust Avenue "by others."

- W. Other Government Permits. The Applicant must secure all permits required by governmental agencies with jurisdiction over any elements of the Project, including without limitation the Metropolitan Water Reclamation District of Greater Chicago, IDOT, and the IEPA.
- X. Compliance with Applicable Codes, Ordinances, and Regulations. The Property is subject to all Village codes, ordinances, and regulations except as specified provided otherwise in this Ordinance or the Approved Development Agreement.
- Y. Legal Title to Property. Prior to issuance by the Village of any building permit for the Project, the Applicant must filed documents with the Village establishing that the Applicant owns legal fee simple title to all of the Property.
- Z. Unconditional Agreement and Consent. To memorialize the Applicant's acceptance of the terms of this Ordinance and agreement to the terms of the Approved Development Agreement, the Applicant must execute and deliver to the Village the Unconditional Agreement and Consent attached to this Ordinance as Exhibit D.
- AA. No Authorization of Work. This Ordinance does not authorize commencement of any work within the Property. No work may be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all conditions of this Ordinance precedent to commencement of work have been fulfilled and after all permits, approvals, and other authorizations for that work have been properly applied for, paid for, and granted in accordance with applicable law.

Section 9. Violation of Condition or Code. Any violation of (a) any material term or condition stated in this Ordinance or (b) any applicable Village code, ordinance, or regulation is grounds for the rescission of the approvals made in this Ordinance. Not less than 30 days prior to any action by the Board of Trustees to rescind any approval, the Village will give the owner of the Property written notice of the violation and provide the owner with an opportunity to be heard by the Board of Trustees if the violation has not been cured within that 30-day period.

Section 10. Effective Date. This Ordinance will be in full force and effect from and after (a) its passage, approval, and publication in pamphlet form in the manner provided by law, (b) execution of the Approved Development Agreement by the Applicant as provided in Subsection 8A of this Ordinance, and (c) execution and delivery by the Applicant of the Unconditional Agreement and Consent as provided in Subsection 8U of this Ordinance.

PASSED this ____ day of _____ 20__.

AYES: _____

NAYS: _____

ABSENT: . _____

APPROVED this ____ day of _____ 20__.

Thomas Livingston, Village President

ATTEST:

John Burns, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

Lot 1 in the subdivision of the north half of Section 4, Township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois as per plat thereof recorded in Book 12 of Plats, Page 23, in Cook County, Illinois.

Parcel 2:

Lot 18 in Block 3 in Shawmut Avenue Addition to La Grange in the north half of the northeast quarter of Section 4, Township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 18 in Block 3 in Shawmut Avenue addition to La Grange in the north half of the northeast quarter of Section 4, Township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lot 6 in Block 3 in Lyman's Addition to La Grange a subdivision of part of the north half of Section 4, township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Lots 2 and 3 in Lizzie E. Lyman's subdivision in Section 4, Township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

Lots 7, 8, 9, and 10 (except from said lots 7, 8, 9 and the east 15 feet of said Lot 10, the north 2.50 feet thereof) together with lot 19 (except therefrom the east 73.52 feet and except the north 2.50 feet thereof) all in Block 3 of Shawmut Avenue Addition to La Grange, a subdivision of part of the north half of Section 4, Township 38 North, Range 12, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

That part of the south half of vacated Shawmut Avenue lying north of and adjoining Block 3, aforesaid, described as follows: beginning at the point of intersection of the west line of the east 15 feet of Lot 10 in Block 3, aforesaid, with the south line of said vacated Shawmut Avenue; running thence west along the south line of said street a distance of 35 feet to the northwest corner of Lot 10, aforesaid; thence northeastwardly along a line (which if extended would intersect the southeast corner of Lot 4 in Block 2 in Shawmut Avenue Addition to La Grange, aforesaid) a distance of 40.44 feet to its intersection with the center line of said street a distance of 11.60 feet to its intersection with the northward extension of said west line of the east 15 feet of Lot 10; thence south along said northward extension a distance of 33 feet to the point of beginning, in Cook County, Illinois.

EXHIBIT B

APPROVED DEVELOPMENT AGREEMENT

EXHIBIT C

APPROVED PLANS AND SPECIFICATIONS

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of La Grange, Illinois (the "*Village*");

WHEREAS, Opus Development Company, L.L.C. (the "*Applicant*") is the legal owner of a certain property within the Village legally described in Attachment A to this Unconditional Agreement and Consent (the "*Property*"); and

WHEREAS, the Applicant seeks numerous approvals from the Village necessary for the development of the Property (the "*Project*") as described in La Grange Ordinance No. _____ adopted the President and Board of Trustees of the Village of La Grange on _____, 2014 (the "*Ordinance*"); and

WHEREAS, the Ordinance grants approvals sought by the Applicant and necessary for the Project; and

WHEREAS, the Applicant desires to provide the Village with binding evidence of the Applicant's unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinance;

NOW THEREFORE, the Applicant and the Village hereby agree and covenant as follows:

1. The Applicant unconditionally agrees to and accepts, and will abide by, all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits do not and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind at any time.

3. The Applicant acknowledges and agrees that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the Applicant be provided with any notice required by statute or ordinance.

4. The Applicant does and will indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may,

at any time, be asserted against any of those parties in connection with (a) the Village's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by the Applicant of its obligations under this Unconditional Agreement and Consent.

5. The Applicant will pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. Those expenses may include out-of-pocket expenses, such as attorneys' and experts' fees, and the reasonable value of any services rendered by any employees of the Village.

6. The Applicant consents to the approvals granted in the Ordinance and to the recordation of the Ordinance and this Unconditional Agreement and Consent against the Property for the purpose of providing notice that the Applicant is subject to the terms, conditions, restrictions, and provisions of the Ordinance.

DATED this ____ day of _____ 2014.

OPUS DEVELOPMENT COMPANY, L.L.C.

By: _____

Printed name: _____

Signature: _____

Title: _____

Attest:

Printed name: _____

Signature: _____

Title: _____

ATTACHMENT A
TO UNCONDITIONAL AGREEMENT AND CONSENT

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FINDINGS OF FACT
PLAN COMMISSION
OF THE VILLAGE OF LA GRANGE

President Livingston and
Board of Trustees

July 22, 2014

RE: PLAN COMMISSION CASE #216 – (1) Planned Development Concept/Final Plan; (2) map amendment to the Zoning Code rezoning from OS (Open Space) to C-3 (General Service Commercial); (3) Site Plans; and (4) design plans to authorize a mixed retail, multiple family and townhouse development within the C-3 District (General Service Commercial) – Uptown La Grange, 31 East Ogden, Opus Development.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of La Grange on the proposed Map Amendment, Planned Development, Site Plan Approval and Design Review at the corner of Ogden Avenue and La Grange Road.

I. THE APPLICATION

Opus Development seeks approval of (1) Zoning Map amendment to rezone portions of the subject property, from its current classification of OS Open Space District to the C-3 General Service Commercial District; (2) Design Review Permit; (3) Site Plans and Elevations; and (4) Special Use Permit/Planned Development, including development concept and final plan in order to construct a mixed use development at 31 E. Ogden Avenue.

II. THE PUBLIC HEARING

After due notice given in accordance with law, the Plan Commission held a public hearing on June 10, 2014, in the La Grange Village Hall Auditorium. Present were Commissioners Egan, Paice, Reich, Stuart, Weyrauch and Williams, with Chairman Kardatzke presiding. Also present were Trustee Liaisons Mark Kuchler, and David McCarty, Village Trustees Bill Holder and Mark Langan, Village Clerk John Burns, Village Manager Robert Pilipiszyn, Community Development Director Patrick D. Benjamin, Assistant Community Development Director Angela M. Mesaros, Community Development Intern Katie Peterson, and Village Attorney Mark Burkland.

Chairman Kardatzke swore in Sean Spellman, Vice President Opus Development and La Grange resident; Dean Newins, Senior Vice President, Opus Architect and Engineering Group, L.L.C.; and Luay Aboona, PE, KLOA Principal who presented the application and answered questions from the Commissioners.

- Ms. Mesaros introduced the case as a large planned development, mixed-retail and multiple family residential development and explained the applications. This is a large planned development as defined by the total land area is more than 40,000 square feet, includes more than one principal building and requires relief from several provisions of the Code. Those provisions are height, floor area ratio, minimum lot area per unit, parking, perimeter landscaping, open space, parking lot and loading and screening, and the signage portion of the Zoning Code. Also note that the staff report includes supplemental reports from engineering, a fiscal impact analysis and a landscape analysis.
- Opus's presentation included a description of the company, recent developments, design, materials, landscape plan, circulation plan, parking, for traffic access and pedestrian safety, proposed residential unit mix, and a fly-through images.
- The proposed development includes a 5-story multiple family building with 278 market rate rental units that surrounds a five-story parking garage and a one-story, approx. 9,200 square feet of retail building on the corner. Amenities include burial of utilities, connectivity to downtown and Gordon Park, pedestrian safety, traffic control, access, "Linear Park" along Ogden, rooftop terrace elements, private pool, breaking the façade into "fingers," shared parking, and access to Gordon Park through the parking garage.

Chairman Kardatzke solicited questions and comments from the Commissioners:

- Chairman Kardatzke asked about the environmental remediation of the previous gas station at the corner. Opus has Phase 1 and 2 testing on the site with a draft plan ready for State application for No Further Remediation (NFR) letter.
- Commissioners discussed traffic, especially ingress into Locust Avenue, west along Ogden Avenue and IDOT approval and funding for realignment of Locust Avenue.
- Commissioner Williams asked the dimensions of the retail building. Dean Newins stated that the retail building dimensions will be 70 feet by 120 feet. Approximately 9,000 square feet.
- Commissioner Williams stated that this is the largest vacant parcel available for development, as well as the entry to La Grange. The Village has high expectations for this property.
- Commissioner Williams stated that he believed there was a lack of parking for the retail area. Dean Newins stated that he believes that this area will become a neighborhood center. He stated that people will come to know the area and this will allow for the area to have some flexibility in parking. He also hopes that many people will walk from the park and current down town area.

- Commissioner Williams asked about the type of retail. Sean Spellman stated that they have not yet spoken to specific retailers, but they have started to talk with Village staff to find a list of defined uses.
- Commissioner Williams stated that his only concern is that the retail uses will be restricted by parking, no restaurants, etc.
- Commissioner Stewart stated that the development to the South has less access, and while it is not ideal, they do not experience long delays. He states that while there might not be long delays, he believes that cars go faster coming west under the viaduct than they do moving east.
- Commissioners commented about the bulk of the building. Elevation change and the dark colors make it look even more bulky.
- Commissioner Weyrauch comments that she likes the direct access to the apartments of the southeast corner and stated that she would like to see the same access in the northeast corner as well.
- Chairperson Kardatzke asked about Fire Department access. Dean Newins stated that it is in the 150 ft of the northwest corner.
- Commissioner Egan commented about difficult access to the sidewalk from the parking lot to the retail space.
- Commissioner Egan asked about a place to walk pets. Dean Newins stated that there would be a designated pet area to walk pets in the northeast corner on the service side of the building.
- Commissioner Reich asked questions about design of the parking garage.
- Chairperson Kardatzke asked about the slope of the garage. Dean answered that while it was higher than the Village regulations, it did meet ADA requirements.
- Commissioner Williams asked about the justification for increasing the FAR from 1.5 to 1.76. Dean Newins answered that it was to create a well-designed development.
- Chairperson Kardatzke asked if Shawmut Ave and Locust Avenue would be connected if this project goes through. Community Development Director Benjamin answered that they were not proposed to go though at this point. If a development forms to the North than it could be a future possibility.

After discussion by the Commissioners, Chairman Kardatzke solicited questions and comments from the Audience. The following persons spoke at the meeting:

- Frank Alonso, 1 N. Beacon Place, Unit 404,
- Harlan Hirt, 421 S. Spring and Environmental Quality Control Commissioner,
- Tanya Briggs, La Grange Towers, 141 N La Grange Road,
- Sue Meshes, La Grange Towers, 141 N. La Grange Road,
- Martha Klybert, La Grange Towers, 141 N. La Grange Road,
- Tim Reardon, 21 S. La Grange Road,
- Jean Kane: 1 N. Beacon Place, and
- Mary Havlick, La Grange Towers, 141 N. La Grange Road.

The public comments focused on the following general areas:

- *Traffic.* Concerns with ingress/egress from the site, potential for increased traffic at Shawmut Avenue, and increased noise levels from trucks on Ogden Avenue with signalization of Locust Avenue.
- *Potential costs to the Village* for roadways, sewers, parking etc.
- Bulk and design of the building and “urban” appearance.
- Mr. Reardon commented that the project looks beautiful. He likes the “fingers,” the offset from the lot line, the enclosed parking garage, and the view as one enters the Village.

Chairman Kardatzke solicited comments from the Commissioners:

- Commissioner Williams asked for justification for the increase in Floor Area.
- Chairman Kardatzke commented that he would like to see improvements to the façade design.
- Chairman and Commissioners agreed that they would not be making a recommendation until they reached a resolution about the realignment of Locust Ave.
- Commissioner Stewart stated that he likes that the parking lot is hidden, and that this building it is not as tall as some of the buildings in the area.

Chairman Kardatzke suggested that the public testimony be continued. A motion to recess until July 8, 2014 at 7:30 p.m. was made by Commissioner Reich, seconded by Commissioner Paice. The Plan Commission recessed at 9:42 p.m.

At the July 8th meeting, Sean Spellman, Opus, Inc. stated that, considering time limitations, he would prefer to postpone discussions of the Uptown La Grange Development until the special meeting to be held on July 22, 2014.

The Plan Commission reconvened the hearing on July 22, 2014, in the La Grange Village Hall Auditorium. Present were Commissioners Egan, Pierce, Reich, Stewart, Weyrauch, with Chairman Kardatzke presiding. Also present were Trustee Liaisons Bill Holder and James Palermo, Trustee David McCarty, Village Clerk John Burns, Assistant Director, Community Development Angela Mesaros, Village Attorney Mark Burkland; and Community Development Intern Katie Peterson.

Chairman Kardatzke introduced the case and swore in all members of the applicant's team.

- Angela Mesaros summarized the application for the Audience and Commissioners and the questions and concerns from the last meeting (June 10th). Included in the summary was a reminder that the Locust realignment was addressed in detail by the Village Manager in a Memorandum, dated July 3, 2014, which was sent to the Commissioners with a copy to the Village Board. Also, that the condition of a special service area would be discussed between Staff and the developer as part of the development agreement.
- Ms. Mesaros described the applications (Zoning Map Amendment to C-3 from OS for a portion of the property, Large Planned Development, Concept and Final Site Plan Approval, and Design Review), outlined the zoning relief sought, and standards.

The applicant, Opus Development, reintroduced the application and addressed comments from the Commissioners from the last hearing:

- Sean Spellman and Dean Newins of Opus then addressed each of the concerns from the last meeting and presented revisions to the site plan and design in a powerpoint presentation, including green space and pedestrian circulation through the site; increased sidewalk widths; retail circulation; access at Shawmut Avenue; architecture; justification of increased FAR; and compensating amenities.

After discussion by the Commissioners, Chairman Kardatzke solicited questions and comments from the Audience. The following persons spoke at the meeting:

- Caroline Domagalski, 21 Elmwood Ave., La Grange Park,
- Ricky Heidgerken, 141 N. La Grange Rd,
- Orlando Coryell, 115 S. Spring,
- Joan Smothers, Smothers Realty Group, 919 W. Hillgrove,
- Martha Klybert, 141 N. La Grange Road, Unit 606,
- Anna Mae Halverson, 141 N. La Grange Rd, and
- David May, 400 S. 8th Ave, President of School Board District 102.

The public comments focused on the following general areas:

- Ms. Domagalski, a resident of La Grange Park who lives nearby, was very supportive of the project and specifically remarked on the pedestrian linkages to Gordon Park as well as pedestrian safety at the intersection of La Grange Road and Ogden. She stated that she had worked as a zoning attorney for many years and commented on design, buried utilities and site plan.
- *Traffic.* Residents of La Grange Towers expressed concerns about the truck traffic and access to the site, specifically Shawmut Avenue. Mr. Coryell expressed concerns about the traffic signal and they felt that it might create additional noise, pollution and traffic issues.
- *Unit Size.* Ms. Smothers asked questions about the unit size, rents, and the target market. Opus answered that their market includes “renters by choice” - young professionals who grew up in La Grange, empty nesters and divorced parents who want to live near their children, as examples. Apartments will be priced from \$1,300-\$3,000 per month.
- *Parking Garage.* Opus clarified the construction and functionality of the proposed parking garage within the residential building.
- Ms. Smothers stated that she currently lives in an Opus development and while the grounds and site are beautiful, the construction is less than desired. She would like the Village to keep an eye on their subcontracted crews to make sure construction meets quality standards.
- Mr. May, President of the School Board of District 102 asked about the accuracy of the number of 12 students projected since ARP had estimated about twice as many students. As the President of the School Board, he is concerned about class sizes. Opus stated that difference might be due to unit size, especially as ARP had proposed 26 townhouses.

Chairman Kardatzke solicited comments from the Commissioners, which included:

- Commissioners discussed the questions asked by the Audience with Opus. Other topics discussed were management of the property, building materials, and construction methods.
- Chairman Kardatzke asked about the potential to step back the height. Opus replied that it would not be possible to change heights with this type of construction. Mr. Newins stated that they considered different options and still found the wrapped garage the best option.

- Commissioner Reich asked if the proposed retail at the corner would be necessary. Staff referred to the Comprehensive Plan which supports the continuation of retail on La Grange Road north of Ogden Avenue. Opus confirmed that they need the retail to anchor the project and that is was only small, “token” retail.
- Commissioner Weyrauch asked Opus to clarify the sizes of the units as they have not seen any interior plans. Mr. Newins stated that the units would range from 550 square feet in the efficiency apartments to 1,270 square feet in the two bedroom apartments with an average size of 950 square feet.
- Commissioner Weyrauch asked about justification for the relief from Floor Area Ratio. Mr. Newins stated that the proposed FAR is within the limits authorized with approval of a Large Planned Development.
- Commissioner Paice asked Opus to compare this project to a similar one they have done. Mr. Newins stated that it was similar to the one in Lisle, Illinois in number of units, but this development is transit-oriented, whereas Lisle is not and does not meet the same standard in quality.
- Commissioner Reich asked about the amount of sun in the courtyards, specifically along Ogden Avenue. Mr. Newins stated that they had done a sun study and the courtyards will get full sun in the middle of the day.
- Mr. Newins presented fly-through views and indicated that brick will be added to the corners, outdoor patios on the first floor, and terrace doors were made visible.
- Commissioner Reich asked if they had added any green area. Mr. Newins stated that while they still have a generous amount of green on their property, it also abuts Gordon Park, which adds open space.
- Chairman Kardatzke asked about property management after construction. Mr. Spellman answered that Opus would manage the building Manager, who they would select from a nationally recognized property management group.
- Mr. Newins addressed concerns that the roof drainage would leak and commented that they have built this type of structure many times. There is an expansion joint separating the garage from the building, which would prevent leakage.
- Mr. Newins estimated that it would be an 18-month construction period. Their goal is to start construction in fall 2014.

III. FINDINGS AND RECOMMENDATION:

- Commissioner Weyrauch said thank you to Opus for making the adjustments. She commented that she is pleased with the new plans.
- Commissioner Egan also thanked Opus for the changes and commented that she liked the project.

Following further questions or comments from audience or Commissioners, a motion was made by Commissioner Stewart, seconded by Commissioner Egan that the Plan Commission recommend to the Village Board of trustees Approval of the application for special use, site plan, amendment to the Zoning Map and design plans as outlined in the Staff memorandum dated June 22, 2014 with PC Case #216.

Motion to APPROVE Carried by a roll call vote (5/0/1)

AYE: Paice, Reich Stewart, Egan Weyrauch, and Chairman Kardatzke

NAY: None.

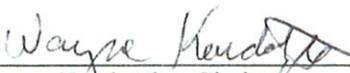
ABSENT: Williams.

BE IT THEREFORE RESOLVED that the Plan Commission recommends to the Village Board of Trustees granting approval of a planned development concept and final plan, an amendment to the La Grange Zoning Map, a special use for a drive through facility, site plans, and design plans to authorize a mixed retail, multiple family development within the C-3 District at 31 East Ogden Avenue described in PC Case #216.

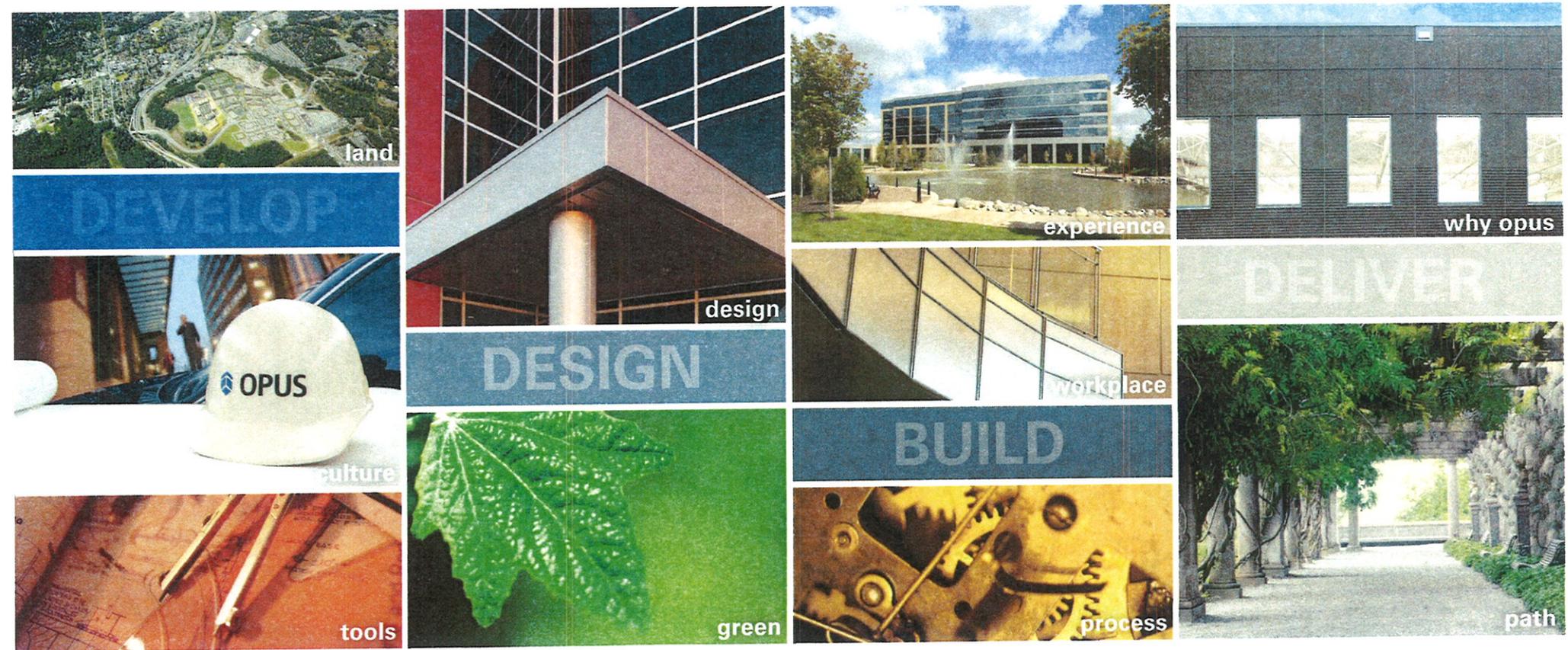
Respectfully Submitted,

PLAN COMMISSION

OF THE VILLAGE OF LA GRANGE



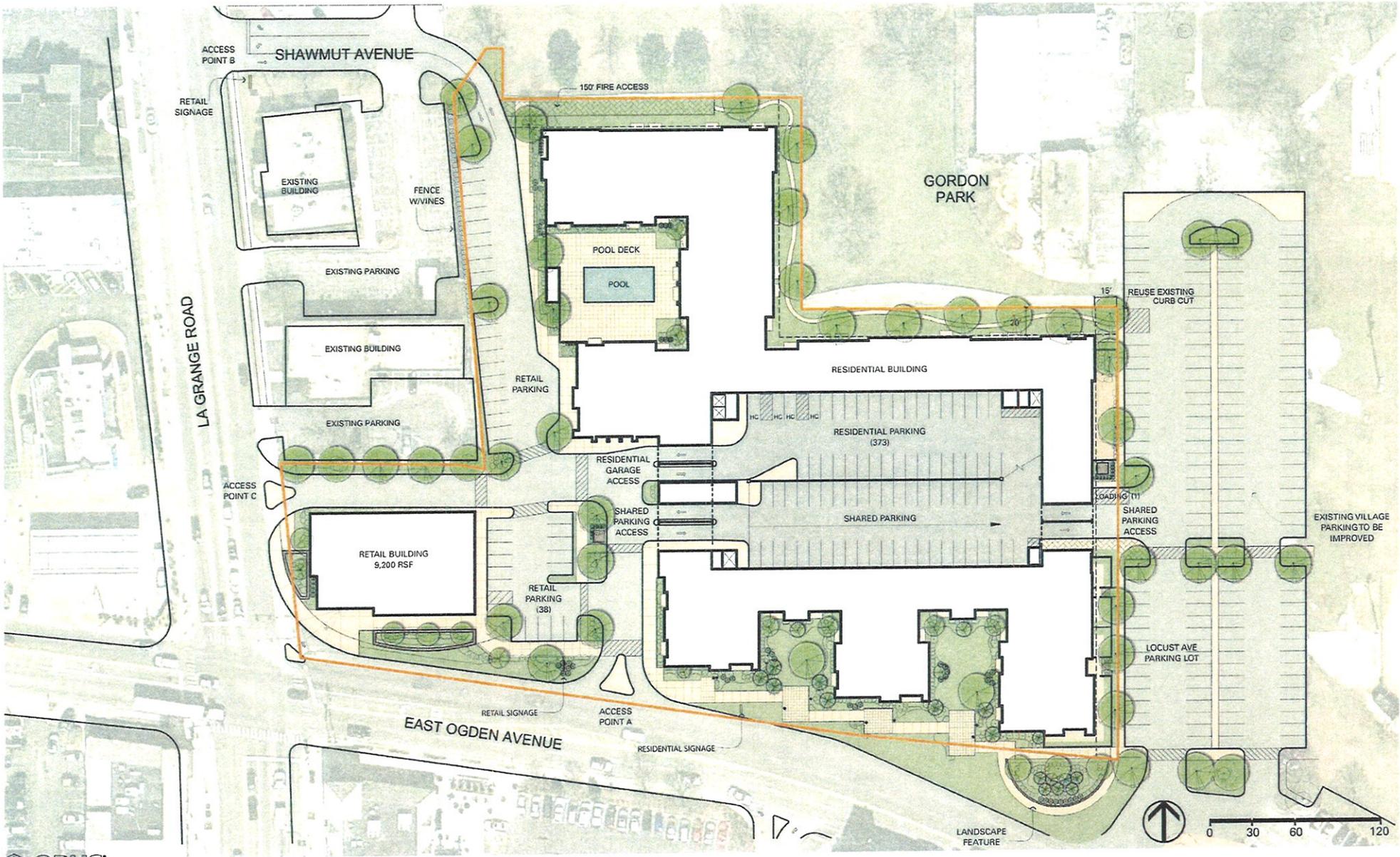
Wayne Kardatzke, Chairman



G-A.28

Uptown

La Grange

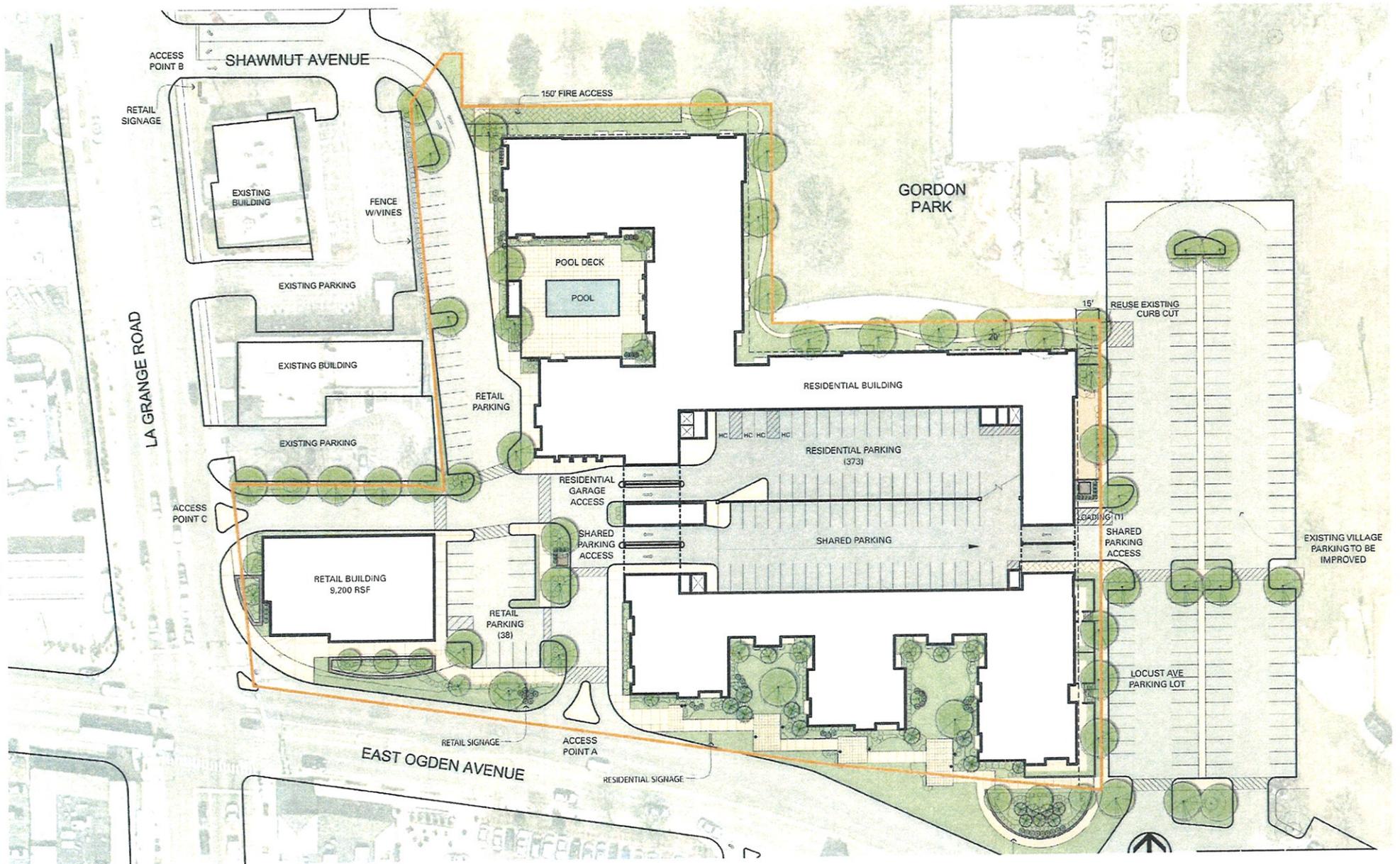


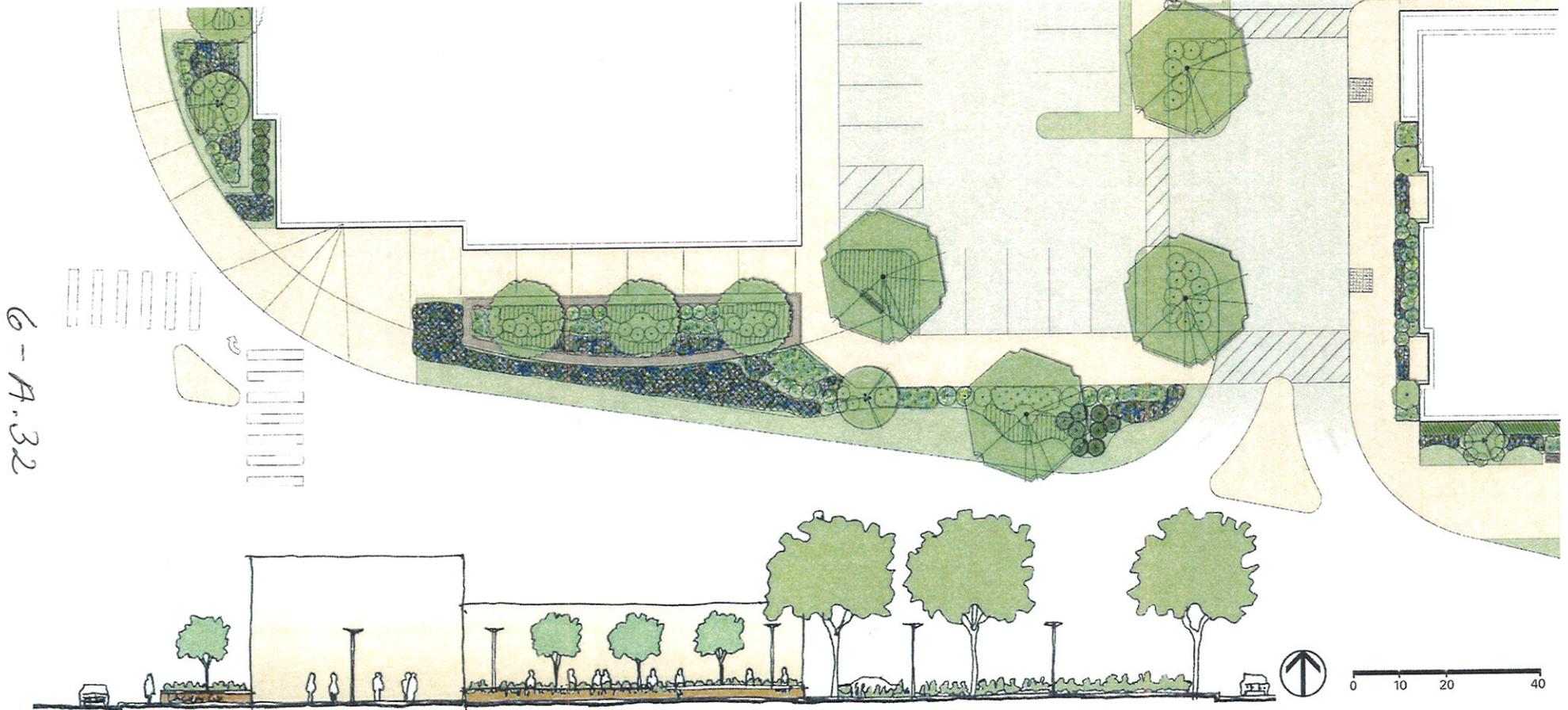
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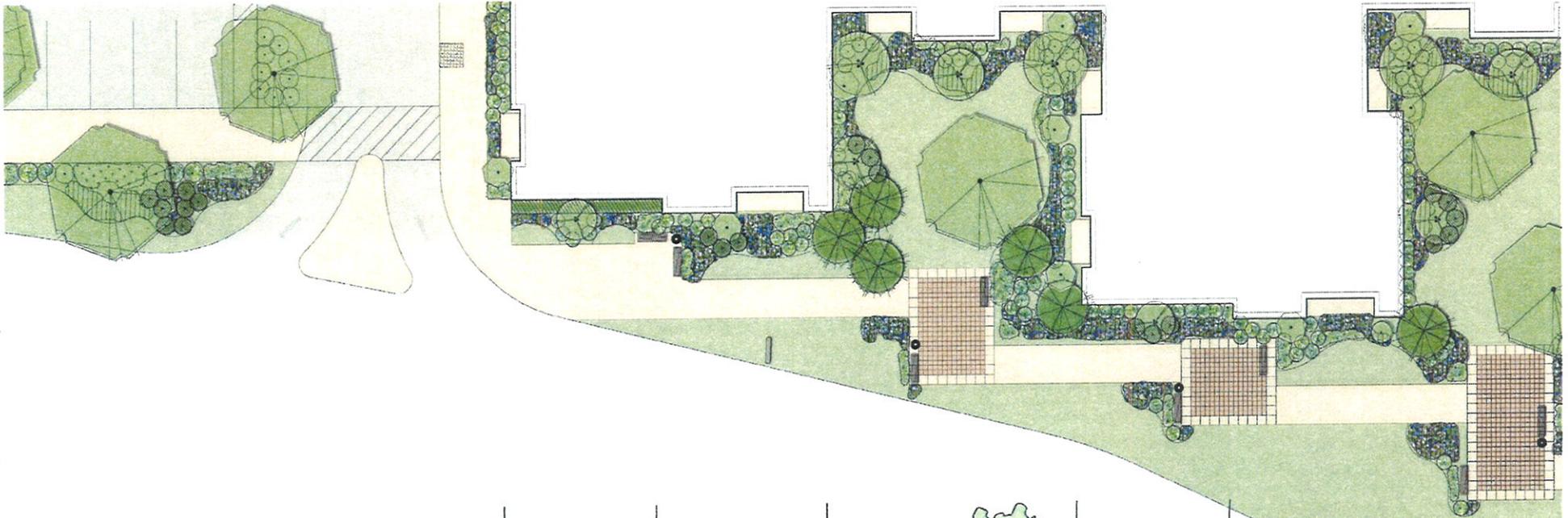


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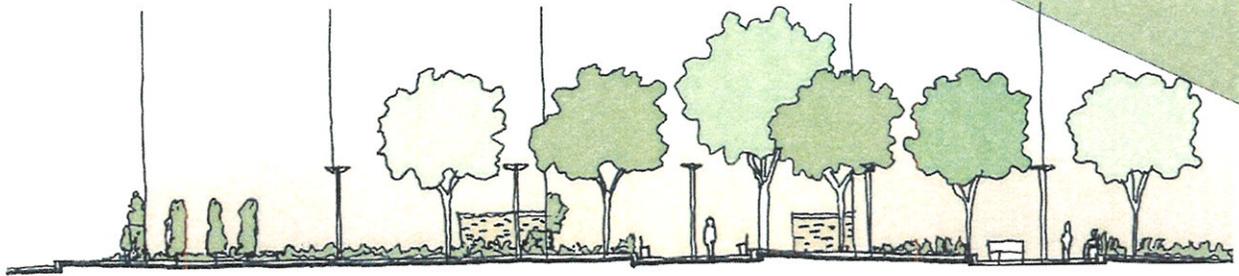
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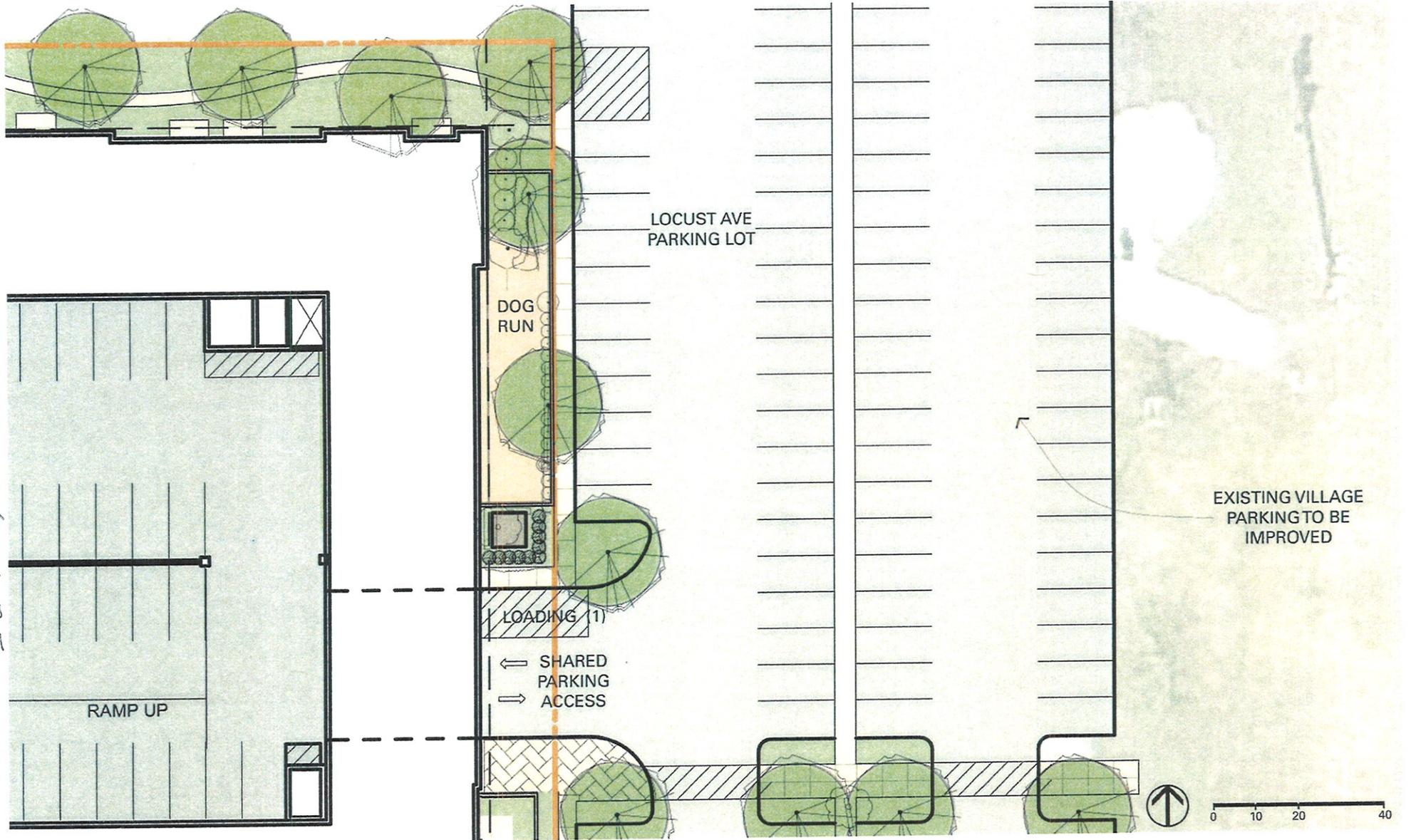


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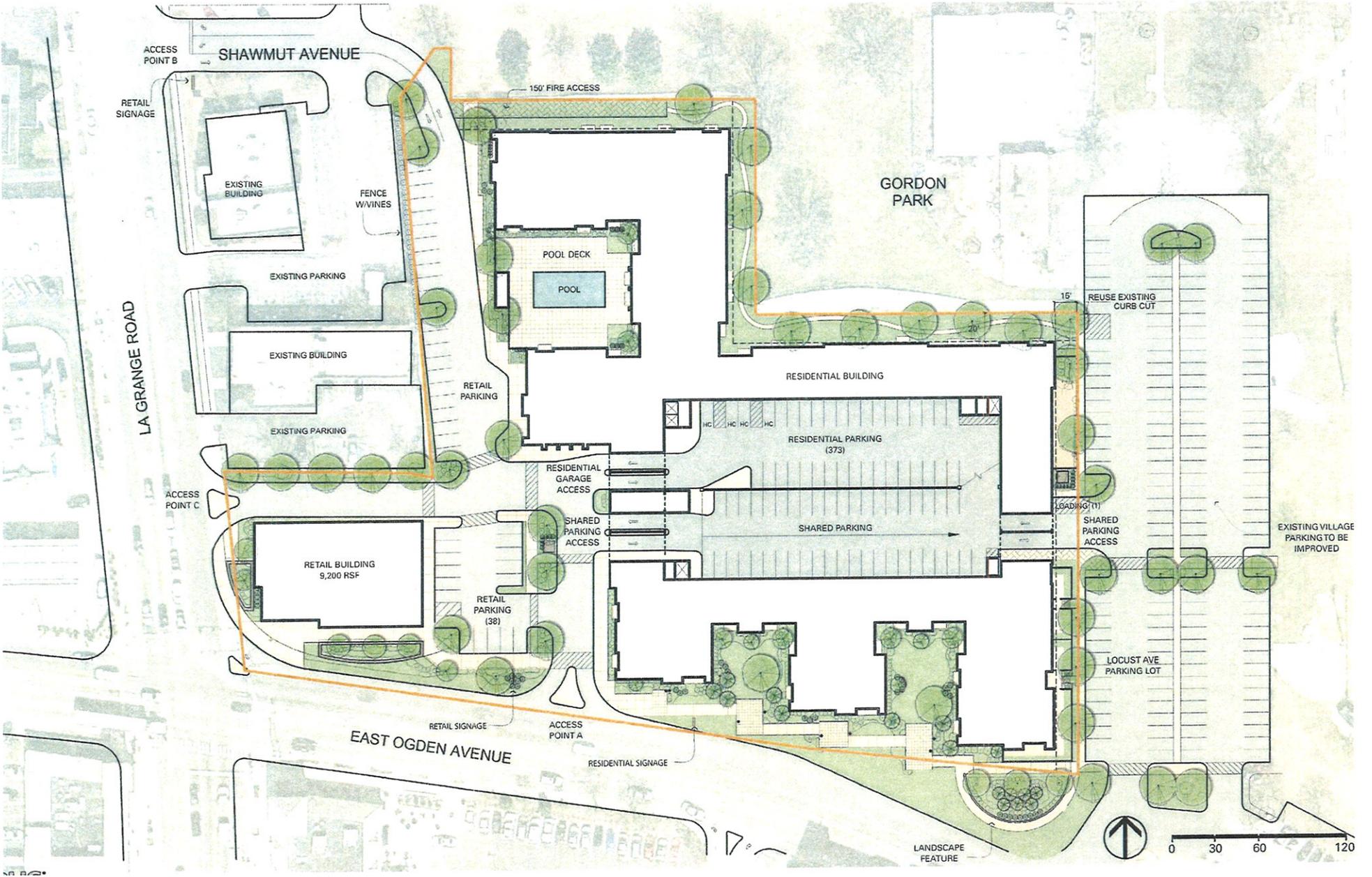


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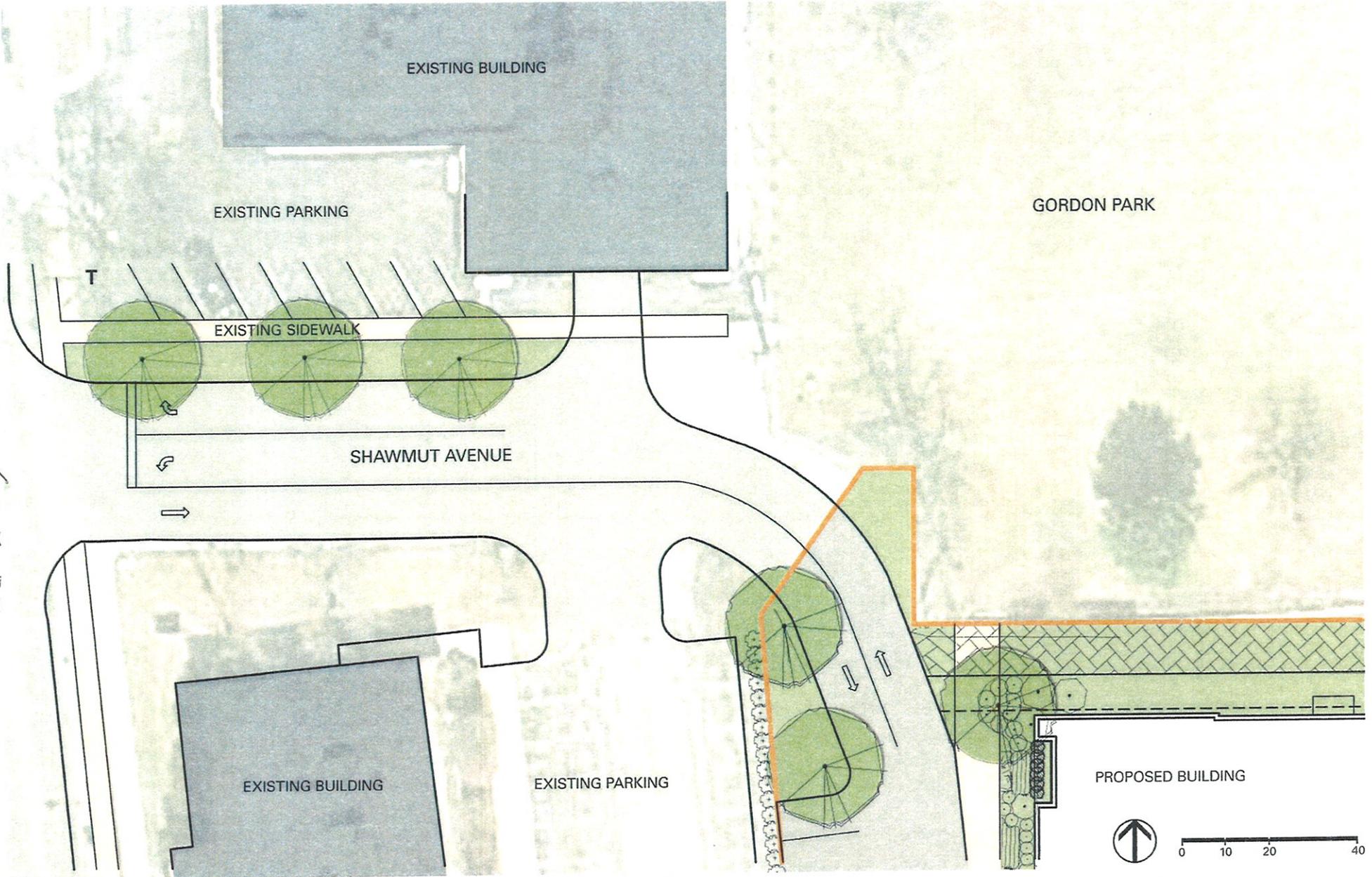


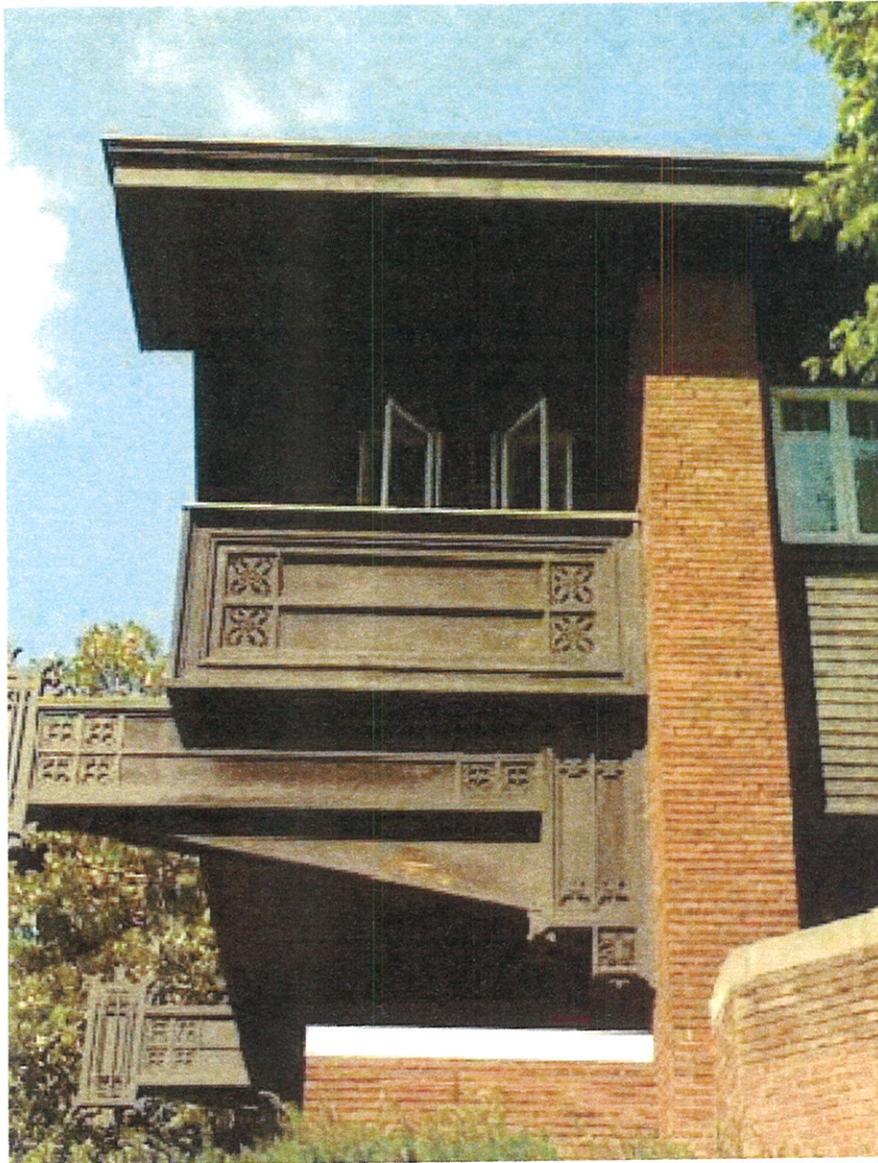


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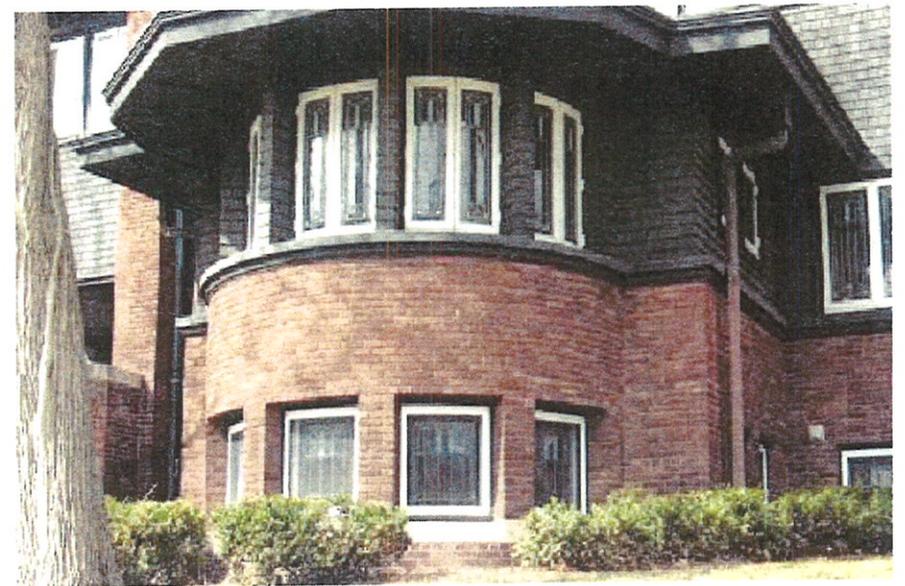


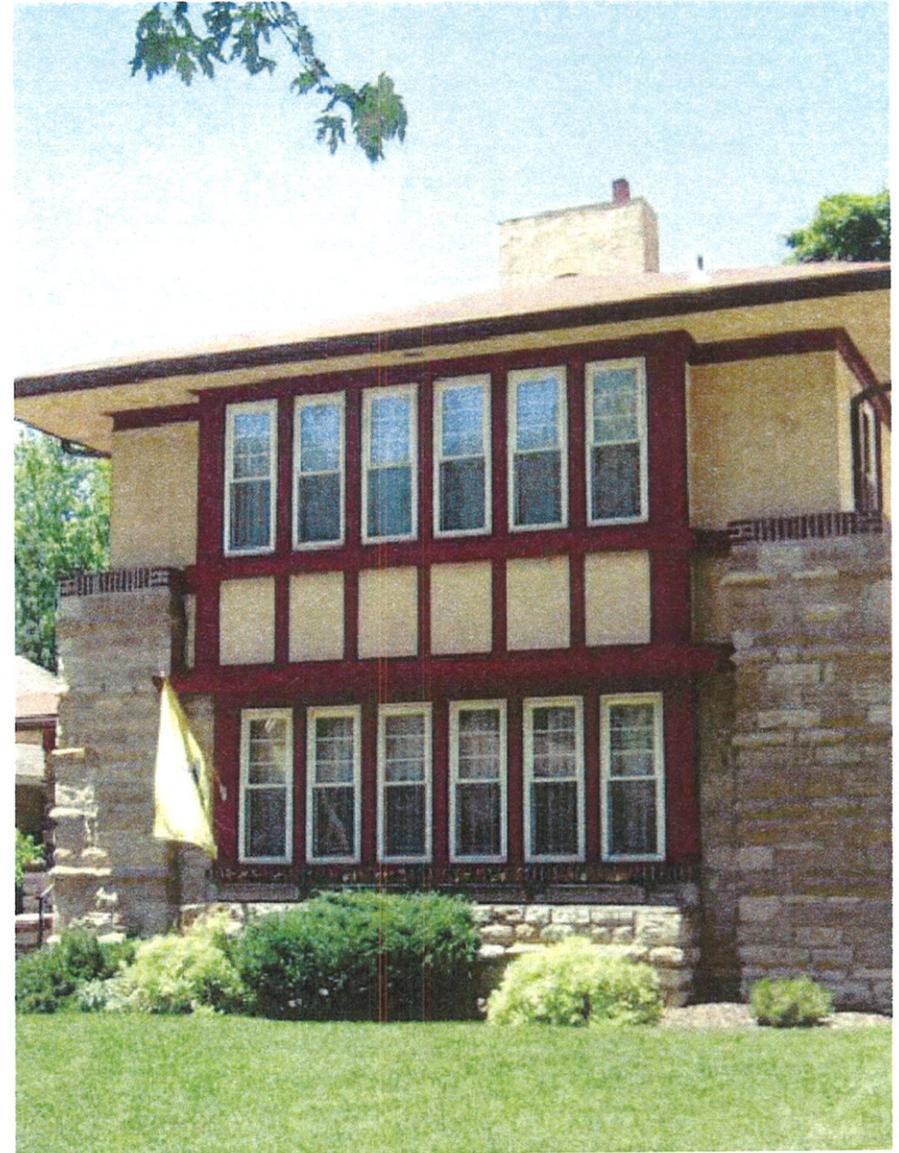
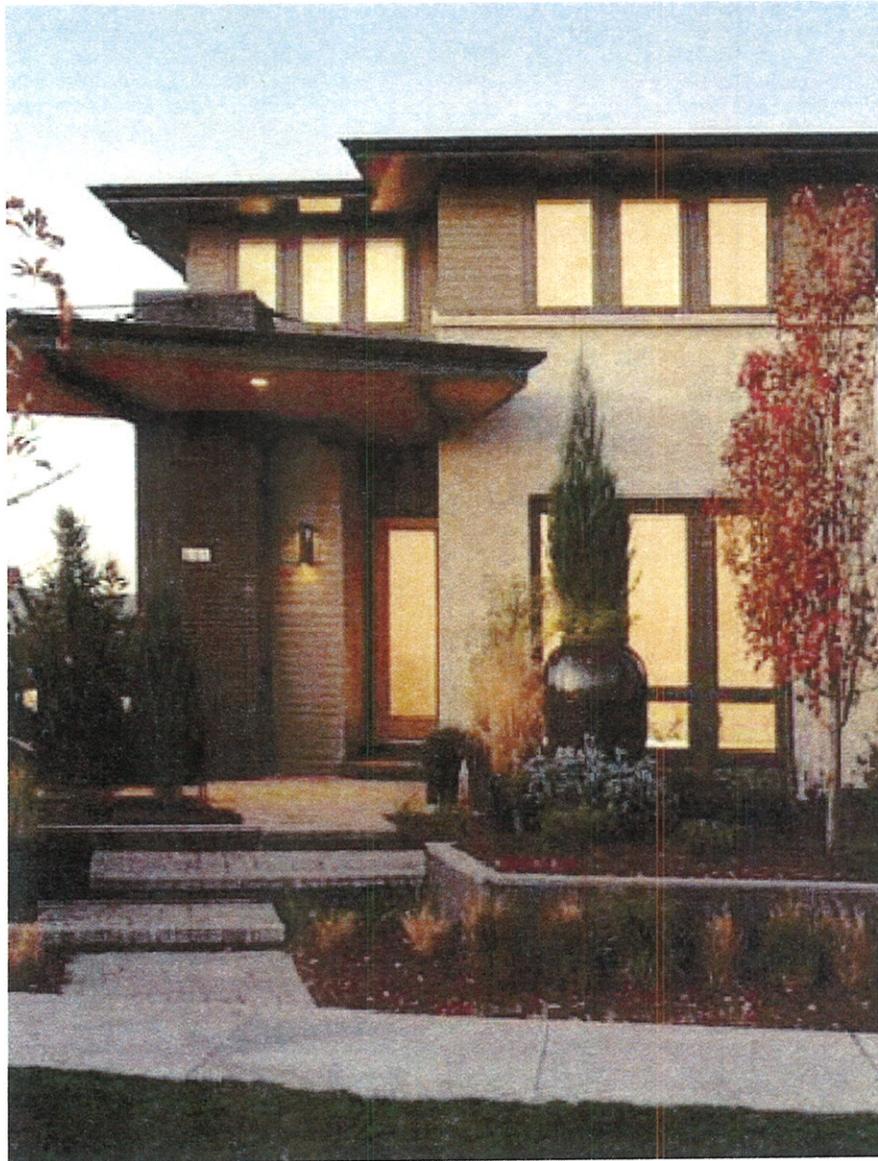
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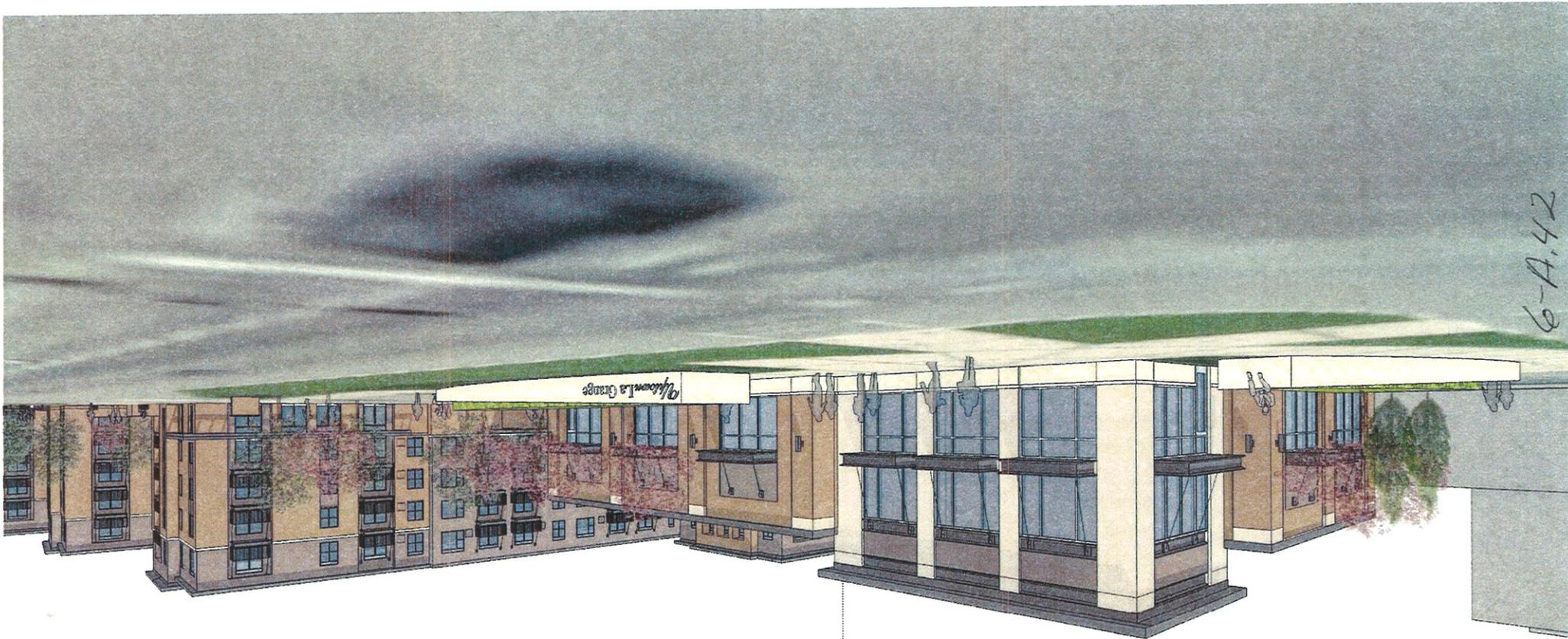
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6-A-45





6-A.48



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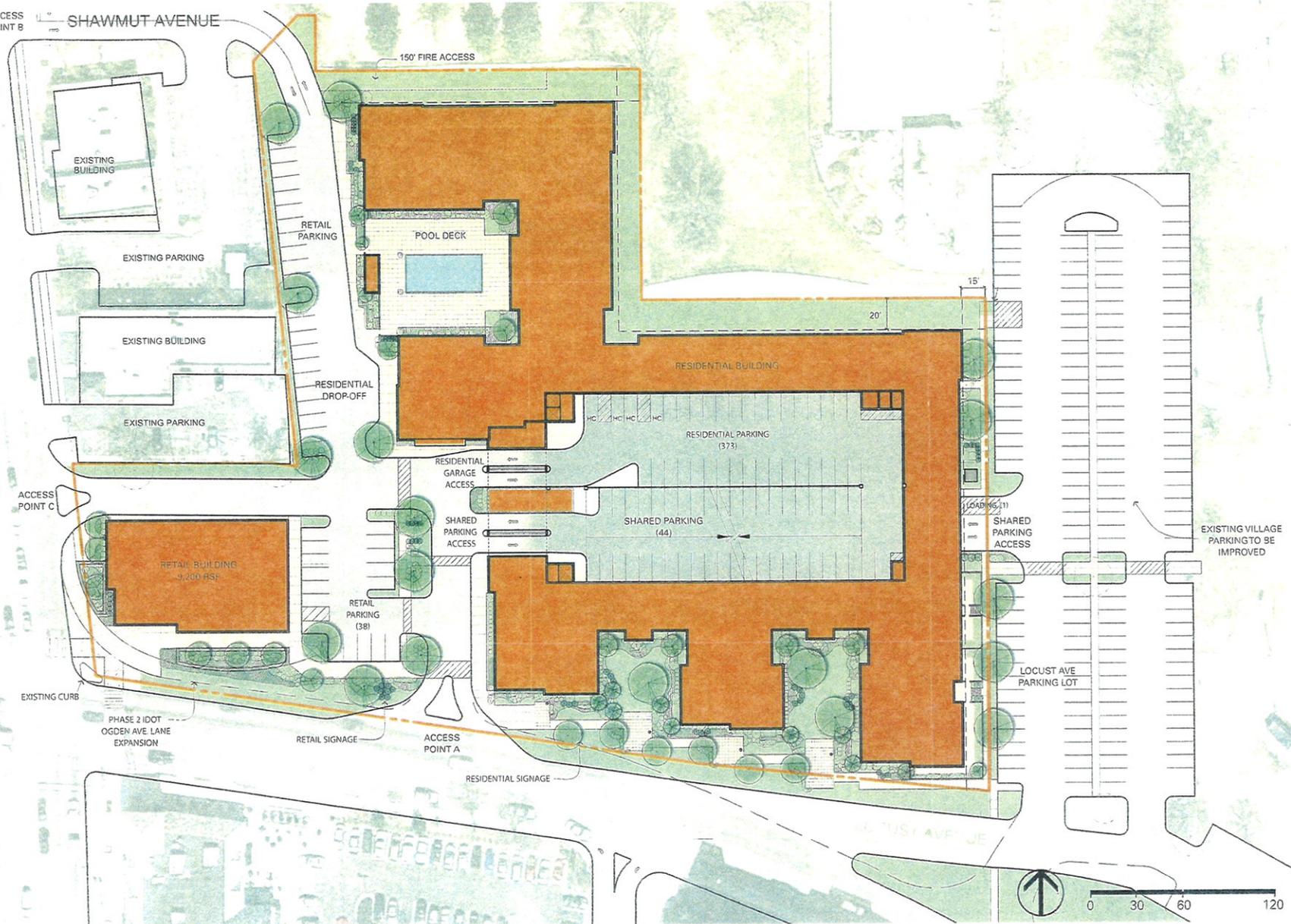
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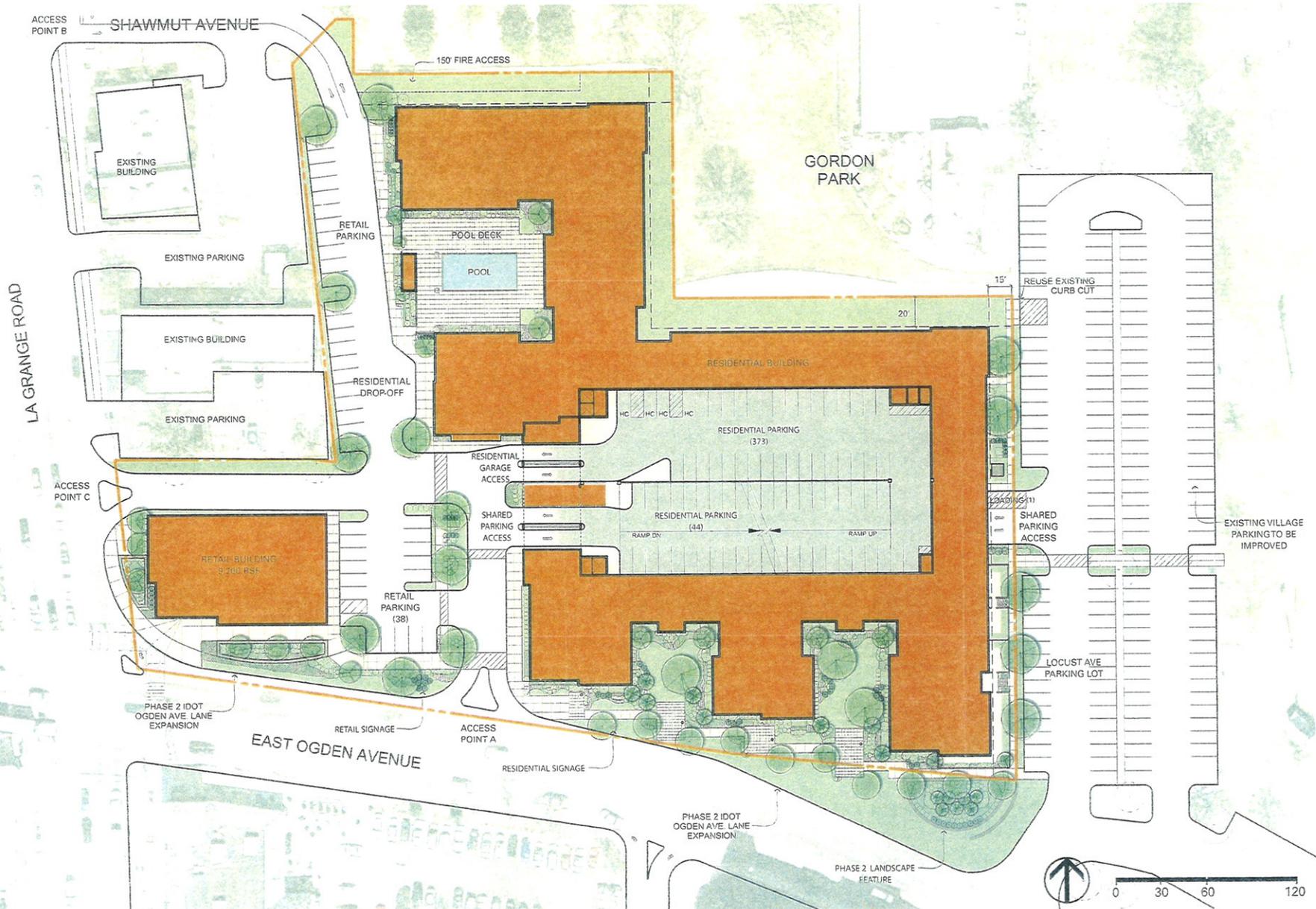
ACCESS POINT B SHAWMUT AVENUE

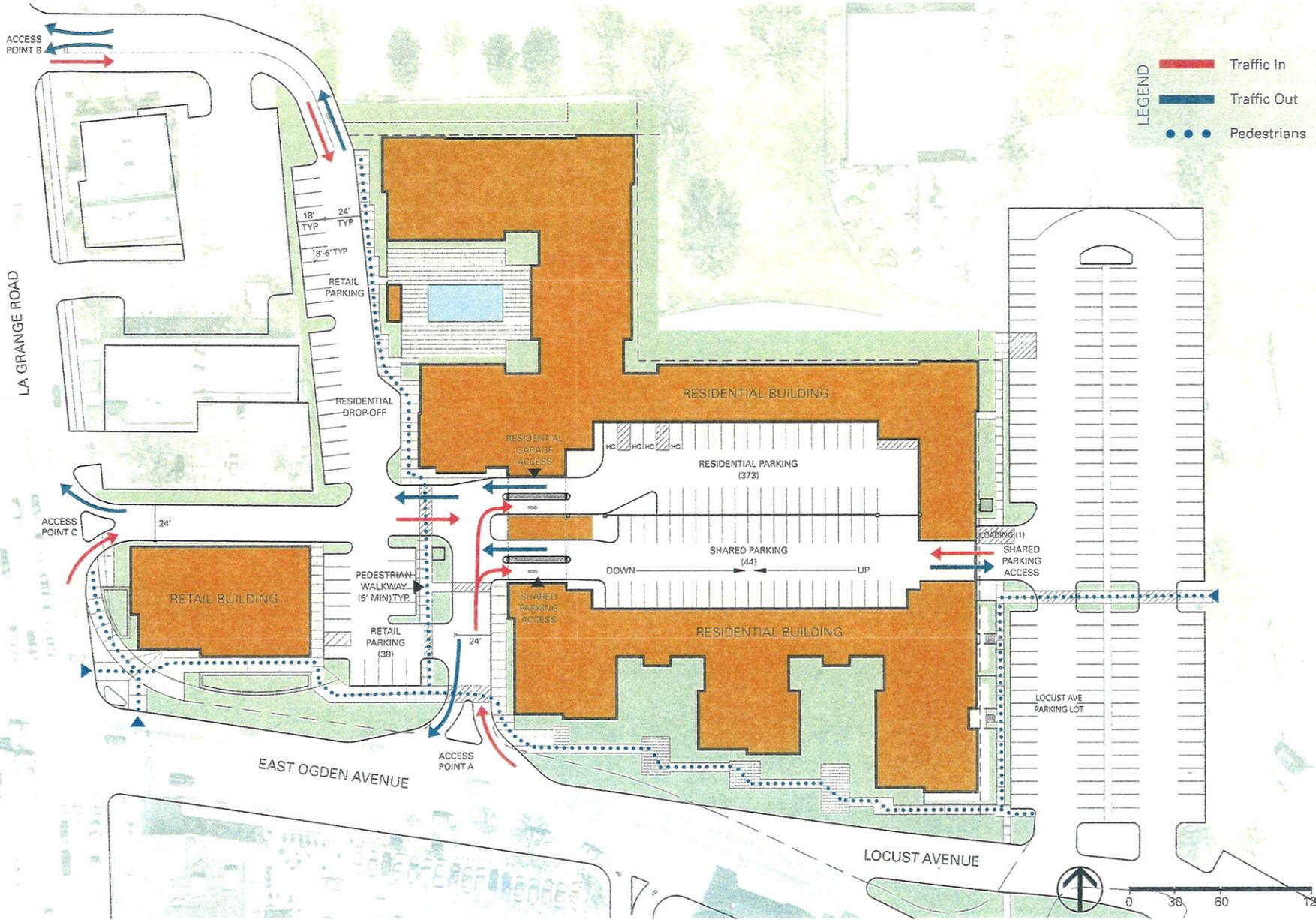


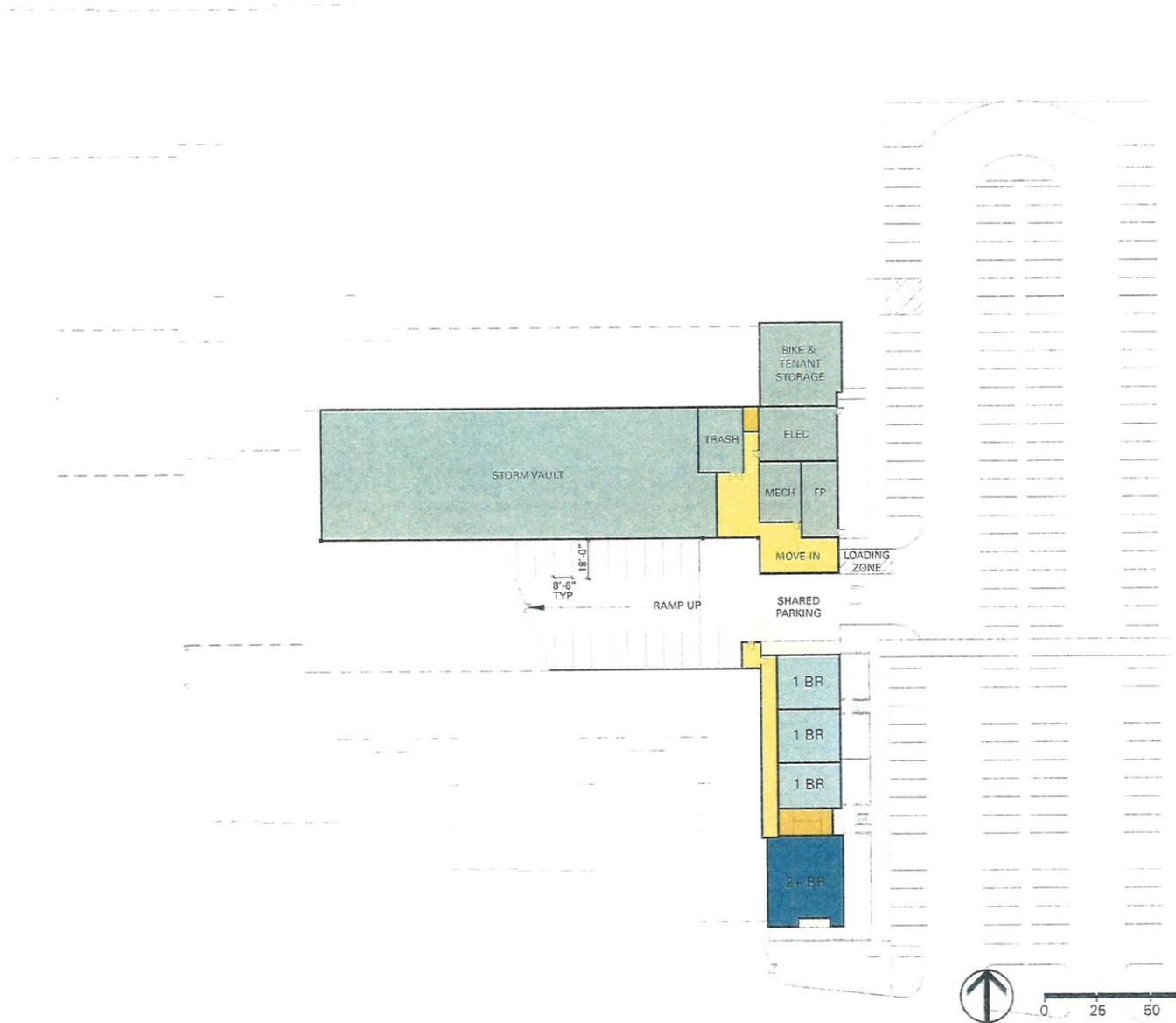
Uptown La Grange
La Grange, IL

6-A-52

Site Plan - Phase 1
05.12.2014









OGDEN AVENUE



0 25 50 100



Uptown La Grange
La Grange, IL

6-A.56

Floor Plan - Level 1
05.12.2014





TRACY CROSS & ASSOCIATES, INC.

PRELIMINARY PLANNING ANALYSIS

RESIDENTIAL MARKET ANALYSIS -- UPTOWN LA GRANGE APARTMENTS -- LA GRANGE, ILLINOIS

MAY 2014

INTRODUCTION

At the request of The Opus Group, Inc., Tracy Cross & Associates, Inc. evaluated the market potential for higher-density, mixed-use rental apartment development in La Grange, Cook County, Illinois. Specifically focusing upon a 4.3-acre land tract located at the northeast intersection of La Grange Road and Ogden Avenue/US Route 34, this analysis, this analysis establishes the following:

- Conclusions regarding the depth of the La Grange area's multi-family residential marketplace over the immediate- to mid-term (i.e. through 2019). This evaluation is based upon forecasts of economic and housing growth throughout the Chicago region, with emphasis upon relevant changes in their direction and magnitude as they may influence west suburban areas.
- Conclusions regarding the overall marketability of 278 luxury rental apartments to be distributed within a five-story residential building adjoining a structured parking garage within a transit-oriented mixed-use living environment envisioned to also include approximately 9,200 square feet of standalone retail. These conclusions are based upon factors associated with the location of the property, absorption, vacancy and rent characteristics of like developments, and the near term outlook demand outlook for rental housing development in La Grange and its immediate west suburban environs.
- Conclusions regarding the absorption potential of the conceptualized Uptown La Grange Apartments at benchmark rent levels consistent with similar and newer higher-density apartment developments throughout the west suburban region.

Work Plan

The work plan for this assignment involved a series of inter-related research investigations including the following:

- A thorough field investigation of the subject property and its environs.
- A thorough analysis of various factors of influence upon residential demand potentials over the 2014-2019 forecast period focusing specifically upon the *La Grange Market Area*, defined for purposes of this analysis as the host Lyons Township, along with the surrounding

PRELIMINARY PLANNING ANALYSIS

townships of Oak Park, River Forest, Proviso, and Riverside in Cook County, and Downers Grove and York townships DuPage County.

- A complete and thorough evaluation of the Chicago region's suburban rental apartment sector, with focused emphasis upon other west suburban higher-density and mixed-use developments of comparable scale.
- An assessment of projects in the planning pipeline to assess their potential impact upon the subject development initiative.

General Limiting Conditions

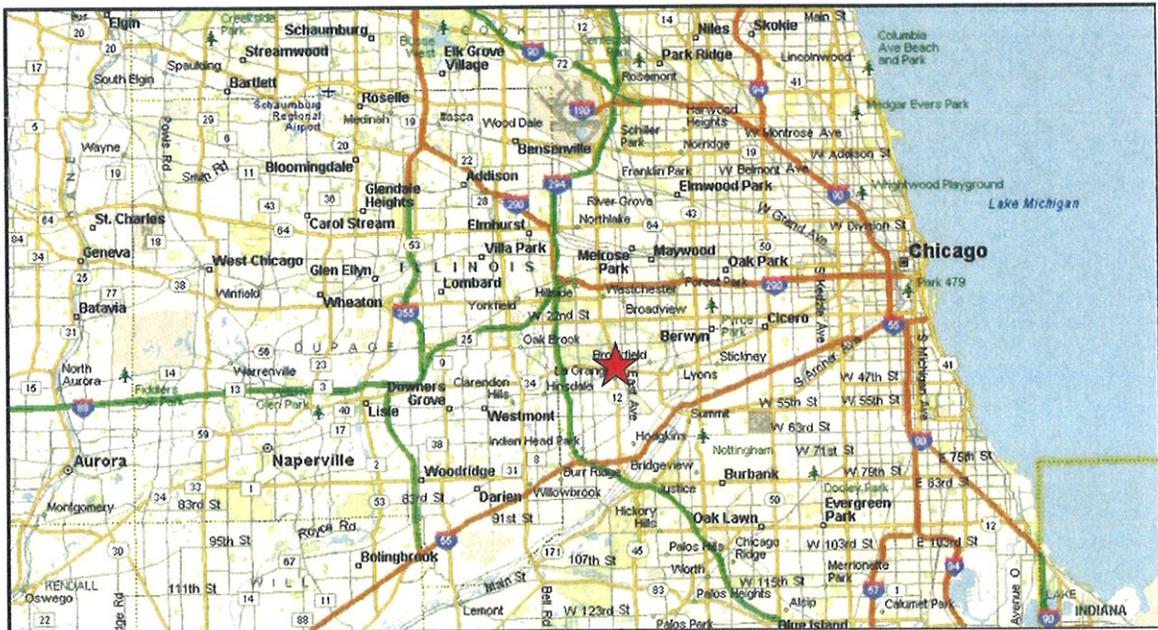
Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

THE SUBJECT PROPERTY

The subject property is a 4.3-acre commercial parcel situated at the northeast intersection of La Grange Road and Ogden Avenue in La Grange, Cook County, Illinois. Formerly home to the La Grange YMCA complex, the property has been cleared in preparation for redevelopment.



**GEOGRAPHIC DELINEATION: UPTOWN LA GRANGE APARTMENTS
 LA GRANGE, ILLINOIS**



Source: The Opus Group, Inc. and Microsoft Streets & Trips.



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PRELIMINARY PLANNING ANALYSIS

The municipal Gordon Park aligns the eastern and northern perimeters of the site. This municipal facility offers tennis and racquetball courts, together with softball fields. Also immediately north one finds the La Grange Tower Condominiums, a highrise community developed in the late 1960s, along with the Plymouth Place continuing care retirement community. Between 2005 and 2007, this campus facility underwent major redevelopment, replacing vintage buildings with a ten-story residential structure supporting independent, assisted living, memory care and skilled care alternatives, and adding independent living duplex options. Entrance fees at Plymouth Place extend from the mid-\$200,000s, with incremental service fees extending from \$3,800 monthly for single occupancy. A Sprint retail store and a MacNeal Health Clinic align La Grange Road at the property's western boundary. Of particular note, METRA's BNSF commuter rail station is located a mere two blocks south of the property. Travel times to the city of Chicago from this location average 30 minutes, with express service available weekdays affording an approximate 20-minute commute. Also within steps of the subject site are the many established merchants and service providers of downtown La Grange.

La Grange is also well served by local and regional transportation systems including the I-290/I-294 and I-55 highway systems, along with La Grange Road/US Route 12 and Ogden Avenue/US Route 34 which represent major north-south and east-west commutation and commercial arterials of the western suburbs. These highway systems join with the Veterans Memorial (I-355) and Ronald Reagan (I-88) toll way systems providing linkage to major sources of employment in and around Lombard, Oak Brook, Downers Grove, Lisle, Naperville, Aurora, Warrenville and Woodridge, as well as heavy satellite employment concentrations in Itasca, Schaumburg and around O'Hare, which can all be reached within a 30-minute drive time. In aggregate, there are more than 2.3 million jobs, representing roughly 72.0 percent of total metro private sector employment, within convenient commuting distance of La Grange.

PRIVATE SECTOR EMPLOYMENT
AREAS INCLUDING AND PROXIMATE TO LA GRANGE
2012

Area	Total Private Sector Employment 2012	
	Number of Workers	Percent of Six-County Metro Area
Six-County Chicago Metro Area ⁽¹⁾	3,261,253	100.0
Within a 30-Minute Commute of La Grange:	2,349,537	72.0
Cook County	1,778,602	54.5
City of Chicago	1,071,227	32.8
Southwest Suburban Cook County	169,375	5.2
Village of LaGrange	7,628	0.2
West Suburban Cook County	109,744	3.4
Northwest Suburban Cook County ⁽²⁾	241,588	7.4
Chicago-O'Hare	44,929	1.4
South Suburban Cook County	141,739	4.3
DuPage County	509,888	15.6
Will County ⁽³⁾	61,047	1.9

⁽¹⁾ Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.
⁽²⁾ Includes Des Plaines, Elk Grove Village, Harwood Heights, Niles, Norridge, Park Ridge, Rolling Meadows, Rosemont, Schaumburg and Schiller Park.
⁽³⁾ Includes Bolingbrook, Naperville (south), Lockport, Plainfield, and Romeoville.

Source: Illinois Department of Employment Security: *Where Workers Work 2013*

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PRELIMINARY PLANNING ANALYSIS

Finally, the property is proximate to several major medical campuses including Adventist La Grange Hospital, as well as Loyola Medical Center and Hines Veterans Hospital in Maywood. The property is also roughly 6.5 miles northwest of Chicago Midway Airport and 11.0 miles south of O'Hare International Airport.

The Environs

The village of La Grange is a well established suburb of Chicago located approximately 14 miles southwest of downtown Chicago, and proximate to Chicago Midway and O'Hare International airports, found 6.5 miles southeast and 11 miles due north, respectively. The village is recognized for its tree-lined neighborhoods, well manicured parks, and excellent public and private schools, and has always served as a vibrant commercial center of the near west suburbs. Civic leaders have pro-actively orchestrated major renovation of the central district over the last 15+/- years, maintaining the village's reputation as a thriving destination for shopping, dining and entertainment. For example, apart from numerous established merchants such as Horton's Home Furnishings, the British Shop and SoTish, downtown La Grange is also host to a wide variety of national retailers and specialty shops including Trader Joe's, Pier One and Radio Shack, casual and fine dining establishments, cinema and performing arts theaters, as well as banks and other daily consumer services.



Residentially, La Grange is characterized by large vintage homes of diverse architecture along with elegant courtyard-style apartment buildings. As might be expected, La Grange experienced its strongest growth during the first half of the 20th Century, with just over two-thirds of its housing stock constructed *prior* to 1960, with more than half built prior to 1939. Reflecting its mature, built-out nature, new residential construction of late primarily reflects single family teardown/replacement activity with new single family homes priced from the high \$700,000s to more than \$1.0 million.



Over the last 15 years, redevelopment efforts in La Grange have resulted in a modicum of higher-density, mixed-use condominium development. For example, the 78-unit Beacon Place Condominiums situated south of the subject site marketed during the 2001-March 2006 timeframe and carried average sales prices hovering at the \$293,500 market when a full continuum of plan types were available. Prior to Beacon Place, only one other mid-rise condominium had been developed in downtown La Grange, namely the 55-unit Spring Avenue Station which carried sales prices from the mid-\$100,000s to the \$450,000 mark and sold out in 2000. At present, only a limited number of resale units are available in these developments, with asking prices ranging from the high \$200,000s to the mid-\$300,000s.



6-A.62

PRELIMINARY PLANNING ANALYSIS



The village of La Grange supports an estimated 2014 population of 15,836 distributed among 5,777 households. The median age of a householder in the village currently stands at 54 years. By age category, 10.2 percent of current householders are under the age of 35, while 43.6 percent are aged between 35 and 54. Another 35.0 percent align age categories of 55 to 74, while the remaining 11.1 percent are at least 75 years of age

While household distributions in La Grange favor ownership status, equal to 81.1 percent of the community's household base (4,683 households), the village also supports a relatively strong base of renters, equal to 18.9 percent or 1,094 households. Overall householders in La Grange are quite affluent, supporting an estimated 2014 median income of \$89,320 annually, with some 73 percent of local householders currently earning at least \$50,000 per annum.

**Localized
Competition**

Most proximate to La Grange are six primarily higher-density rental communities in Oakbrook Terrace, Oak Park and Westmont which (combined) support a total of 1,105 apartment units. Notably, four of the six are now some 14 to 36 years old, with the newest construction represented by *Regency Place* in Oakbrook Terrace which was built in 2007 and *Oak Park Place* in downtown Oak Park which opened in 2008. As summarized in the following table, overall rents among the six most proximate newer developments currently average \$1,616 monthly for a residence that contains 973 square feet of living area. This equates to a value ratio of \$1.66 per square foot. At the close of 2013 only 59 units were unoccupied, equating to a vacancy factor of 3.0 percent, which is indicative of a tight marketplace. These localized developments are further discussed in subsequent sections of this report.



PRELIMINARY PLANNING ANALYSIS

LOCALIZED COMPETITION
-- IMMEDIATE LA GRANGE AREA --

Program/ Address	Year Built/ Renovated	Number of Units	Occupied		Vacant		Average Plan Size (Sq. Ft.)	Average Monthly Posted Rent	
			Number	Percent	Number	Percent		\$	\$/Sq. Ft.
<u>Oakbrook Terrace</u>									
Regency Place	2007	112	112	100.0	0	0.0	1,199	\$2,541	\$2.12
Royce Renaissance	1990	26	26	100.0	0	0.0	2,104	2,175	1.03
<u>Oak Park</u>									
100 Forest Place	1986	234	227	97.0	7	3.0	917	\$1,673	\$1.82
Oak Park City Apartments	1987/2007	125	108	86.4	17	13.6	843	1,626	1.93
Oak Park Place	2008	200	194	97.0	6	3.0	799	1,836	2.30
<u>Westmont</u>									
Brook Hill	1978/2007	408	379	92.9	29	7.1	997	\$1,182	\$1.19
Total/Average	---	1,105	1,046	94.7	59	5.3	973	\$1,616	\$1.66

Source: Tracy Cross & Associates, Inc.

As the preceding table illustrates, and as detailed later, there has been *limited* rental apartment construction in areas proximate to La Grange over the last *three decades*. Of the six newer developments, the urban, transit-oriented *Oak Park Place* is viewed as most comparable to the conceptualized La Grange development in terms of scale and lifestyle environs. Consisting of 200 luxury midrise apartments, Oak Park Place features a variety of studio, one bedroom one bath, one bedroom plus den one bath, and two bedroom two bath plan styles ranging in unit size from 478 to 1,267 square feet. Corresponding posted base rents currently extend from \$1,340 to \$2,593 monthly, translating to an overall weighted average base rent of \$1,836 for a typical 799 square foot apartment home or \$2.30 per square foot. Oak Park Place offers 200 reserved parking spaces in a direct access, village-owned, public parking structure.



Oak Park Place features a high level of interior appointments and community amenities including 9- and 10-foot ceiling heights, floor-to-ceiling windows, stainless steel kitchen appliances, granite kitchen countertops, full-size in-unit laundry appliances, ceramic tile baths and private balconies in select units. Community amenities include a clubhouse, a cyber café, a business center, fitness center, bicycle storage, and green roof deck with fireside lounge and grill area.

Marketing of Oak Park Place began in November 2008 with the community achieving stabilized occupancies of 95 percent in December 2010, translating to an overall absorption rate of 6.9 units per month.



PRELIMINARY PLANNING ANALYSIS

The Proposed Development

As conceptualized by The Opus Group, Inc., Uptown La Grange will consist of 278 apartment homes distributed within a five-story residential building, along with approximately 9,200 square feet of standalone retail. The residential building will encircle a five-story parking structure, featuring secured direct access to each residential floor, and providing 373 enclosed parking spaces. Another 44 enclosed shared parking spaces will facilitate public and guest parking. This translates to a more than sufficient *enclosed* parking ratio of 1.50 to 1.0. In addition, 38 dedicated short-term surface parking spaces will be provided for retail customers.

Reflecting energy-efficient construction technologies enhanced with extensive brick, architectural wood-style panels and cast stone elevation treatments, the new development will reflect an urban architectural design aesthetic.

Community amenities will include extensively landscaped courtyards along with appropriate hardscape. A well-appointed lobby will host on-site leasing and management offices, a separate mail/package center, and an amenity center featuring a clubroom, a lounge, fitness center, resident business center, and a multi-media room with stadium seating. The community will also feature an outdoor pool and terrace lounge with grill area and outdoor fireplace, as well as a roof deck. Wi-Fi will be provided in all amenity areas. In addition, each residential floor will feature unit storage, while bicycle storage will be provided in the garage.

As summarized in the following table, initial design concepts envision ten distinct plan styles representing primarily one bedroom one bath and two bedroom two bath unit types, along with a modicum number of convertible and larger two bedroom plus den designs which range in size from 549 to 1,378 square feet *exclusive of balcony*. Overall, Uptown La Grange will provide 254,172 square feet of net leasable area, with the average apartment residence offering 914 square feet of living area.



PROPOSED RENTAL APARTMENT MATRIX: UPTOWN LA GRANGE

Plan Type	Total Units	Percent of Total	Bedrooms/ Baths	Net Rentable Square Feet	
				Per Unit	Total
Plan S-1	14	5.0	Conv. / 1.0	549	7,686
Plan A-1	17	6.1	1 / 1.0	732	12,444
Plan A-2	97	34.9	1 / 1.0	763	74,011
Plan A-3	58	20.9	1 / 1.0	853	49,474
Plan C-1	5	1.8	1 / 1.0	750	3,750
Plan C-2	4	1.4	1 / 1.0	904	3,616
Plan B-1	20	7.2	2 / 2.0	1,098	21,960
Plan B-1a	5	1.8	2 / 2.0	1,193	5,965
Plan B-2 (Corner Unit)	34	12.2	2 / 2.0	1,241	42,194
Plan B-3 (Corner Unit)	24	8.6	2+Den / 2.0	1,378	33,072
Total/Average:	278	100.0	---	914	254,172

Source: The Opus Group Pro forma dated 3/11/14.



6-A.65

PRELIMINARY PLANNING ANALYSIS

All apartments are expected to feature an enhanced level of interior appointments commensurate with higher-quality new construction apartment development. These include laminate wood flooring in living/dining and kitchen areas, stainless steel kitchen appliances, granite kitchen countertops/islands, in-unit washer and dryer, walk-in closets with organizers in all master bedrooms, porcelain tile in the master bath, and internet and cable television access. It is expected that the resident will be responsible for all utilities.



Construction of Uptown La Grange is expected to commence in late-2014, with leasing to begin in late-2015.

MARKET DYNAMICS

From an overall perspective, the geographic area from which primary residential demand support for Uptown La Grange Apartments will emanate consists of a seven-township area that includes Lyons, Oak Park, Proviso, River Forest, and Riverside townships western Cook County; and Downers Grove and York townships in eastern DuPage County. This area *generally* extends south from North Avenue to 87th Street and west from Harlem Avenue west to Illinois Route 53.

GEOGRAPHIC DELINEATION: LA GRANGE MARKET AREA AND THE LYONS TOWNSHIP PMA



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.

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PRELIMINARY PLANNING ANALYSIS

The selection of this geographic quadrant, defined for purposes of this analysis as the *La Grange Market Area*, is based upon a number of factors including commonalities relative to sources of employment, commuting patterns established along the I-290/294, I-88 and I-55 highway systems, Routes 83 and 53, Ogden Avenue and La Grange Road, and/or the METRA commuter rail network; socio-economic and demographic similarities of area residents; and the alignment and location of residential developments which will serve as a source of competition, either direct or indirect. The host Lyons Township (as outlined in blue in the preceding exhibit) will serve as the *Primary Market Area (PMA)*.

Pertinent dynamics of the La Grange Market Area which lend support to the development of Uptown La Grange Apartments are summarized in the following paragraphs:

- The 2000 Census revealed that during the 1990s household growth in the La Grange Market Area advanced by 896 annually to a level of 233,715 in 2000. Roughly three-quarters of this growth (74.1 percent or 664 households annually) occurred in the Downers Grove and York township components of DuPage County in tandem with expanding satellite employment along the I-88 corridor. Despite the mature, largely built-out nature of the host Lyons Township and, for that matter, the village of La Grange itself, this localized area accounted for a relatively substantial 15.5 percent of household growth during the decade or 139 households yearly. As detailed on **Exhibit 1**, the 2010 Census revealed stagnant household growth during the 2000-2010 timeframe with a total household base of 233,825 representing the *net* annual addition of a scant eleven households yearly since 2000. Several factors contributed to the static household formations, most notably the implosion of the for-sale housing market beginning in 2007, coupled with the subsequent national recession which continued through the close of the decade. Other contributing factors included the largely built-out nature of the market area, coupled with strict zoning covenants and/or the higher price of housing in many of its component municipalities such as La Grange, Burr Ridge, Clarendon Hills, Hinsdale, Oak Brook, River Forest, Riverside and Western Springs among others. Overall, household growth trends during the ten-year period mirrored the 1990s, with growth concentrated in the Downers Grove and York township areas which (collectively) added an average of 153 households yearly. Notably, among component Cook County townships, only the host Lyons Township PMA recorded albeit modest household additions of 49 yearly between 2000 and 2010, while the remaining four townships experienced net erosion. Also, over the last two decades (1990-2010), the Lyons Township PMA has maintained a 17.4 percent share of total market area households. In short, the mature character of the market area as a whole and, in particular, the PMA effectively limits new development to teardown/replacement, redevelopment and/or infill activity such as that proposed for the subject site.
- Recent estimates derived from the 2010 Census indicate that the La Grange Market Area supports a 2014 household base of 237,872, representing the annual addition of 1,012 households yearly since 2010, with household growth through 2019 projected at 809 per annum. These moderately improved growth forecasts are attributed, in part, to the expectation of continued improvement in the regional economy over the forecast period, balanced by tighter lending controls which will hold back potentials in the for sale sector and constraints upon ownership supply caused by the absence of significant new subdivision development activity. Notably, the host Lyons Township PMA is expected to increase its share of market area household growth over the forecast period with the projected 180 household additions through 2019 representing 22.2 percent of market area household growth projections.
- Tenure distributions in the La Grange Market Area continue to favor ownership housing which currently accounts for 72.1 percent of all occupied units. However, during the decade of the 2000s, household growth was *fully attributed to renter household additions* which averaged 208 renter households yearly. Again, renter household growth was concentrated in the DuPage





POPULATION, HOUSEHOLDS, AND INCOME
-- LA GRANGE MARKET AREA --

Attribute/Year	La Grange Market Area	Lyons Township PMA	Village of La Grange	Attribute/Year	La Grange Market Area	Lyons Township PMA	Village of La Grange
Population				Households			
1990	596,412	105,004	15,352	1990	224,752	39,055	5,488
2000	617,623	109,245	15,633	2000	233,715	40,447	5,625
2010	612,280	111,688	15,550	2010	233,825	40,934	5,638
2014	618,711	113,692	15,836	2014	237,872	41,706	5,777
2019	625,517	115,914	16,088	2019	241,919	42,604	5,894
Average Annual Change				Average Annual Change			
1990 - 2000	2,121	424	28	1990 - 2000	896	139	14
2000 - 2010	-534	244	-8	2000 - 2010	11	49	1
2010 - 2014	1,608	501	72	2010 - 2014	1,012	193	35
2014 - 2019	1,361	444	50	2014 - 2019	809	180	23
2014 Population by Race/Hispanic or Latino				2014 Households by Type			
Total Population	618,711	113,692	15,836	Total Households	237,872	41,706	5,777
Not Hispanic or Latino	515,891	89,511	14,574	Married Couple with Children	57,504	10,854	1,907
White Alone Not Hispanic	342,579	67,303	12,932	Married Couple without Children	63,632	11,286	1,547
Black Alone Not Hispanic	82,632	7,091	665	Other Family with Children	21,084	4,001	389
Asian Alone Not Hispanic	33,138	2,567	231	Other Family without Children	17,072	3,265	300
All Other Races Not Hispanic	57,542	12,550	743	Nonfamily with Children	403	78	9
Hispanic or Latino	102,820	24,181	1,262	Nonfamily without Children	78,177	12,222	1,625
2014 Housing Units and Tenure				2014 Household Income			
Total Housing Units	255,248	44,842	6,084	Total Households	237,872	41,706	5,777
Occupied Housing Units	237,872	41,706	5,777	Under \$25,000	42,660	7,908	760
Owner Occupied	171,524	30,547	4,683	25,000 - 34,999	21,921	3,782	307
Percent	72.1	73.2	81.1	35,000 - 49,999	30,317	4,946	497
Renter Occupied	66,348	11,159	1,094	50,000 - 74,999	43,440	8,323	931
Percent	27.9	26.8	18.9	75,000 - 99,999	30,049	5,128	687
Vacant	17,376	3,136	307	100,000 - 149,999	34,822	5,601	1,058
Percent	6.8	7.0	5.0	150,000 and Over	34,663	6,018	1,537
				Median	\$63,834	\$62,667	\$89,320

Source: U.S. Department of Commerce, Bureau of the Census: Census 1990, 2000 and 2010; Nielsen Solution Center; and estimates by Tracy Cross & Associates, Inc.

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PRELIMINARY PLANNING ANALYSIS

County components of the market area which saw net annual additions of 245 renters yearly. While statistics must be viewed in context, net household growth in the host Lyons Township PMA was also fully attributed to renter household additions, which accounted for 71.4 percent of total PMA household growth during the decade, and a relatively strong 16.8 percent of total market area renter household growth (or 35 renter households annually). Consistent with trend, *net* household growth in the market area since 2010 is fully attributed to renter household additions, estimated at 1,619 yearly, to an estimated 2014 base of 66,348 renter households. Of this latter total, 16.8 percent or 11,159 renter households are found in the Lyons Township PMA, while the village of La Grange accounts for 9.8 percent of the PMA's renter household base. As there has been no *substantive* new conventional apartment construction in the market area since 2009, renter household growth over the last four years largely reflects an increase in senior housing development elevated investor participation in distressed ownership inventory, along with an increase in occupancies in existing older rental developments.

- Consistent with these statistics, analysis of household compositions reveals that 59.6 percent of resident households represent married couples and/or non-family households *without children*. In the PMA, these household components account for 56.4 percent of all resident households and a consistent 54.9 percent of local La Grange households. Also consistent with higher-density, multi-family profile demographics, more than one-half of all resident households (58.6 percent or 139,502 households) consist of persons living alone or in two-person arrangements.

- Overall, households in the La Grange Market Area earned an estimated 2014 median income of \$63,834, incomes roughly nine percent higher than the \$58,558 median represented for the Chicago region as a whole. While household incomes in the PMA virtually mirror the market area at an estimated 2014 median of \$62,667, La Grange residents are quite affluent, earning an estimated 2014 median income of \$89,320, or levels roughly 40.0 percent higher (on average) than elsewhere in the market area. More importantly, as shown in the following table and detailed in Appendix A1, in the age categories of "Under 35" and "Aged 55 to 64" which represent the strongest renter and/or lifestyle age segments, incomes throughout the market area are quite high with nearly 53 percent of the younger subset currently supporting incomes of \$50,000 or more, while 67 percent of the more mature age group earns at least \$50,000 per annum.

HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2014
-- LA GRANGE MARKET AREA --

Attribute	Total Households					
	La Grange Market Area			Lyons Township PMA		
	Number	Percent	Median	Number	Percent	Median
Total Households	238,052	100.0	\$63,834	41,706	100.0	\$62,667
Under 25 Years	5,553	2.3	30,991	1,108	2.7	34,151
25 - 34 Years	28,387	11.9	58,631	4,891	11.7	56,446
35 - 44 Years	40,232	16.9	74,353	7,191	17.2	72,021
45 - 54 Years	51,090	21.5	84,574	9,037	21.7	83,486
55 - 64 Years	50,943	21.4	74,682	8,940	21.4	72,953
65 - 74 Years	32,697	13.7	53,727	5,778	13.9	50,543
75 - 84 Years	18,995	8.0	34,478	3,301	7.9	33,604
85 Years and Over	10,155	4.3	27,233	1,460	3.5	25,169
Total Households Under 35 Years	33,940	14.3	\$54,109	5,999	14.4	\$52,328
With Incomes of \$50,000 or More	17,872	52.7	---	3,111	51.9	---
Total Households Aged 55 to 64 Years	50,943	21.4	\$74,682	8,940	21.4	\$72,953
With Incomes of \$50,000 or More	34,118	67.0	---	5,995	67.1	---

Source: The Nielsen Company: *Household Income by Age of Householder* and Tracy Cross & Associates, Inc.

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PRELIMINARY PLANNING ANALYSIS

- As previously noted, there are more than 2.3 million *private sector* jobs within a 30-minute commuting distance of La Grange, representing nearly three-quarters of total private sector employment in the six-county Chicago metropolitan area. Nonetheless, one cannot discount the recessionary impact of the last several years which has had a profound impact upon not only employment sources supporting the proposed Uptown La Grange but regionally as well. Specifically, as shown in the following table, employment sources proximate to La Grange endured private sector job losses totaling 174,520 between 2005 and 2010, representing 87.1 percent of the 200,330 private sector jobs lost in the six-county metro area over the five-year period. The city of Chicago alone saw employment rosters contract by 54,065 workers between 2005 and 2010, while in DuPage County another 34,930 jobs were lost, collectively representing roughly 45 percent of region-wide job erosion. The intensity of job losses throughout the metro area began to reverse in 2010 and turned positive in 2011. Between 2010 and 2012, for example, the six-county area added 128,202 private sector jobs reflecting an annual growth rate of 2.0 percent. Most importantly, virtually all job additions over the last two years (117,416 total jobs or 91.6 percent) were in the *city of Chicago and suburban areas proximate to La Grange*, reflecting an annual growth rate of 2.6 percent and signaling that the proposed Uptown La Grange will enter the market at a time of improving economic conditions which will initially create a positive influence upon the rental sector and, as consumer confidence is restored over time, ultimately extend to the for-sale sector.

**TRENDS IN PRIVATE SECTOR EMPLOYMENT
AREAS INCLUDING AND PROXIMATE TO LA GRANGE
2000 - 2012**

Area	Total Private Sector Employment				Average Annual Change		
	2000	2005	2010	2012	2000 - 2005	2005 - 2010	2010 - 2012
Six-County Chicago Metro Area⁽¹⁾	3,487,542	3,333,380	3,133,051	3,261,253	-30,832	-40,066	64,101
Within a 30-Minute Commute of La Grange:	2,563,342	2,406,641	2,232,122	2,349,537	-31,340	-34,904	58,708
City of Chicago	1,155,978	1,065,215	1,011,151	1,071,227	-18,153	-10,813	30,038
Southwest Suburban Cook County	192,885	181,144	162,054	169,375	-2,348	-3,818	3,661
West Suburban Cook County	140,206	126,615	106,948	109,744	-2,718	-3,933	1,398
Northwest Suburban Cook County ⁽²⁾	307,811	272,398	237,809	241,588	-7,083	-6,918	1,890
Chicago-O'Hare	46,226	40,892	33,312	44,929	-1,067	-1,516	5,809
South Suburban Cook County	166,262	156,807	140,941	141,739	-1,891	-3,173	399
DuPage County	524,025	519,841	484,910	509,888	-837	-6,986	12,489
Will County ⁽³⁾	29,949	43,729	54,997	61,047	2,756	2,254	3,025

⁽¹⁾ Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.

⁽²⁾ Includes Des Plaines, Elk Grove Village, Harwood Heights, Niles, Norridge, Park Ridge, Rolling Meadows, Rosemont, Schaumburg, and Schiller Park.

⁽³⁾ Includes Bolingbrook, Naperville (south), Lockport, Plainfield, and Romeoville.

Source: Illinois Department of Employment Security: *Where Workers Work 2013*

- Since 1990 and through 2013, residential building activity in the La Grange Market Area has averaged 1,105 units annually, distributed between 871 single family units (including single address townhomes and duplexes) and 288 in the multi-family sector. As detailed in **Exhibit 2**, the strongest periods of new residential construction in the market area occurred during the 1998-2006 timeframe when volumes averaged 1,553 units annually due in large part to intense teardown/replacement single family and townhome/duplex development, along with higher-density condominium development in the city centers of the many rail line municipalities which define the market area. This robust single family detached and attached for sale activity was fostered by relatively low interest rates, shifts in renter to ownership tenure and, as we now know, extremely lax lending practices during the 2003-2005 housing boom.



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**TRENDS IN RESIDENTIAL BUILDING PERMITS
LA GRANGE MARKET AREA
1990 - 2013**

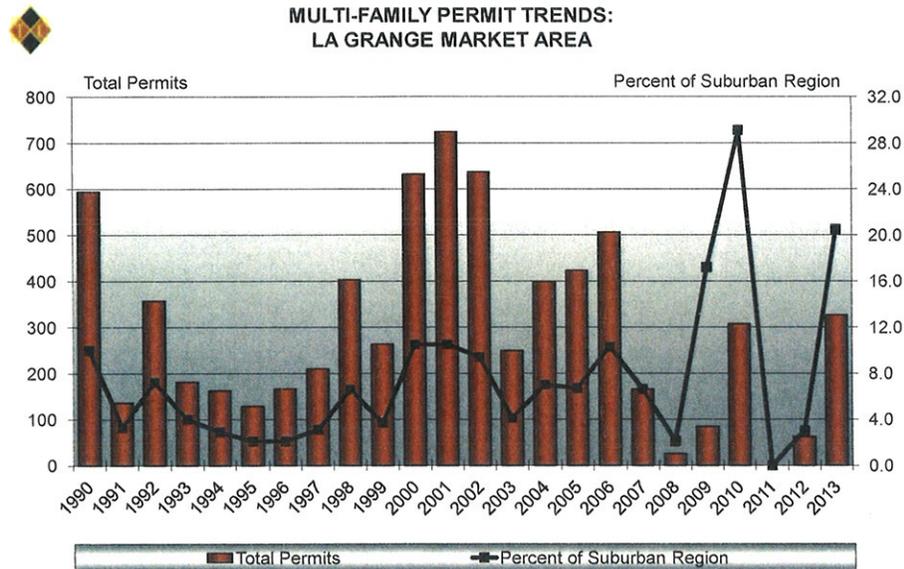
Year	Suburban Chicago			LaGrange Market Area						Lyons Township PMA					
	Total	Single Family	Multi-Family	Total	Percent of Suburban Area	Single Family	Percent of Suburban Area	Multi-Family	Percent of Suburban Area	Total	Percent of DuPage County	Single Family	Percent of DuPage County	Multi-Family	Percent of DuPage County
1990	25,931	20,002	5,929	1,361	5.2	767	3.8	594	10.0	152	11.2	94	12.3	58	9.8
1991	22,415	18,294	4,121	659	2.9	523	2.9	136	3.3	118	17.9	84	16.1	34	25.0
1992	27,354	22,410	4,944	1,226	4.5	869	3.9	357	7.2	144	11.7	76	8.7	68	19.0
1993	29,664	25,125	4,539	1,195	4.0	1,014	4.0	181	4.0	276	23.1	210	20.7	66	36.5
1994	31,639	26,051	5,588	1,376	4.3	1,214	4.7	162	2.9	245	17.8	131	10.8	114	70.4
1995	30,020	23,969	6,051	1,112	3.7	984	4.1	128	2.1	175	15.7	80	8.1	95	74.2
1996	32,110	24,320	7,790	1,185	3.7	1,019	4.2	166	2.1	296	25.0	205	20.1	91	54.8
1997	28,879	22,188	6,691	1,230	4.3	1,020	4.6	210	3.1	262	21.3	180	17.6	82	39.0
1998	30,813	24,668	6,145	1,438	4.7	1,035	4.2	403	6.6	245	17.0	142	13.7	103	25.6
1999	34,812	27,789	7,023	1,401	4.0	1,138	4.1	263	3.7	262	18.7	195	17.1	67	25.5
2000	32,476	26,475	6,001	1,576	4.9	944	3.6	632	10.5	285	18.1	238	25.2	47	7.4
2001	34,970	28,072	6,898	1,729	4.9	1,005	3.6	724	10.5	513	29.7	295	29.4	218	30.1
2002	37,252	30,469	6,783	1,828	4.9	1,191	3.9	637	9.4	617	33.8	159	13.4	458	71.9
2003	37,409	31,402	6,007	1,313	3.5	1,064	3.4	249	4.1	436	33.2	226	21.2	210	84.3
2004	36,905	31,200	5,705	1,448	3.9	1,049	3.4	399	7.0	296	20.4	164	15.6	132	33.1
2005	38,523	32,181	6,342	1,631	4.2	1,208	3.8	423	6.7	295	18.1	234	19.4	61	14.4
2006	29,149	24,216	4,933	1,613	5.5	1,107	4.6	506	10.3	301	18.7	240	21.7	61	12.1
2007	17,359	14,868	2,491	864	5.0	699	4.7	165	6.6	200	23.1	191	27.3	9	5.5
2008	7,301	6,113	1,188	333	4.6	308	5.0	25	2.1	61	18.3	53	17.2	8	32.0
2009	3,752	3,263	489	260	6.9	176	5.4	84	17.2	112	43.1	34	19.3	78	92.9
2010	4,223	3,169	1,054	510	12.1	203	6.4	307	29.1	163	32.0	39	19.2	124	40.4
2011	4,048	3,213	835	238	5.9	238	7.4	0	0.0	30	12.6	30	12.6	0	0.0
2012	6,370	4,284	2,086	426	6.7	364	8.5	62	3.0	47	11.0	45	12.4	2	3.2
2013 ⁽¹⁾	7,111	5,657	1,593	575	8.1	477	8.4	326	20.5	97	16.9	79	16.6	18	5.5
Annual Average															
1990 - 2013	24,604	19,975	4,629	1,105	4.5	817	4.1	288	6.2	235	21.2	143	17.5	92	31.9

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⁽¹⁾ Preliminary YTD December.

PRELIMINARY PLANNING ANALYSIS

- Residential construction volume in the La Grange Market Area began to slide in 2007 and precipitously so after 2008. Between 2009 and 2012, for example, residential building activity dropped to a yearly average of only 358 units, representing a decline of 76.9 percent from 1998-2006 averages. Virtually all recent residential construction declines can be attributed to erosion in the for sale market as only two apartment communities were introduced in the whole of the market area over the last ten years, namely the aforementioned *Oak Park Place* in Oak Park and *Regency Place* in Oakbrook Terrace which collectively added a scant 312 rental units to the marketplace or a mere 31 units yearly on average. The La Grange Market Area, in fact, has accounted for only 5.2 percent of all new multi-family construction in the whole of suburban Chicago since 2000, with the vast majority of these newer units reflecting *condominium for sale* idioms concentrated in areas east of I-355 and/or in the many rail line municipalities which define the market area, including Beacon Hill Place in La Grange, along with Downers Grove (Station Crossing and Arcadia on the Green), Clarendon Hills (Park Avenue Station), Oak Park (The Mews, Tapestry, Ridgeland Condominiums, The Opera Club), and Willow Springs (Market Square), among others.



Source: U.S. Bureau of the Census: C-40 Construction Reports and Tracy Cross & Associates, Inc.

- Additive to the overall lack of supply, since 2000 numerous rental apartment communities have been converted to condominium ownership, *depleting* the regional *suburban* marketplace of some 17,611 units. In the La Grange Market Area, no fewer than 788 apartment units converted during the 2000-2008 timeframe, representing nine separate properties located in Clarendon Hills, Darien, Hillside, Oak Park and Willowbrook alone. Although the housing downturn has reversed this trend more recently with several generally smaller-scale condominium programs converting to a rental idiom *for the near term*, the overall loss of rental inventory has acutely affected the localized area.



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PRELIMINARY PLANNING ANALYSIS

DEMAND FOR HOUSING

During the 2014-2019 forecast period new residential construction requirements in the La Grange Market Area will average 1,125 units yearly. The for sale sector is expected to average 500 units yearly primarily reflecting a diminishing supply of available land which will restrict significant development of scale. Given the generally mature, built-out nature of the market area, for sale housing is expected to be roughly 50 percent below long term trends. Rental housing demand, in turn, will average a sustained volume of 625 units annually reconciled as follows:

- ❑ Compared to the 2000-2014 time period when household growth averaged 297 yearly, household growth in the La Grange Market Area is expected to accelerate during the 2014-2019 timeframe to a projected 809 households annually. This trend reflects, in part, the expectation of continued regional economic improvement, balanced by constraints on ownership supply with few large-scale residential developments expected to break ground near term. This will force new single family and attached development to small infill communities or to residual, less desirable parcels left over from the market's peak of the 2003-2006 time period. The 1,125-unit per year construction requirement reconciles household growth projected at just over 800 yearly and replacement demand of 325+/- units yearly to compensate for units lost to demolition and/or abandonment. Based upon a synthesis of trend statistics, roughly 45 percent of household additions will represent ownership households (or an estimated 365 households yearly) while renter household growth is anticipated to average 435 yearly through 2019. This 625-unit renter construction forecast reflects stabilization in tenure shifts given tighter home purchase requirements, the overall age and condition of the market area's existing rental stock, and a 5.0 to 6.0 percent vacancy allowed to facilitate movement in the marketplace. Most importantly, given years of pent-up demand and the lack of new construction, *demand potentials could double during any given year if supply were made available and competitive rental rates were maintained.*
- ❑ As detailed later in this report, absorption among newer construction apartment projects in the region's west suburban area (which includes the La Grange Market Area) has averaged 623 units yearly since 1995, accounting for 54.7 percent of net absorption throughout suburban Chicago over the last 18 years. More recently, during the 2008-2013 time period, net absorption in the western suburbs moderated to an annual average of 321 units reflecting the overall lack of substantive rental development during the five-year period.
- ❑ As also detailed in the following section of this report, vacancies throughout the west suburban region have begun to rise most recently, with *overall* vacancies among newer (post-1985) rental communities averaging 7.9 percent or 1,939 of 24,509 units unoccupied at the close of 2013. However, among *stabilized* developments, vacancies stand at a relatively balanced 5.7 percent (1,352 of 23,678 units unoccupied) with balanced market conditions (again) generally requiring vacancies in the range of 5.0 to 6.0 percent to allow for movement within the marketplace.
- ❑ It is also evident that tenure shifts from renter to owner status evident during the 1999-2005 timeframe have now *fully abated* given tighter lending standards. This will provide new stimulus to apartment potentials locally with even some segments relinquishing their ownership status in favor of an enhanced amenity-supported rental environment.
- ❑ Finally, Chicago's employment picture is slowly improving which will stimulate job finding by many college graduates who are now unemployed and living at home. These 21 to 29 year olds are the prime target for new apartment development not only in the city itself but also in the suburbs.

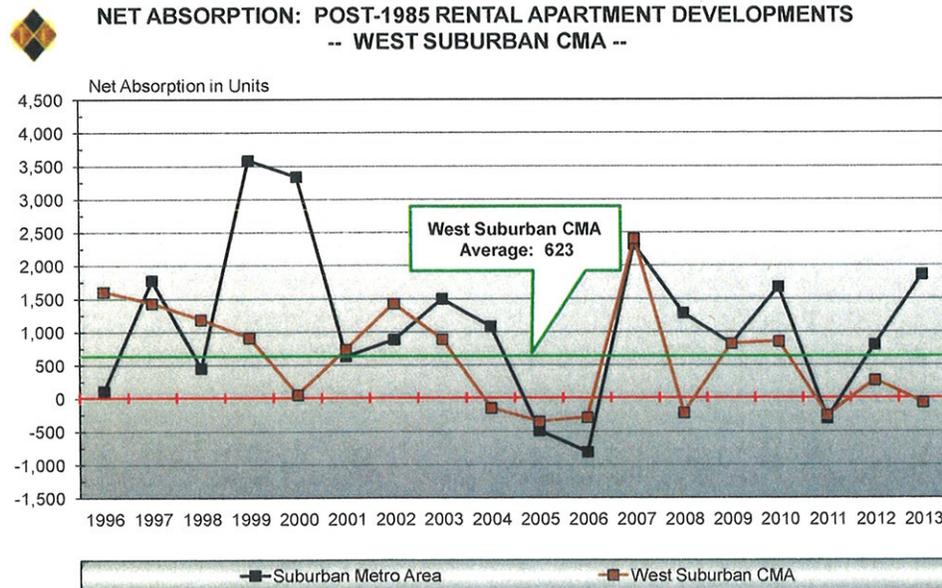


PRELIMINARY PLANNING ANALYSIS

THE RENTAL MARKETPLACE

In order to assess the competitive environment in which Uptown La Grange will exist, our firm conducted a detailed analysis of regional market trends relative to rental apartment absorption, vacancy characteristics and rental rate growth, focusing upon newer (post-1985) rental apartments throughout suburban Chicago. Our analysis then isolated upon alternatives in the more localized west suburban region, generally encompassing west suburban Cook, DuPage and southern Kane counties, defined for purposes of this analysis as the *West Suburban Competitive Market Area (CMA)* as conditions in this defined quadrant will most directly influence absorption potentials within the La Grange property. For perspective, as of December 2013, the West Suburban CMA was host to 83 separate communities marketing a total of 24,509 rental units built or fully renovated in 1985 or later. More than three-quarters of this competitive inventory (19,284 units or 78.7 percent) is found in suburban areas west of I-355, concentrated in the Aurora/Naperville area which (alone) accounts for 9,582 units or 39.1 percent of the CMA's total. The following paragraphs summarize our findings:

- Since 1995 and through 2013, the suburban marketplace has averaged a net absorption of 1,139 rental units annually. Cyclical in nature, absorption levels during this 18-year period peaked in 1999 at 3,850 net units, reflecting strong new construction activity during the 1997-1999 timeframe, primarily concentrated in the region's western suburbs. As noted, net absorption in the West Suburban CMA has averaged 623 units annually since 1995, accounting for a full 54.7 percent of net apartment absorption. During the more recent 2008-2013 period, however, net absorption in the CMA dropped to an average of 321 units annually reflecting constraints on supply and very limited and sporadic new apartment construction. In fact, over the last five years, only 929 rental apartments were added to the whole of the CMA, translating to a modest 186 units per year. Reversing trend, the majority of these new units are found in near west areas east of I-355.



Source: Tracy Cross & Associates, Inc.

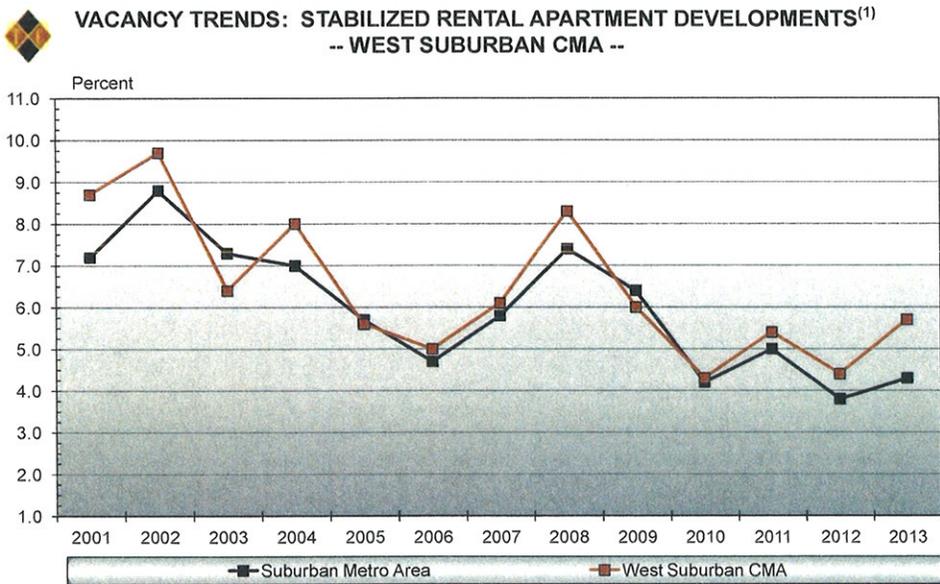


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PRELIMINARY PLANNING ANALYSIS

- Suburban rental rate growth has also been subject to market forces. Specifically, during the 2003-2005 housing boom period, and again during the Great Recession which resulted in staggering job losses region-wide, substantial concessions and/or rent rollbacks were initiated throughout the marketplace to encourage lease-up and/or higher occupancy levels, with average base rents throughout the suburban marketplace and in the West Suburban CMA settling at \$1.17 per square foot at the close of 2009. As shown in **Exhibit 3**, rents among all developments built in 1985 or later have rebounded most recently, with the CMA establishing a new peak level of \$1.31 per square foot as of December 2013, representing a 1.6 percent increase from the \$1.29 per square foot average noted at the close of 2012.

- The overall lack of new construction has also had a dramatic impact upon vacancies throughout the marketplace. As illustrated in the following graphic, suburban vacancies among stabilized developments fell from a high of 8.8 percent in 2002 to a relatively balanced 4.7 percent by the close of 2006. In tandem with advancing rents, vacancies began to move upward again in 2007, reaching the 7.4 percent mark in 2008. Notably, by the close of 2011, rent concessions and discounts, coupled with continued upheaval and uncertainty in the for-sale sector, saw suburban wide vacancies settle at a balanced 5.0. While vacancies in the West Suburban CMA generally patterned the suburban marketplace through 2006, during the 2007-2009 period, the localized west suburban area was more sharply impacted by the severe economic downturn with vacancies quickly rising past the 8.0 percent mark during the three-year period. However, improving economic conditions over the last 18 months have resulted in improving market conditions as evidenced by an overall stabilized vacancy rate of 4.3 percent suburban-wide and 5.7 percent in the localized CMA, a vacancy factor within the 5.0 to 6.0 percent ratio generally considered as balanced.



⁽¹⁾ Excludes programs in initial stages of absorption.

Source: Tracy Cross & Associates, Inc.

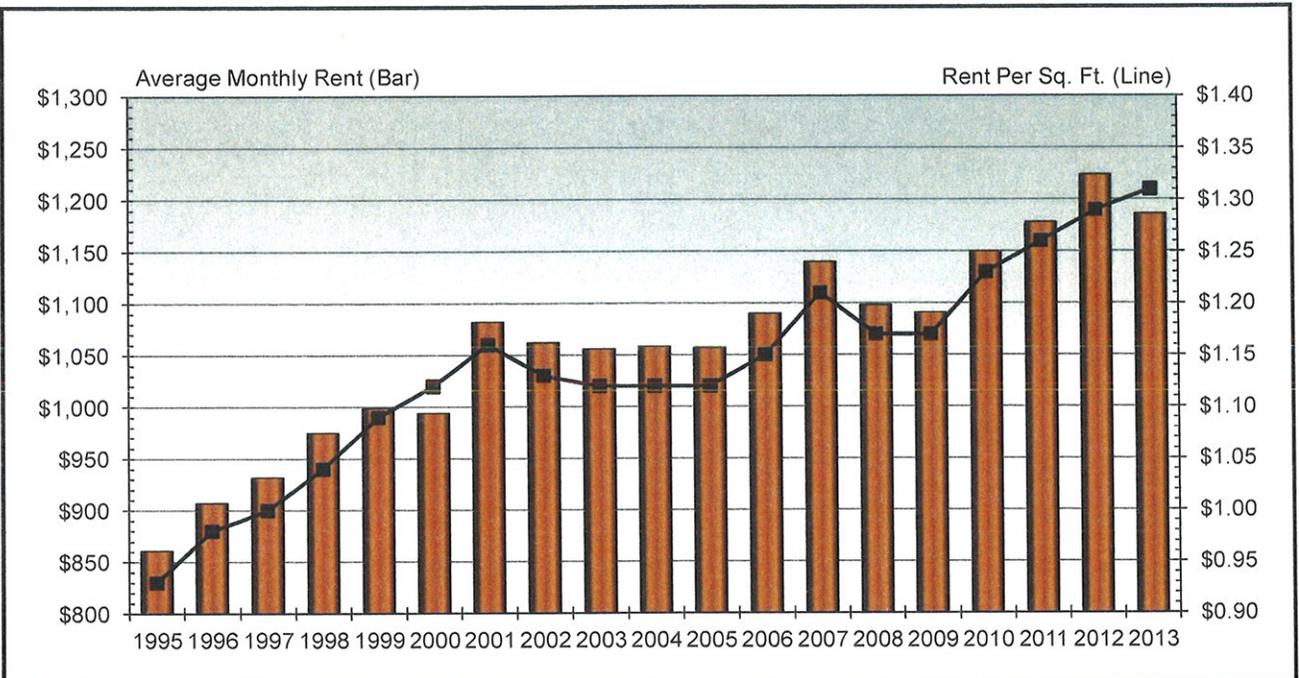


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**TRENDS IN POSTED RENTS: APARTMENTS CONSTRUCTED SINCE 1985
WEST SUBURBAN CMA**



Year ⁽¹⁾	Average Posted Rent ⁽²⁾		
	\$	\$/Sq. Ft.	Percent Change
1995	\$861	\$0.93	---
1996	907	0.98	+5.4
1997	932	1.00	+2.0
1998	975	1.04	+4.0
1999	999	1.09	+4.8
2000	994	1.12	+2.8
2001	1,082	1.16	+3.6
2002	1,062	1.13	-2.6
2003	1,056	1.12	-0.9
2004	1,058	1.12	---
2005	1,057	1.12	---
2006	1,090	1.15	+2.7
2007	1,140	1.21	+5.2
2008	1,098	1.17	-3.3
2009	1,091	1.17	---
2010	1,150	1.23	+5.1
2011	1,178	1.26	+2.4
2012	1,224	1.29	+2.4
2013	1,186	1.31	+1.6

⁽¹⁾ As of December 31st.

⁽²⁾ Represents weighted average base posted rent (i.e. excluding floor, unit location and/or view premiums) before incentives, if applicable.

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PRELIMINARY PLANNING ANALYSIS

- Certainly not all of the newer apartment complexes found in the western suburbs will be directly or even indirectly competitive with the proposed Uptown La Grange, especially those which were built *before* 1995. From a practical standpoint and considering developments of scale, plan designs, community amenities and/or location, 39 new and/or *fully renovated* developments offering a collective 9,922 apartment units are viewed to represent the most direct sources of competitive substitution vis-à-vis the proposed development. These include selected developments in Aurora, Bloomingdale, Downers Grove, Geneva, Itasca, Lombard, Naperville, North Aurora, Oakbrook Terrace, Oak Park, Oswego, St. Charles, Villa Park, Warrenville, Wheaton, Woodridge and Yorkville.
- Mirroring conditions in the marketplace overall, vacancies among stabilized newer developments are generally balanced with 511 unoccupied units at the close of 2013 reflecting a vacancy factor of 5.6 percent. This compares with a 5.0 percent vacancy factor noted one year ago, indicative of some market softening among these newer developments.
- As detailed in **Exhibit 4**, *posted base* asking rents among the 39 newer developments average \$1,380 monthly for a typical 972 square foot apartment home. This translates to a value ratio of \$1.42 per square foot, a level 1.4 percent higher than the \$1.40 per square foot ratio noted in December 2012. Current posted base rents among the 39 newer developments are also 8.4 percent higher than the \$1.31 per square foot value noted in the West Suburban CMA overall.
- Notably, however, given rising vacancies, many of the 39 newer developments are currently offering discounts, lease incentives and/or rent roll-backs. Specifically, Exhibit 4 also illustrates that current discounts among the 39 projects equate to an overall average *effective base* rent of \$1,361 monthly or \$1.40 per square foot, *fully negating* posted rental rate advances over the last 12-months. Throughout the marketplace, discounts vary widely from waiving of application fees to up to two months of free rent on a 12- or 13-month lease.
- For the most part, the 39 suburban developments represent two and three-story garden-style apartments, although several newer developments, primarily located in mixed-use and/or city center environments, feature midrise idioms similar to that proposed for Uptown La Grange. These higher-density communities include *Residences at the Grove* in Downers Grove; *Dodson Place*, *Residence at Mill Creek* and *Village at Mill Creek* in Geneva; *Two Itasca Place* in Itasca; *Avant at the Arboretum* in Lisle; *City View at the Highlands* in Lombard; *Regency Place in Oakbrook Terrace*; *Oak Park Place* in Oak Park; *Ovaltine Court* in Villa Park; *Wheaton 121* in Wheaton; and *Amlie at Seven Bridges* in Woodridge. Collectively, these twelve higher-density apartment programs provide 2,623 units, accounting for 26.4 percent of all newer apartment development in the western suburbs. Notably, with the exception of the three Geneva developments, new higher-density apartments are concentrated in areas east of Route 59, with most found east of I-355.
- Excluding *Two Itasca Place*, *Wheaton 121* and *Avant at the Arboretum* which are currently in their initial lease-up, absorption rates among the nine remaining higher-density communities in the CMA have averaged 8.4 units monthly. Notably, five of the nine stabilized communities are of larger scale, providing no fewer than 200 units, with overall absorption rates among these latter developments averaging 12.4 units per month.





**COMPOSITE SUMMARY: APARTMENT DEVELOPMENTS CONSTRUCTED IN 1995 OR LATER
WEST SUBURBAN CMA - DECEMBER 2013**

Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Rent Characteristics					Stabilized Developments ⁽¹⁾		
						Average Posted December 2012	December 2013		December 2013		Number of Units	Number Vacant	Percent Vacant
							Average Posted	Average Effective	Average Posted	Average Effective			
						\$	\$/Sq.	\$	\$/Sq. Ft.				
West Suburban CMA Totals/Averages	---	9,922	926	9.3	972	\$1,360	\$1,380	\$1.42	\$1,361	\$1.40	9,091	511	5.6
Aurora	---	2,098	133	6.3	1,013	\$1,183	\$1,192	\$1.18	\$1,176	\$1.16	2,098	133	6.3
Alara at Summerfield I/II	1999/2001	368	22	6.0	1,160	1,154	1,271	1.10	1,271	1.10	368	22	6.0
The Apartments at Kirkland Crossing	2003	266	24	9.0	1,109	1,408	1,459	1.32	1,347	1.21	266	24	9.0
The Aventure at Oakhurst North	1998	464	35	7.5	991	1,130	1,128	1.14	1,128	1.14	464	35	7.5
Butterfield Oaks	2001	336	19	5.7	878	1,158	1,162	1.32	1,162	1.32	336	19	5.7
Lakeview TH at Fox Valley	1998	120	3	2.5	1,180	1,325	1,130	0.96	1,130	0.96	120	3	2.5
Legacy at Fox Valley	1996	272	11	4.0	987	1,175	1,174	1.19	1,154	1.17	272	11	4.0
Orchard Village	2000	272	19	7.0	876	1,072	1,019	1.16	1,019	1.16	272	19	7.0
Bloomingtondale	---	192	9	4.7	1,234	\$1,550	\$1,515	\$1.23	\$1,515	\$1.23	192	9	4.7
Stratford Green	1997	192	9	4.7	1,234	1,550	1,515	1.23	1,515	1.23	192	9	4.7
Downers Grove	---	294	22	7.5	1,003	\$1,804	\$1,804	\$1.80	\$1,747	\$1.74	294	22	7.5
The Residences at The Grove	2008	294	22	7.5	1,003	1,804	1,804	1.80	1,747	1.74	294	22	7.5
Elmhurst	---	28	0	0.0	1,830	\$3,386	\$3,165	\$1.73	\$3,165	\$1.73	28	0	0.0
Elm Creek Townhomes	2012	28	0	0.0	1,830	3,386	3,165	1.73	3,165	1.73	28	0	0.0
Geneva	---	100	4	4.0	1,164	\$1,536	\$1,543	\$1.33	\$1,539	\$1.32	100	4	4.0
Dodson Place	2009	22	1	4.5	1,455	2,028	2,025	1.39	2,005	1.38	22	1	4.5
Residence at Mill Creek	2009	48	3	6.3	1,161	1,493	1,501	1.29	1,501	1.29	48	3	6.3
Village at Mill Creek	2006	30	0	0.0	956	1,245	1,257	1.31	1,257	1.31	30	0	0.0
Itasca	---	69	14	20.3	1,640	\$2,220	\$2,058	\$1.25	\$2,058	\$1.25	---	---	---
Two Itasca Place ⁽²⁾	2006	69	14	20.3	1,640	2,220	2,058	1.25	2,058	1.25	---	---	---
Lisle	---	310	256	82.6	936	---	\$1,587	\$1.70	\$1,465	\$1.57	---	---	---
Avant at the Arboretum	2013	310	256	82.6	936	---	1,587	1.70	1,465	1.57	---	---	---
Lombard	---	403	22	5.5	916	\$1,523	\$1,508	\$1.65	\$1,508	\$1.65	403	22	5.5
CityView at The Highlands	2003	403	22	5.5	916	1,523	1,508	1.65	1,508	1.65	403	22	5.5
Naperville	---	3,094	199	6.4	1,008	\$1,324	\$1,327	\$1.32	\$1,320	\$1.31	3,094	199	6.4
Amli at Naperville	1998	440	17	3.9	938	1,209	1,215	1.30	1,315	1.40	440	17	3.9
River Run at Naperville	2002	206	40	19.4	1,316	1,577	1,722	1.31	1,722	1.31	206	40	19.4
Bristol Station	2002	348	30	8.6	862	1,180	1,218	1.41	1,151	1.34	348	30	8.6
Brittany Springs	1996	336	11	3.3	1,129	1,399	1,452	1.29	1,452	1.29	336	11	3.3
Glenmuir	2000	321	29	9.0	1,033	1,410	1,388	1.34	1,388	1.34	321	29	9.0
Grand Reserve of Naperville	1997	318	12	3.8	1,055	1,365	1,431	1.36	1,431	1.36	318	12	3.8
Lincoln at The Parks	1997	400	14	3.5	896	1,253	1,228	1.37	1,228	1.37	400	14	3.5
Maple Court of Naperville	1996	28	0	0.0	869	1,072	1,076	1.24	1,072	1.23	28	0	0.0
Railway Plaza	1999	417	33	7.9	1,072	1,378	1,287	1.20	1,188	1.11	417	33	7.9
Thornberry Woods	2001	280	13	4.6	929	1,312	1,237	1.33	1,237	1.33	280	13	4.6

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Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Rent Characteristics					Stabilized Developments ⁽¹⁾		
						Average Posted December 2012	December 2013		Average Effective	Number of Units	Number Vacant	Percent Vacant	
							Average Posted	Average Effective					
						\$	\$/Sq.	\$	\$/Sq. Ft.				
North Aurora	---	146	78	53.4	1,469	---	\$1,741	\$1.19	\$1,671	\$1.14	---	---	---
Randall Highlands	2013	146	78	53.4	1,469	---	1,741	1.19	1,671	1.14	---	---	---
Oakbrook Terrace	---	112	0	0.0	1,199	\$2,493	\$2,541	\$2.12	\$2,541	\$2.12	112	0	0.0
Regency Place	2007	112	0	0.0	1,199	2,493	2,541	2.12	2,541	2.12	112	0	0.0
Oak Park	---	200	6	3.0	799	\$1,918	\$1,836	\$2.30	\$1,836	\$2.30	200	6	3.0
Oak Park Place	2008	200	6	3.0	799	1,918	1,836	2.30	1,836	2.30	200	6	3.0
Oswego	---	304	8	2.6	924	\$1,147	\$1,049	\$1.14	\$1,049	\$1.14	304	8	2.6
Farmington Lakes	2002	304	8	2.6	924	1,147	1,049	1.14	1,049	1.14	304	8	2.6
St. Charles	---	420	13	3.1	994	\$1,323	\$1,199	\$1.21	\$1,154	\$1.16	420	13	3.1
Amlı at St. Charles	1999	400	13	3.3	995	1,337	1,207	1.21	1,159	1.16	400	13	3.3
Fox Place	2004	20	0	0.0	978	1,041	1,049	1.07	1,049	1.07	20	0	0.0
Villa Park	---	344	22	6.4	815	\$1,243	\$1,287	\$1.58	\$1,287	\$1.58	344	22	6.4
Ovaltine Court	2001	344	22	6.4	815	1,243	1,287	1.58	1,287	1.58	344	22	6.4
Warrenville	---	343	17	5.0	1,054	\$1,297	\$1,311	\$1.24	\$1,311	\$1.24	343	17	5.0
Village Green at Cantera	1996	343	17	5.0	1,054	1,297	1,311	1.24	1,311	1.24	343	17	5.0
Wheaton	---	601	80	13.3	1,032	\$1,569	\$1,628	\$1.58	\$1,558	\$1.51	295	13	4.4
Retreat at Danada Farms	1996	295	13	4.4	1,178	1,569	1,480	1.26	1,480	1.26	295	13	4.4
Wheaton 121	2013	306	67	21.9	892	---	1,770	1.98	1,634	1.83	---	---	---
Woodridge	---	772	40	5.2	976	\$1,306	\$1,356	\$1.39	\$1,356	\$1.39	772	40	5.2
Amlı at Seven Bridges	2002	520	28	5.4	928	1,281	1,353	1.46	1,353	1.46	520	28	5.4
Retreat at Seven Bridges	1996	252	12	4.8	1,075	1,358	1,361	1.27	1,361	1.27	252	12	4.8
Yorkville	---	92	3	3.3	1,342	\$1,384	\$1,405	\$1.05	\$1,405	\$1.05	92	3	3.3
York Meadow	2001	92	3	3.3	1,342	1,384	1,405	1.05	1,405	1.05	92	3	3.3

⁽¹⁾ Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.

⁽²⁾ Originally marketed as for sale condominiums.

Source: Tracy Cross & Associates, Inc.

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ABSORPTION TRENDS: HIGHER-DENSITY APARTMENT DEVELOPMENTS
-- WEST SUBURBAN CMA --

Program	Location	Total Units	Leasing (Month/Year)	Achieved Stabilized Occupancy (Month/Year)	Average Monthly Rate	As a Percent of Total Units
Ovaltine Court	Villa Park	344	Nov-00	Jun-02	17.2	5.0
Amli at Seven Bridges	Woodridge	520	Jul-02	Oct-04	15.3	2.9
City View at the Highlands	Lombard	403	Aug-03	Dec-05	13.5	3.3
Regency Place	Oakbrook Terrace	112	Mar-07	Jun-09	3.9	3.5
The Residences at the Grove	Downers Grove	294	Aug-08	Dec-10	9.1	3.1
Oak Park Place	Oak Park	200	Nov-08	Dec-10	6.9	3.5
Two Itasca Place	Itasca	69	May-12	---	2.9	---
Ninety 7 Fifty on the Park ⁽¹⁾	Orland Park	295	Oct-12	---	12.8	---
Wheaton 121	Wheaton	306	Mar-13	---	10.9	---
Avant at The Arboretum	Lisle	310	Jul-13	---	16.3	---
Absorption Summary						
Attribute	Total Market	Programs with 200 Units or More	Programs with Less Than 200 Units			
Number of Programs	9	7	2			
Total Units	2,558	2,672	-114			
Average Program Size	284	382	-57			
Average Monthly Absorption to Stabilization ⁽²⁾ As a Percent of Program Size	11.0 3.9	12.4 3.7	3.9 3.5			
⁽¹⁾ Development not included in market statistics.						
⁽²⁾ Excludes Two Itasca Place, Ninety 7 Fifty on the Park, Wheaton 121 and Avant at The Arboretum which are in their initial stages of absorption.						

Source: Tracy Cross & Associates, Inc.

□ The three newest higher-density developments in the defined West Suburban CMA are currently generating an average absorption rate of 10.0 units per month, led by Avant at the Arboretum which is achieving an *initial* lease-up pace of 16.3 units monthly. In addition to the three newest developments in the defined CMA, the preceding table also highlights absorption trends noted at *Ninety 7 Fifty on the Park* in southwest suburban Orland Park. This community is presented for additional perspective as, like Uptown La Grange, it represents a higher-density, mixed-use transit-oriented program, and the *only* new construction alternative in the localized southwest suburban area in more than 30 years. The following paragraphs briefly highlight Ninety Seven Fifty on the Park, along with the three new CMA communities:

- Aligning La Grange Road approximately 12.5 miles due south of the subject site and part of the village of Orland Park's new downtown, ***Ninety 7 Fifty on the Park*** reflects a quasi-urban product idiom, with its 295 apartments distributed among a series of four- to six-story, elevator-served, mixed-use buildings which include first floor retail and subterranean parking. Plan offerings include one bedroom one bath and two bedroom two bath flats in a footage range of 746 to 1,315 square feet; along with two-story duplex plans featuring two bedrooms and two bedroom plus den designs providing 1,512 square feet of living area. Monthly lease rates currently extend from \$1,410 to \$2,400, translating to an average posted base rent of \$1,598 which includes a typical 930



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square foot apartment home. This equates to a value ratio of \$1.72 per square foot. Introduced in October 2012, 230 of the 295 units have been leased to date, reflecting an overall absorption rate of 12.8 units per month.

- **Two Itasca Place** was initially introduced as a condominium for sale project in 2006; however, a stagnant marketplace undermined sales volumes, with the developer converting the second building to rental apartments in May 2012. Reflecting it's previous for sale idiom, plan offerings consist of larger one bedroom, one bedroom plus den, two bedroom and two bedroom plus den designs ranging in unit size from 1,036 to 2,087 square feet. Corresponding posted rents extend from \$1,505 to \$2,475 monthly, translating to an average 1,640 square foot apartment home which leases for \$2,058 per month or \$1.26 per square foot. At year's end, 55 of the 69 apartments had been leased, translating to an average absorption rate of 2.9 units monthly.



- In mid-March 2013, Morningside Group introduced **Wheaton 121**, a 306-unit transit-oriented midrise apartment development in downtown Wheaton. Plan offerings primarily reflect one bedroom one bath and two bedroom two bath designs, along with a limited number of studio and three bedroom unit types in a footage band of 558 to 1,509 square feet. Posted base rents currently extend from \$1,261 to \$3,351 monthly, translating to an overall average base rent of \$1,770 or \$1.98 per square foot for a typical 892 square foot apartment. Posted lease rates do not include parking. Wheaton 121 is currently offering one month of free rent with a 13-month lease and six months of free enclosed parking to encourage lease-up. The development has generated an initial absorption rate of 10.9 units per month, with 147 units leased through the close of March 2013.



- Situated approximately 10 miles west of the La Grange property, Lincoln Property Group's **Avant at the Arboretum** aligns Warrenville Road at I-88 in Lisle. This 310-unit midrise community began pre-leasing in late-July 2013 with initial occupancies occurring in October. A variety of one bedroom one bath and two bedroom two bath designs are available ranging in unit size from 721 to 1,517 square feet. Corresponding posted base rents extend from \$1,334 to \$2,800 monthly, translating to an average 936 square foot unit which carries a base rent of \$1,587 or \$1.70 per square foot. Avant at the Arboretum is currently offering one month of free rent as a lease incentive, equating to an effective base rent value ratio of \$1.57 per square foot or a 7.6 percent discount from posted rates. At this writing, Avant at the Arboretum has leased 155 units or an initial absorption rate of 16.3 units per month.



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- Isolating upon the nine higher-density communities found east of Route 59 in the CMA, linear regression analysis reveals that, by bedroom type, posted base rents at the close of 2013 averaged \$1,607 monthly or \$1.68 per square foot. Posted rents range from lows of \$1,227 monthly for the limited number of studio apartments offered to an average high of \$2,814 for a three bedroom flat. Posted lease rates among higher-density communities are *exclusive* of utilities, premiums, other incremental fees and, for the most part, parking.



**POSTED RENTS BY UNIT TYPE: SELECTED HIGHER-DENSITY FLATS
WEST SUBURBAN CMA - DECEMBER 2013**

Plan Type	Number of Units	Percent of Total	Average Unit Size (Sq. Ft.)	Rent Characteristics	
				Average Monthly	\$/Sq. Ft.
Studio	61	2.4	515	\$1,227	\$2.38
Convertible	---	---	---	---	---
One Bedroom Flat	1,265	50.1	768	1,397	1.82
One Bedroom+Den Flat	81	3.2	903	1,632	1.81
Two Bedroom 2S Duplex	97	3.8	708	1,160	1.64
Two Bedroom Flat	863	34.2	1,220	1,867	1.53
Two Bedroom+Den Flat	94	3.7	1,363	2,047	1.50
Three Bedroom 2S Duplex	24	1.0	1,062	1,530	1.44
Three Bedroom Flat	38	1.5	1,493	2,814	1.88
Total / Weighted Average	2,523	100.0	959	\$1,607	\$1.68

Source: Tracy Cross & Associates, Inc.

- Appendix Tables A3 and A4 further delineate pertinent characteristics of higher-density developments in the market area, expanded to include Ninety 7 Fifty on the Park. As shown, lease rates at Regency Place, City View at the Highlands and Ninety 7 Fifty on the Park *include* one enclosed parking space per unit, while five developments offer enclosed parking for incremental fees ranging from \$50 to \$125 monthly (single space), with the average standing at \$89 per month for a 12-month lease. Of note, parking at Oak Park Place reflects reserved space within an adjacent municipal parking structure which leases for \$77 per month. Typically, the tenant is responsible for all utilities; however, at Wheaton 121 and Avant at the Arboretum, management employs a utility billing service with incremental fees for water and refuse collection ranging between \$15 and \$60 monthly based upon unit type.
- All units offered by the ten most comparable higher-density competitors feature balconies, and include a higher level of interior appointments such as energy-efficient black or stainless steel appliances, granite countertops/islands, in-unit laundry appliances, laminate wood flooring in all living areas, ceramic tile baths, and walk-in closets in all master bedrooms. Finally, in terms of community amenities, all except Two Itasca Place provide *at least* a fitness center and clubroom for resident use, while among the newest developments, amenities such as rooftop terraces, fireside lounges, multi-media rooms, and a host of other luxury enhancements are the norm.



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Future Competition

On a cautionary note, the rental apartment competitive landscape is poised to intensify over the next few years as the overall strength of the market has not gone unnoticed. Apart from the proposed Uptown La Grange, for example, no fewer than ten *announced* rental communities are in various stages of the planning pipeline in suburban areas generally proximate to La Grange. Among these are the 270-unit *Lake and Forest Apartments* in Oak Park; a 97-unit addition to Yorktown Apartments and the 288-unit Woodmoor in Lombard; together with the 231-unit Residences of Orland Park Crossing in Orland Park. With the possible exception of the Oak Park community where development efforts have been delayed, it is highly likely that the remaining three most proximate developments will be leasing in tandem with Uptown La Grange. In addition, a number of conceptualized mixed-use and/or transit-oriented developments planned in the near west suburban villages of Downers Grove, Elmhurst, Oak Park and Villa Park may gain momentum during the forecast period; along with the master-planned Central Park Plaza which is currently under construction, and Metro 59, both located in far west Aurora. It is also quite probable that a number of other west suburban developments may be announced near term, together with projects that were once planned as for sale re-emerging as rental idioms.



RENTAL APARTMENT PROJECTS IN PLANNING⁽¹⁾: AREAS GENERALLY PROXIMATE TO LA GRANGE

Municipality/ Proposed Development Name	Location	Builder/Developer	Current Status ⁽²⁻³⁾	Number of Units
Aurora Metro 59 Central Park Place-Ph I/II	Station Boulevard and Meridian Lake Drive New York Street, 1/4 mile west of Route 59	Next Generation Dev. LLC Station I LLC	FP UC	460 508
Downers Grove TBD	719 Rogers Street	RMG Realty Group	PP	48
Elmhurst Hahn Street District	Hahn Street and York Road	Morningside Group	PP	207
Lombard Yorktown Apartments-Building 4 Woodmoor	2233 South Highland Avenue Finley Road and Oak Creek Drive (Uninc DuPage)	AIMCO Yorktown LP Donven Homes	FP PP	97 288
Oak Park Lake and Forest Apartments Colt Building	Lake Street and Forest Avenue Clark Street east of Harlem	Sertus Capital Clark Street Dev/Vlg of OP	INF PP	270 240
Orland Park Residences of Orland Park Crossing	141st Street and 91st Avenue	Reva Development Partners	FP	231
Villa Park Garden Station	401 N. Ardmore Avenue	Golden Spike Development	FP	250
Market Area Total⁽⁴⁾				2,599
<p>⁽¹⁾ Excludes age and/or income-restricted, service-enhanced, and congregate care senior developments. ⁽²⁾ As of 3/31/2014. ⁽³⁾ Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits issued/under construction (UC). ⁽⁴⁾ Excludes developments with unit counts and product idioms yet to be determined.</p>				

Source: Tracy Cross & Associates, Inc.



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PRELIMINARY PLANNING ANALYSIS

CONCLUSION AND RECOMMENDATIONS

As detailed throughout this report, the market potential for Uptown La Grange is viewed as favorable based upon the overall strength of the west suburban rental apartment sector, an *excellent* location proximate to rail transportation to Chicago's central business district and a wealth of employment, dining, shopping, healthcare and entertainment, the expectation of improving economic conditions during the forecast period, and the expected high levels of interior appointments and amenities to be provided by the new construction alternative. Perhaps most importantly, there is strong *sustaining* demand for *new construction* rental alternatives in the marketplace. Despite these strengths, however, it must be recognized that the subject property must compete with other planned larger-scale developments in the immediate area. Moreover, apart from communities under development, there are a significant number of new rental units currently in the planning pipeline in areas generally proximate to the subject site, and at other sites within the near west suburbs, while the potential remains for re-positioning of planned ownership residential developments to rental forms.

It is important to reiterate that, while demand for new rental construction in the La Grange Market Area is strong, the marketplace is and *will continue to be* intensely competitive, necessitating careful market positioning to ensure balanced and *sustainable* occupancy levels. With this in mind, and in anticipation of market introduction in 2016, **Exhibit 5** forwards a suggested benchmark rent strategy to competitively position the conceptualized Uptown La Grange in context with newer apartment development in the west suburban area which offer similar lifestyle environs.

As detailed in Exhibit 5, benchmark rents which are presented in current dollars extend from \$1,475 to \$2,525 monthly. Inclusive of floor and corner-unit orientation premiums, at benchmark the community will carry an average overall rent of \$1,930 which includes a typical 914 square foot apartment, yielding a value ratio of \$2.11 per square foot. Benchmark rents do not include premiums for enhanced views or incremental revenues which can be derived from parking, application and administrative fees, pet fees, storage locker rental or other landlord-provided services. For analytical purposes, it is assumed that the resident will be billed directly for all utilities. However, should the Opus Group elect to utilize a utility billing system, incremental fees for water and refuse collection in the market area typically range from \$15 to \$60 per month based upon unit type, with application of this fee range viewed as appropriate for further financial modeling of Uptown La Grange.

Benchmark rents assume an enhanced level of interior appointments and commensurate with new construction apartment development throughout the region, again including but not limited to stainless steel appliances, granite kitchen countertops/islands, in-unit laundry appliances, walk-in closets in all master bedrooms, internet and cable television access and central bicycle storage. Access to a high level of community amenities are also assumed, including but not limited to a well-appointed clubroom with catering kitchen and areas for social gatherings, a business center, fitness center, swimming pool, and rooftop and courtyard terraces with grilling areas and fireside lounge, and extensive hardscape and landscape, along with on-site management and leasing offices.

Absorption Potentials

At benchmark posted rents Uptown La Grange will generate an overall absorption rate of 15.7 units per month, enabling the 278 unit community to achieve a stabilized occupancy level of 95.0 percent or 264 units occupied within a 17.0-month timeframe **from first occupancy**. The

 A FORECAST OF ABSORPTION BY TIME PERIOD
 UPTOWN LA GRANGE - LA GRANGE, IL

Monthly Absorption in Units	
First 12 Months	16.5
Thereafter	10.7
Average for Community	15.7
Months to Stabilization (264 units @ 95% Occupancy)	16.8

Source: Tracy Cross & Associates, Inc.

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A BENCHMARK RENTAL STRATEGY: UPTOWN LA GRANGE
LA GRANGE, IL

Floor	Plan Designation										Posted Monthly Revenue Per Floor ⁽²⁾
	Plan S-1 Conv. /1.0 549 Sq. Ft.	Plan A-1 1 / 1.0 732 Sq. Ft.	Plan C-1 1 / 1.0 750 Sq. Ft.	Plan A-2 1 / 1.0 763 Sq. Ft.	Plan A-3 1 / 1.0 853 Sq. Ft.	Plan C-2 1 / 1.0 904 Sq. Ft.	Plan B-1 2 / 2.0 1,098 Sq. Ft.	Plan B-1a 2 / 2.0 1,193 Sq. Ft.	Plan B-2 ⁽³⁾ 2 / 2.0 1,241 Sq. Ft.	Plan B-3 ⁽³⁾ 2+Den / 2.0 1,378 Sq. Ft.	
Five-Story Building: 278 Units											
5	\$1,525	\$1,740	\$1,760	\$1,775	\$1,880	\$1,940	\$2,170	\$2,280	\$2,360	\$2,525	\$105,585
4	1,505	1,720	1,740	1,755	1,860	1,920	2,150	2,260	2,340	2,505	112,240
3	1,495	1,710	1,730	1,745	1,850	1,910	2,140	2,250	2,330	2,495	111,660
2	1,485	1,700	1,720	1,735	1,840	1,900	2,130	2,240	2,320	2,485	111,080
1	1,475	1,690	1,710	1,725	1,830	---	2,120	2,230	2,310	2,475	88,445
L1	---	1,680	---	1,715	---	---	---	---	---	2,465	7,575
Total Number of Units:	14	17	5	97	58	4	20	5	34	24	278
Total Monthly Rent:	\$20,980	\$29,110	\$8,660	\$169,405	\$107,460	\$7,670	\$42,840	\$11,260	\$79,310	\$59,890	\$536,585
Average Monthly Rent:	\$1,499	\$1,712	\$1,732	\$1,746	\$1,853	\$1,918	\$2,142	\$2,252	\$2,333	\$2,495	\$1,930
Average Rent/Sq. Ft.:	\$2.73	\$2.34	\$2.31	\$2.29	\$2.17	\$2.12	\$1.95	\$1.89	\$1.88	\$1.81	\$2.11

Community Summary

Total Number of Units:	278
Weighted Average Unit Size (Sq. Ft.):	914
Total Posted <i>Base</i> Monthly Rent ⁽¹⁾ :	\$529,105
Average Posted <i>Base</i> Monthly Rent ⁽¹⁾ :	\$1,903
Average <i>Base</i> Rent/Sq. Ft.:	\$2.08
Total Overall Posted Monthly Rent ⁽²⁾ :	\$536,585
Average Overall Posted Monthly Rent ⁽²⁾ :	\$1,930
Average Overall Rent/Sq. Ft.:	\$2.11

(1) Benchmark posted *base* rents are presented in current dollars. They **include** incremental revenues derived from corner-unit orientation, but **do not include** premiums for floor or enhanced view corridors, or revenues derived from parking, storage fees, pet fees, or other landlord-provided services or administrative fees.

(2) Benchmark posted *overall* rents are presented in current dollars and **include** floor and corner-unit premiums. They **do not include** incremental revenues derived from enhanced view corridors, parking, storage fees, pet fees, or other landlord-provided services or administrative fees.

(3) Indicates corner-unit orientation.

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PRELIMINARY PLANNING ANALYSIS

forecasted leasing periods *do not include* three months of pre-lease marketing prior to initial deliveries. Although current market conditions signal a rise in levels of incentives or discounting, the marketplace is expected to maintain balanced occupancies despite the number of units which could come on line during the forecast period. That said, over the course of lease-up, it *may* be necessary to offer a *nominal* discount on select units if the leasing mix appears imbalanced.

**Market
Positioning**

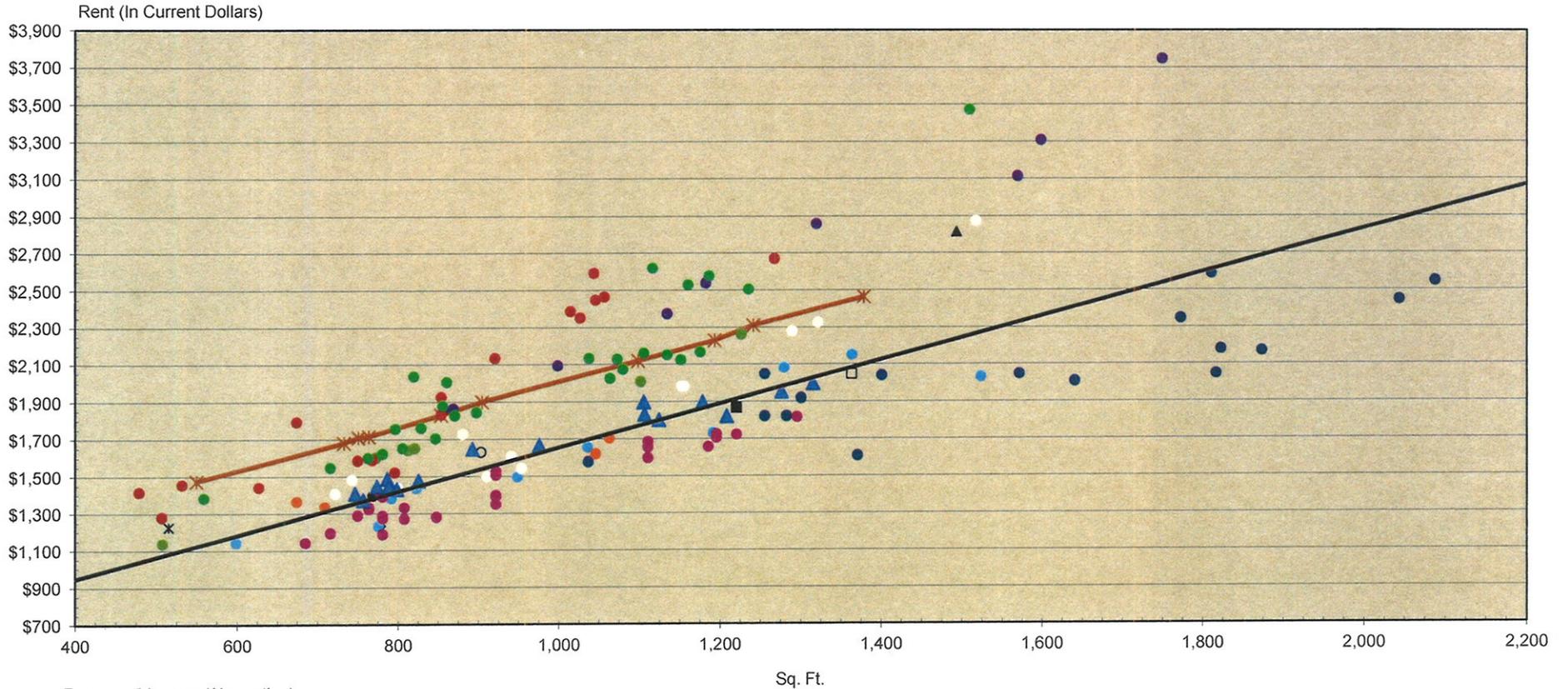
Rationale supporting the benchmark rent strategy and forecasted absorption period is summarized as follows:

- The projected absorption pace is consistent with absorption levels achieved by the six newest, higher-density communities of scale in the West Suburban CMA which today are at stabilized occupancy. Specifically, *Ovaltine Court, Amlie at Seven Bridges, City View at the Highlands, Residences at the Grove, Regency Place and Oak Park Place*, generated an *average per project* absorption rate of 11.0 units per month during their respective lease-up periods. The higher forecasted absorption rate reflects the overall lack of new lifestyle rental options in the host western Cook County portions of the market area and the expectation that Uptown La Grange will come to market at a time of better economic growth offset to some degree by higher levels of competition not only from larger-scale rental communities to the west, but also from those which today are under construction.
- The forecasted absorption rates also balances softening market conditions throughout the West Suburban CMA as a whole, where vacancies among stabilized newer developments now stand at 5.6 percent and rental rate growth has ebbed, with conditions among the *very limited* newer developments found east of I-294 where vacancies currently stand at a very tight 3.0 percent on average.
- The anticipated absorption pace for Uptown La Grange also fully considers the generally market-consistent distribution of the proposed plan types. For instance, 61.9 percent of all proposed units represent one bedroom options and 24.4 percent represent one bedroom plus alcove and two bedroom designs, while the remaining 13.6 percent are distributed between studios and larger two bedroom plus den unit styles. This compares with distributions of 51.2 percent one bedrooms and 40.9 percent two bedrooms, and 7.9 percent studios or larger three bedroom/two plus den styles, respectively, among comparable higher-density developments.
- As illustrated on **Exhibits 6 and 7**, the suggested benchmark posted **base** rent structure positions Uptown La Grange in line with the newest higher-density developments in the market area on a comparable footage basis. Specifically, at benchmark, Uptown La Grange would be positioned in line with Wheaton 121 and some \$350 monthly higher than Avant at the Arboretum. Combined, these two communities are currently generating an average absorption rate of 13.6 units per month. These value relationships and the projected absorption period reconcile the enhancement of new construction and the high level of amenities to be





Rent/Value Analysis
Higher-Density Apartment Developments: Direct Competitors
West Suburban CMA
December 2013



Le-A.87

Program (Vacancy/Absorption)

× Studio (0.0)	● One Bedroom Flat (0.0)	○ One Bedroom+Den Flat (0.0)	■ Two Bedroom Flat (0.0)
◇ Two/Three Bedroom 2S Duplex (0.0)	□ Two Bedroom+Den Flat (0.0)	▲ Three Bedroom Flat (0.0)	● The Residences at The Grove (7.5)
● City View at The Highlands (5.5)	● Regency Place (0.0)	● Oak Park Place (3.0)	● Ovaltine Court (6.4)
● Two Itasca Place (2.9/Mo.)	● Avant at The Arboretum (16.3/Mo.)	● Wheaton 121 (10.9/Mo.)	● AMLI at Seven Bridges (5.4)
▲ Ninety 7 Fifty on the Park (14.2/Mo.)	— Uptown La Grange	— Market Line	

Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.



Rent/Value Analysis
Higher-Density Apartment Developments: Direct Competitors
West Suburban CMA
December 2013

Plan Size (Sq. Ft.)	Average Market Rent	Program/Location	Year Built/ Renovated	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Market Rent	Variance From Market	Vacancy Rate/ (Monthly Absorption)
					Dollars	Rent per Sq. Ft.			
400	\$947	Regency Place/Oakbrook Terrace	2007	1,199	\$2,541	\$2.12	\$1,890	+\$651	0.0
500	1,065	Oak Park Place/Oak Park	2008	799	1,836	2.30	1,418	+418	3.0
600	1,183	Uptown La Grange at Benchmark Overall Rents	2016	914	1,930	2.11	1,553	+377	15.7/Mo. Fcst
700	1,301	Wheaton 121/Wheaton	2013	892	1,882	2.11	1,528	+354	(10.9/Mo.)
800	1,419	Uptown La Grange at Benchmark Base Rent	2016	914	1,903	2.08	1,553	+350	15.7/Mo. Fcst
900	1,537	The Residences at the Grove/Downers Grove	2008	938	1,700	1.81	1,582	+118	7.5
1,000	1,655	⁽¹⁾ Ninety 7 Fifty on the Park/Orland Park	2012	930	1,598	1.72	1,572	+26	(12.8/Mo.)
1,100	1,773	Avant at the Arboretum/Lisle	2013	936	1,587	1.70	1,579	+8	(16.3/Mo.)
1,200	1,891	---- Market ----	---	959	1,607	1.68	1,607	0	5.4 / (11.1/Mo.)
1,300	2,009								
1,400	2,127								
1,500	2,245	City View at the Highlands/Lombard	2003	916	1,508	1.65	1,556	-48	5.5
1,600	2,363	Ovaltine Court/Villa Park	1917/2001	805	1,270	1.58	1,425	-155	6.4
1,700	2,481	Amlt at Seven Bridges/Woodridge	2002	928	1,353	1.46	1,570	-217	5.4
1,800	2,599	Two Itasca Place/Itasca	2006	1,640	2,058	1.25	2,410	-352	(2.9/Mo.)
1,900	2,717								
2,000	2,835								
2,100	2,953								
2,200	3,071								

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Slope: \$1.18 per sq. ft.

⁽¹⁾ Development not included in derivation of market line.

PRELIMINARY PLANNING ANALYSIS

provided with variances in location and the likelihood of heightened competition through the community's lease-up period and beyond. In *whole dollars*, however, Uptown La Grange will represent one the highest lease structures among newer developments, with benchmark rents averaging roughly \$170 monthly higher than Wheaton 121 and Avant, and some \$67 monthly higher than Oak Park Place. This higher rent structure can be justified by the subject community's somewhat monopolistic location east of I-294.

- For additional perspective, benchmark rents also appropriately position Uptown La Grange some \$570 monthly (on average) *below* current lease rates found among potential newer rental substitutes located throughout the Central District of the Chicago, a value differential viewed as appropriate to sustain the projected absorption rates when location and other factors are considered (Appendix A4 and A5).
- At benchmark rents, Uptown La Grange will be within affordability levels in the marketplace. For example, based upon a typical 30.0 percent housing cost allocation, benchmark rents require annual incomes in the range of \$59,000 to \$101,000, with the average standing close to \$76,000. In the La Grange Market Area, there are currently 142,974 households that have incomes of \$50,000 or more, including 51,990 households aged younger than 35 years and between 55 and 65, the principal target age groups for rental housing.
- Finally, the forecasted absorption rates can be supported by turnover in the La Grange Market Area's existing rental stock which, in 2014, was represented by 66,348 households. Of these, an estimated 20,000 will move annually, with approximately 50 percent of these mobile households remaining renters and representing part of the subject developments "pool" of prospective residents. From an aggregate annual base of new and existing renters, Uptown La Grange's projected overall absorption rate represents *less than 2.0 percent* of the overall market's annual renter demand and turnover potentials.

PARKING ANALYSIS

As a part of this analysis, our firm evaluated the parking ratios proposed for the residential portion of Uptown La Grange relative to the market area as a whole. As noted, the proposed luxury apartment development will provide a total of 278 units distributed within a five-story residential building encircling a structured parking garage. In terms of residential parking, a total of 417 enclosed spaces will be available. Based upon the 278 residential units planned, a parking ratio of 1.50 spaces to 1.0 residential unit will exist, or a ratio of 1.16 spaces *per bedroom*. These ratios are viewed to be more than adequate and highly consistent with those found among newer apartment communities in suburban Chicago as a whole.

- **Exhibit 8** provides a composite summary of parking ratios among 26 newer higher-density suburban Chicago apartment communities which are of similar scale and density to the proposed Uptown La Grange Apartments. As outlined, parking ratios in these existing and planned developments average 1.67 spaces for every available unit and 1.11 spaces for every available bedroom. These ratios compare with respective ratios of 1.50 and 1.16 proposed for Uptown La Grange.





**PARKING COMPARISONS: REPRESENTATIVE NEWER HIGHER-DENSITY APARTMENTS
SUBURBAN CHICAGO**

Municipality/ Development	Units by Bedroom Type						Parking by Type				Total Parking (Number of Cars)	Parking Ratio			
	Studio/ Convertible/ One/One+Den	Two / Two+Den	Three / Three+Den	Total Units	Structured	Surface	Garage		1-Car	2-Car		1-Car	2-Car	Per Unit	Per Bedroom
							Direct Access	Detached							
Buffalo Grove															
301 Riverwalk Place	52	38	0	90	92	79	0	0	0	0	171	1.90	1.34		
Deerfield															
Deerfield Village Centre	25	31	0	56	92	56	0	0	0	0	92	1.64	1.06		
AMLi Deerfield ⁽²⁾	153	87	0	240	273	140	0	0	0	0	413	1.72	1.26		
Woodview ⁽²⁾	130	118	0	248	374	32	0	0	0	0	406	1.64	1.11		
Des Plaines															
Kingston Pointe ⁽¹⁾	62	82	0	144	182	24	0	0	0	0	206	1.43	0.91		
River 595 ⁽¹⁾	5	55	0	60	104	4	0	0	0	0	104	1.73	0.90		
Downers Grove															
Residences at The Grove	165	129	0	294	104	362	0	48	0	0	514	1.75	1.22		
Glenview															
Aloft at The Glen Town Center	104	77	0	181	315	102	0	0	0	0	315	1.74	1.22		
Valley Lo Towers	12	40	60	112	94	0	0	0	0	0	94	0.84	0.35		
Midtown Square ⁽²⁾	104	34	0	138	105	121	0	0	0	0	226	1.64	1.31		
Avon Property ⁽²⁾	127	76	36	239	351	0	0	0	0	0	351	1.47	0.91		
Glenstar ⁽²⁾	182	108	0	290	325	184	0	0	0	0	509	1.76	1.28		
Lisle															
Avant at the Arboretum ⁽²⁾	186	124	0	310	310	187	0	0	0	0	497	1.60	1.15		
Lombard															
City View at The Highlands	222	163	18	403	792	0	0	0	0	0	792	1.97	1.32		
Naperville															
Central Park Place Apartments ⁽²⁾	159	150	21	330	424	247	0	0	0	0	671	2.03	1.29		
Northbrook															
NorthShore 770 ⁽²⁾	224	192	0	416	690	13	0	0	0	0	703	1.69	1.16		
Oakbrook Terrace															
Regency Place	40	56	16	112	182	95	0	0	0	0	182	1.63	1.20		
Orland Park															
Ninety 7 Fifty on the Park	178	117	0	295	365	0	0	0	0	0	365	1.24	0.89		
Residences of Orland Park Crossing ⁽²⁾	112	73	46	231	168	84	0	126	0	0	423	1.83	1.07		
Skokie															
Boulevard Place ⁽¹⁾	6	24	0	30	43	12	0	0	0	0	55	1.83	1.02		
Vernon Hills															
AMLi at Museum Gardens	192	87	15	294	189	60	0	0	52	0	301	1.02	0.79		
Commons at Town Center ⁽¹⁾	30	51	5	86	100	33	0	0	0	0	133	1.55	0.90		
Villa Park															
Ovaltine Court	225	119	0	344	0	450	53	0	83	0	586	1.70	1.27		
Wheaton															
Wheaton 121	222	80	4	306	415	132	0	0	0	0	415	1.36	1.05		
Wheeling															
Woodland Creek II	200	440	0	640	656	640	0	0	0	0	1,296	2.03	1.20		
Woodridge															
AMLi at Seven Bridges	256	264	0	520	576	330	0	0	0	0	906	1.74	1.16		
Total/Average:	3,373	2,815	221	6,409	7,321	3,138	53	174	135	0	10,726	1.67	1.11		
LaGrange															
Uptown La Grange	195	83	0	278	417	0	0	0	0	0	417	1.50	1.16		

⁽¹⁾ Originally introduced as condominiums.

⁽²⁾ Project in development, unit mix and distribution of parking preliminary.

■ Represents the number of tandem spaces available.

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PRELIMINARY PLANNING ANALYSIS

- ❑ **Exhibit 9** forwards parking details for 15 developments in the suburban area which have been open long enough to be fully stabilized. As shown, there is virtually no difference in the level of occupancy between programs which have parking ratios of 1.70 spaces or less to every one unit and those where this ratio is greater. In each instance, occupancy rates are hover at the 95.0 percent mark reflective of a balanced market condition.
- ❑ Focusing specifically upon higher-density apartment communities that have recently begun marketing but have yet to reach stabilized occupancies and those that are either under construction or in their final stages of planning and approval, **Exhibit 10** illustrates that, for the most part, these newest suburban developments also support parking ratios that are consistent with those proposed for Uptown La Grange. For example, in aggregate new market entrants and proposed developments will eventually bring to market a total of 3,043 new apartment units. These residences will be supported by 4,979 parking spaces which translate to a ratio of 1.64 spaces to each new residence.
- ❑ Finally and as shown on **Exhibit 11**, one- and two-car households currently living in the La Grange Market Area, in La Grange proper, and in the transit-oriented villages of Hinsdale, Downers Grove and Elmhurst which are most similar to La Grange in terms of their well-developed, lifestyle-oriented downtown districts, currently average between 1.53 and 1.72 cars per household. Uptown La Grange's proposed parking ratio of 1.50 is fully consistent with these averages.

CLOSING REMARKS

To reiterate, benchmark rents are *exclusive* of premiums for enhanced views, as well as incremental revenues which can be derived from parking, application and administrative fees, pet fees, storage locker rental or other landlord-provided services. Specific to potentially enhanced views, once view corridors can be determined, an average incremental monthly premium of \$25 *may* be appropriate for *select* units. Relative to parking, Uptown La Grange can command an incremental fee of \$125 monthly for an enclosed *assigned* parking space, while additional enclosed general parking could carry an incremental fee of \$95 monthly based upon availability. Consistent with the marketplace, other incremental fees for consideration include \$50 to \$100 monthly for storage lockers based upon size, and pet fees which typically require a \$325 deposit along with an incremental monthly fee of \$30.

Also, benchmark rents were established to provide a competitive position in the market and allow for an acceptable absorption period for the 278-unit community. As these lease rates may differ from the Opus Group's financial objectives, the following table outlines a forecast of overall absorption based upon a variety of lease rates and over varying timeframes. As illustrated, an across-the-board increase of \$150 monthly would extend the period to stabilization over 25 months, while a \$100 per month reduction in the benchmark rates would constrict this overall timeframe to just over one year.





VACANCY CHARACTERISTICS - SELECTED STABILIZED COMMUNITIES
-- SUBURBAN CHICAGO --

Development	Location	Total Units	Number Vacant	Percent Vacant	Total Number of Bedrooms	Total Number of Parking Spaces	Parking Ratio	
							Per Unit	Per Bedroom
Stabilized Communities with Parking Ratios of 1.70 to 1.00 or Less								
Deerfield Village Centre	Deerfield	56	0	0.0	87	92	1.64	1.06
Kingston Pointe	Des Plaines	144	7	4.9	226	206	1.43	0.91
Valley Lo Towers	Glenview	112	1	0.9	272	94	0.84	0.35
Regency Place	Oakbrook Terrace	112	0	0.0	152	182	1.63	1.20
AML I at Museum Gardens	Vernon Hills	294	21	7.1	381	301	1.02	0.79
Commons at Town Center	Vernon Hills	86	0	0.0	147	133	1.55	0.90
Ovaltine Court	Villa Park	344	22	6.4	463	586	1.70	1.27
	Total/Average	1,148	51	4.4	1,728	1,594	1.39	0.92
	Total/Average Excluding Valley Lo	1,036	50	4.8	1,456	1,500	1.45	1.03
Uptown La Grange	La Grange	278	---	---	361	417	1.50	1.16
Stabilized Communities with Parking Ratios Greater Than 1.70 to 1.00								
301 Riverwalk Place	Buffalo Grove	90	0	0.0	128	171	1.90	1.34
River 595	Des Plaines	60	5	8.3	115	104	1.73	0.90
Residences at The Grove	Downers Grove	294	22	7.5	423	514	1.75	1.22
Aloft at The Glen Town Center	Glenview	181	4	2.2	258	315	1.74	1.22
City View at The Highlands	Lombard	403	22	5.5	602	793	1.97	1.32
Boulevard Place	Skokie	30	1	3.3	54	55	1.83	1.02
Woodland Creek II	Wheeling	640	70	10.9	1,080	1,296	2.03	1.20
AML I at Seven Bridges	Woodridge	520	28	5.4	784	906	1.74	1.16
	Total/Average	2,218	152	6.9	3,444	4,154	1.87	1.21
	Total/Average Excluding Woodland Creek II	1,578	82	5.2	2,364	2,858	1.81	1.21

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**PARKING CHARACTERISTICS - SELECTED NEW AND PLANNED COMMUNITIES
-- SUBURBAN CHICAGO --**

Development	Location	Total Units	Total Number of Bedrooms	Total Number of Parking Spaces	Parking Ratio	
					Per Unit	Per Bedroom
Communities with Parking Ratios of 1.70 to 1.00 or Less						
Woodview	Deerfield	248	366	406	1.64	1.11
Midtown Square	Glenview	138	172	226	1.64	1.31
Avon Property	Glenview	239	387	351	1.47	0.91
Avant at the Arboretum	Lisle	310	434	497	1.60	1.15
Ninety 7 Fifty on the Park	Orland Park	295	412	365	1.24	0.89
Wheaton 121	Wheaton	306	394	415	1.36	1.05
NorthShore 770	Northbrook	416	608	703	1.69	1.16
	Total/Average	1,952	2,773	2,963	1.52	1.07
Uptown La Grange	La Grange	278	361	417	1.50	1.16
Communities with Parking Ratios Greater Than 1.70 to 1.00						
AMLI Deerfield	Deerfield	240	327	413	1.72	1.26
Glenstar	Glenview	290	398	509	1.76	1.28
Central Park Place Apartments	Naperville	330	522	671	2.03	1.29
Residences of Orland Park Crossing	Orland Park	231	396	423	1.83	1.07
	Total/Average	1,091	1,643	2,016	1.85	1.23

Source: Tracy Cross & Associates, Inc.

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NUMBER OF VEHICLES PER HOUSEHOLD - 2014
-- SELECTED COMMUNITIES --
LA GRANGE MARKET AREA

Attribute	La Grange Market Area ⁽¹⁾	Village of La Grange	Village of Hinsdale	Village of Downers Grove	City of Elmhurst
Total Housing Units	255,248	6,084	6,186	20,895	17,010
Occupied Housing Units	237,872	5,777	5,721	19,595	16,147
Owner Occupied	171,524	4,683	5,070	15,250	13,006
Percent	72.1	81.1	88.6	77.8	80.5
Renter Occupied	66,348	1,094	651	4,345	3,141
Percent	27.9	18.9	11.4	22.2	19.5
Households by Number of Vehicles					
Total Households	237,872	5,777	5,721	19,595	16,147
No Vehicles	16,776	275	187	1,128	804
1 Vehicle	86,011	1,925	1,155	5,944	4,735
2 Vehicles	97,222	2,738	2,948	9,195	7,489
3 Vehicles	27,819	659	1,101	2,588	2,309
4 Vehicles	7,750	142	268	610	613
5 or More Vehicles	2,294	38	62	130	197
Households by Number of 1 or 2 Vehicles	183,233	4,663	4,103	15,139	12,224
1 Vehicle	86,011	1,925	1,155	5,944	4,735
Number of Vehicles	86,011	1,925	1,155	5,944	4,735
2 Vehicles	97,222	2,738	2,948	9,195	7,489
Number of Vehicles	194,444	5,476	5,896	18,390	14,978
Total Number of Vehicles	280,455	7,401	7,051	24,334	19,713
Number of Vehicles Per Household	1.53	1.59	1.72	1.61	1.61

⁽¹⁾ Includes the townships of Lyons, Oak Park, Proviso, River Forest and Riverside in Cook County and Downers Grove and York in DuPage County.

Source: U.S. Department of Commerce, Bureau of the Census; Nielsen Solution Center; and Tracy Cross & Associates, Inc.

66-44,94

PRELIMINARY PLANNING ANALYSIS



ALTERNATIVE LEASE RATE/ABSORPTION SCENARIOS
 UPTOWN LA GRANGE - LA GRANGE, ILLINOIS

Variance From Benchmark Rents	Anticipated Monthly Absorption (In Units) @ Variance From Benchmark			Months to Stabilized Occupancy @ 95.0 Percent ⁽¹⁾ (264 Units)	Average Monthly Absorption Rate ⁽¹⁾
	3 Months of Pre-Leasing	1st 12 Months of Occupancy	Thereafter		
+\$150	3.0	11.9	8.3	25.5	10.4
+100	4.0	13.6	9.5	21.4	12.3
+50	5.0	15.2	10.6	18.3	14.4
Benchmark	5.0	16.5	10.7	16.8	15.7
-50	5.0	17.8	12.5	14.8	17.8
-100	6.0	19.6	13.7	13.0	20.3

⁽¹⁾ Starting at the first month of occupancy.

Source: Tracy Cross & Associates, Inc.

In closing, our firm has endeavored to present benchmark rent strategies and attendant absorption potentials to competitively position Uptown La Grange in the marketplace and maximize levels of economic return. Further, the positioning of the development is intended to enable the community to not only achieve a reasonable initial absorption, but also to *sustain occupancies* of 95 percent over the long term in what is evolving as a much more competitive landscape.



6-A, 95



A1

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER - 2014
-- LA GRANGE MARKET AREA --

Age of Householder	2014 Income												Total	Median	
	Under \$25,000		\$25,000 - 34,999		\$35,000 - 49,999		\$50,000 - 74,999		\$75,000 - 99,999		\$100,000 and Over				
	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households			
La Grange Market Area															
15 - 24 Years	2,332	0.98	742	0.31	1,022	0.43	783	0.33	416	0.17	258	0.11	5,553	\$30,991	
25 - 34 Years	4,457	1.87	3,157	1.33	4,358	1.83	6,435	2.70	4,003	1.68	5,977	2.51	28,387	58,631	
35 - 44 Years	4,315	1.81	3,176	1.33	4,795	2.01	8,038	3.38	5,931	2.49	13,977	5.87	40,232	74,353	
45 - 54 Years	5,987	2.51	2,862	1.20	5,159	2.17	8,643	3.63	7,557	3.17	20,882	8.77	51,090	84,574	
55 - 64 Years	7,671	3.22	3,312	1.39	5,842	2.45	8,758	3.68	7,142	3.00	18,218	7.65	50,943	74,682	
65 - 74 Years	6,632	2.79	3,925	1.65	4,791	2.01	6,711	2.82	3,352	1.41	7,286	3.06	32,697	53,727	
75 - 84 Years	6,583	2.77	2,980	1.25	3,001	1.26	2,890	1.21	1,222	0.51	2,319	0.97	18,995	34,478	
85 Years & Over	4,683	1.97	1,767	0.74	1,349	0.57	1,182	0.50	426	0.18	748	0.31	10,155	27,233	
Total	42,660	17.92	21,921	9.21	30,317	12.74	43,440	18.25	30,049	12.62	69,665	29.26	238,052	\$63,834	
Lyons Township PMA															
15 - 24 Years	457	1.10	106	0.25	225	0.54	164	0.39	74	0.18	82	0.20	1,108	\$34,151	
25 - 34 Years	852	2.04	573	1.37	675	1.62	1,340	3.21	613	1.47	838	2.01	4,891	56,446	
35 - 44 Years	755	1.81	587	1.41	749	1.80	1,708	4.10	971	2.33	2,421	5.80	7,191	72,021	
45 - 54 Years	1,159	2.78	486	1.17	765	1.83	1,654	3.97	1,339	3.21	3,634	8.71	9,037	83,486	
55 - 64 Years	1,503	3.60	578	1.39	864	2.07	1,661	3.98	1,245	2.99	3,089	7.41	8,940	72,953	
65 - 74 Years	1,240	2.97	710	1.70	914	2.19	1,152	2.76	605	1.45	1,157	2.77	5,778	50,543	
75 - 84 Years	1,216	2.92	505	1.21	557	1.34	481	1.15	217	0.52	325	0.78	3,301	33,604	
85 Years & Over	726	1.74	237	0.57	197	0.47	163	0.39	64	0.15	73	0.18	1,460	25,169	
Total	7,908	18.96	3,782	9.07	4,946	11.86	8,323	19.96	5,128	12.30	11,619	27.86	41,706	\$62,667	

Source: Nielsen Solution Center and Tracy Cross & Associates, Inc.

6-14-14



A2

PARKING AND UTILITIES: HIGHER-DENSITY APARTMENTS
EXPANDED WEST SUBURBAN CMA

Corridor/Submarket/ Development	Parking ⁽¹⁾						Utilities ^(1:2)				
	Sub- structural Assigned	Sub- structural General	Attached Garage		Detached Garage		Surface Assigned	Water/ Sewer/ Refuse	Gas	Electric	Cable
			Number	\$	Number	\$					
Residences at The Grove	---	\$125	24	Incl-THs	---	---	---	---	---	---	---
City View at The Highlands	---	Incl	---	---	---	---	---	---	---	---	---
Regency Place	Incl	Incl	---	---	---	---	---	---	---	---	---
Oak Park Place	---	\$77 ⁽³⁾	---	---	---	---	---	---	---	---	---
Ovaltine Court	---	---	11	Incl-THs	53	\$175	---	---	---	---	---
Two Itasca Place	\$50-\$75	---	---	---	---	---	---	---	---	---	---
Avant at The Arboretum	\$75	---	---	---	---	---	---	\$40-\$60	---	---	---
Wheaton 121	\$125-\$190	---	---	---	---	---	---	\$15-\$35	---	---	---
AML at Seven Bridges	\$65-\$85	---	---	---	---	---	---	Incl	---	---	---
Ninety 7 Fifty on the Park	Incl	---	---	---	---	---	---	---	---	---	---

(1) Indicates incremental monthly fee as applicable.

(2) Assumes tenant responsible for all utilities as standard unless otherwise indicated.

(3) Indicates *off-site* parking.

Source: Tracy Cross & Associates, Inc.

6-A.97



A3

PREMIUMS/AMENITIES/INCLUSIONS: HIGHER-DENSITY APARTMENTS
EXPANDED WEST SUBURBAN CMA

Corridor/Submarket/ Development	Premiums ⁽¹⁾		Features ⁽¹⁾			Patio/ Balcony	Clubroom	Fitness Center	Media Room	Internet Café	Swimming Pool
	Floor	View	In-Unit Washer/ Dryer	Fireplace	Additional Storage						
Residences at The Grove	\$10	Varies	Incl	---	---	Incl	Incl	Incl	---	Incl	Outdoor
City View at The Highlands	\$5	Varies	Incl	\$35	---	Incl	Incl	Incl	---	---	Outdoor
Regency Place	\$10-\$15	---	Incl	---	Incl	Incl	Incl	Incl	Incl	Incl	Indoor
Oak Park Place	\$10	Varies	Incl	---	\$15-\$50	Incl	Incl	Incl	---	---	---
Ovaltine Court	---	---	Incl	Incl	---	Incl	Incl	Incl	---	---	Outdoor
Two Itasca Place	\$10	---	Incl	---	Incl	Incl	---	---	---	---	---
Avant at The Arboretum	\$30-\$40	\$25	Incl	---	---	Incl	Incl	Incl	Incl	---	Outdoor
Wheaton 121	Varies	Varies	Incl	---	Incl	Incl	Incl	Incl	Incl	Incl	Outdoor
AML at Seven Bridges	\$10	\$60	Incl	---	---	Incl	Incl	Incl	---	---	Outdoor
Ninety 7 Fifty on the Park	---	\$100	Incl	---	---	Incl	Incl	Incl	---	Incl	Outdoor

⁽¹⁾ Indicates incremental monthly fee as applicable.

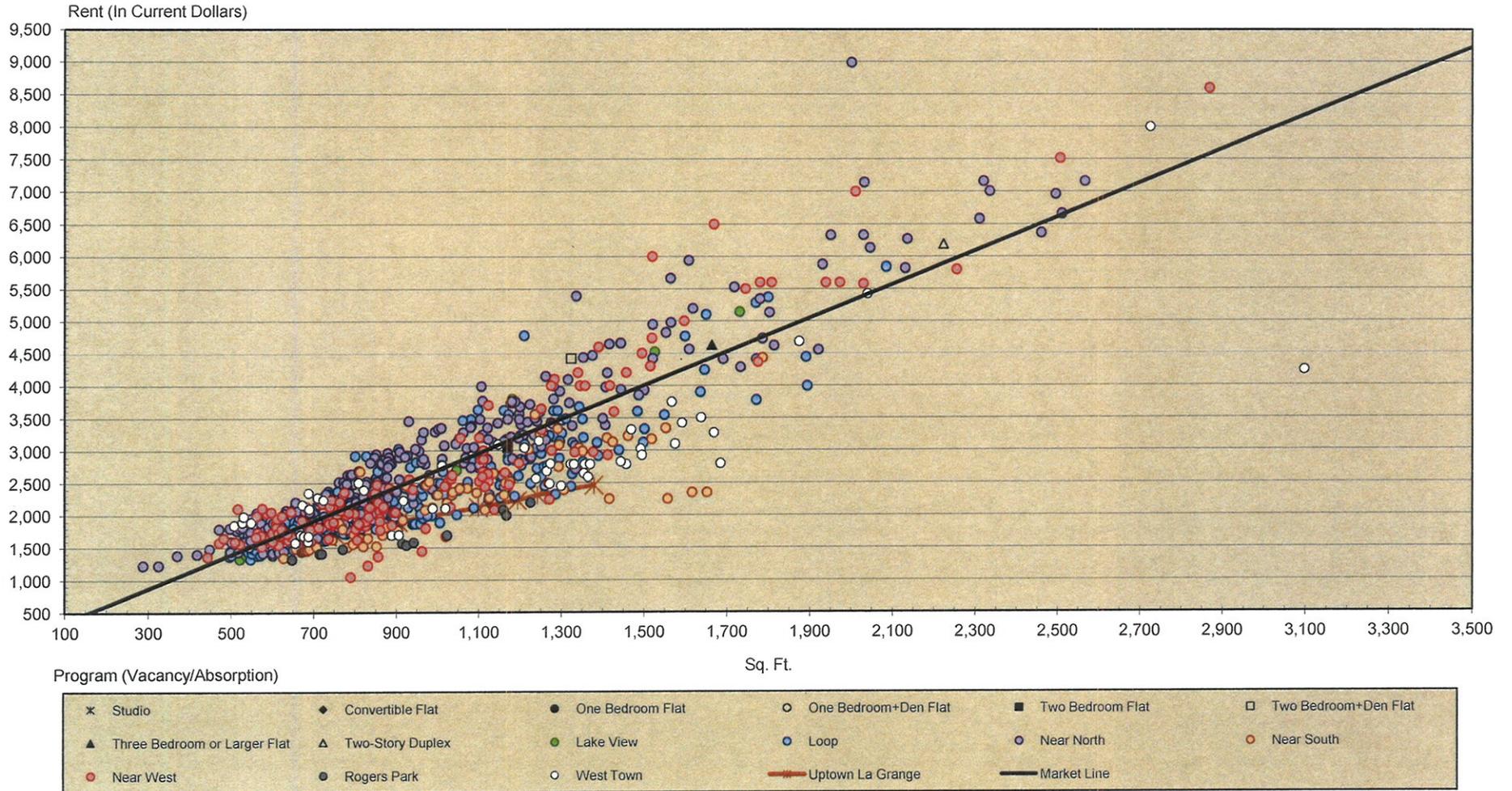
Source: Tracy Cross & Associates, Inc.

6-A-98



A4

Rent/Value Analysis
Apartments Constructed in 1995 or Later
City of Chicago
December 2013



6-A.99

Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.



A5

Rent/Value Analysis
Apartments Constructed in 1995 or Later
City of Chicago
December 2013

Plan Size (Sq. Ft.)	Average Market Rent
300	\$871
400	1,132
500	1,393
600	1,654
700	1,915
800	2,176
900	2,437
1,000	2,698
1,100	2,959
1,200	3,220
1,300	3,481
1,400	3,742
1,500	4,003
1,600	4,264
1,700	4,525
1,800	4,786
1,900	5,047
2,000	5,308
2,100	5,569
2,200	5,830
2,300	6,091
2,400	6,352
2,500	6,613
2,600	6,874
2,700	7,135
2,800	7,396
2,900	7,657
3,000	7,918
3,100	8,179
3,200	8,440
3,300	8,701
3,400	8,962
3,500	9,223

Slope: \$2.61 per sq. ft.

Ca - A.100

Development	Community Area	Year Built/ Renovated	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Market Rent	Variance From Market	Vacancy Rate/ (Monthly Absorption)
				Dollars	Rent per Sq. Ft.			
500 Lake Shore Drive	Near North	2013	892	\$3,097	\$3.47	\$2,416	+\$681	(53.1/Mo.)
Walton on the Park	Near North	2010	1,463	4,466	3.05	3,907	+559	0.0
EnV	Near North	2010	899	2,889	3.21	2,435	+454	5.6
AMLI River North	Near North	2013	866	2,707	3.13	2,348	+359	(17.3/Mo.)
Optima Chicago Center I	Near North	2013	1,011	3,072	3.04	2,727	+345	(17.8/Mo.)
1611 West Division	West Town	2013	698	2,241	3.21	1,910	+331	(14.8/Mo.)
Lakeshore East-Aqua	Loop	2009	755	2,388	3.16	2,059	+329	9.9
Hubbard Place	Near North	2013	773	2,399	3.10	2,106	+293	(18.0/Mo.)
Lakeshore East-Coast	Loop	2012	789	2,417	3.06	2,147	+270	(29.4/Mo.)
K2 at K Station	Near West	2013	792	2,403	3.03	2,155	+248	(30.7/Mo.)
SoNo East	Near North	2012	796	2,386	3.00	2,166	+220	4.9
Parc Huron	Near North	2010	969	2,825	2.92	2,617	+208	0.9
215 West	Loop	2010	813	2,398	2.95	2,210	+188	3.1
The Streeter	Near North	2006	949	2,655	2.80	2,565	+90	5.8
1225 Old Town	Near North	2012	871	2,449	2.81	2,361	+88	7.6
Grand Plaza	Near North	2001	1,055	2,917	2.76	2,842	+75	5.6
Randolph Tower	Loop	1929/2011	702	1,988	2.83	1,920	+68	4.8
Alta at K Station	Near West	2010	767	2,147	2.80	2,090	+57	3.1
Streeter Place	Near North	2009	949	2,603	2.74	2,565	+38	7.9
--- Market ---	---	---	866	2,348	2.71	2,348	0	5.2 / (22.8/Mo.)
Lakeshore East-The Tides	Loop	2007	789	2,145	2.72	2,147	-2	7.9
Halsted Flats	Lake View	2013	814	2,189	2.69	2,213	-24	(14.0/Mo.)
The Bernardin	Near North	2005	1,047	2,774	2.65	2,821	-47	6.4
Seneca on Chestnut	Near North	1924/2012	645	1,713	2.66	1,772	-59	(10.5/Mo.)
Flair Tower	Near North	2010	949	2,504	2.64	2,565	-61	3.0
Chestnut Tower	Near North	2000	869	2,289	2.63	2,356	-67	3.0
Lakeshore East-The Shoreham	Loop	2005	774	2,028	2.62	2,108	-80	5.8
Kingsbury Plaza	Near North	2007	840	2,181	2.60	2,281	-100	5.0
180 North Jefferson	Near West	2004	763	1,962	2.57	2,080	-118	7.7
Echelon at K Station	Near West	2008	786	2,007	2.55	2,140	-133	2.9
200 Squared	Loop	2010	820	2,060	2.51	2,228	-168	7.5
13Thirteen	Near West	1927/2012	739	1,824	2.47	2,017	-193	4.3
Left Bank at K Station	Near West	2006	747	1,833	2.45	2,038	-205	0.9
MDA City Apartments	Loop	1926/2004	834	2,056	2.47	2,265	-209	10.5

<u>Development</u>	<u>Community Area</u>	<u>Year Built/ Renovated</u>	<u>Average Plan Size (Sq. Ft.)</u>	<u>Average Posted Base Rent</u>		<u>Average Market Rent</u>	<u>Variance From Market</u>	<u>Vacancy Rate/ (Monthly Absorption)</u>
				<u>Dollars</u>	<u>Rent per Sq. Ft.</u>			
One Superior Place	Near North	1998/2008	749	\$1,825	\$2.44	\$2,043	-\$218	4.3
Sky 55 at Central Station	Near South	2006	1,146	2,778	2.42	3,079	-301	7.2
Astoria Tower	Loop	2009	925	2,154	2.33	2,502	-348	2.4
AMLI 900	Loop	2008	846	1,921	2.27	2,296	-375	5.5
Fisher Building City Apartments	Loop	1896/2000	804	1,802	2.24	2,187	-385	5.4
The Lex	Near South	2010	924	2,103	2.28	2,500	-397	7.1
Trio Tower	Near West	2010	1,129	2,637	2.34	3,035	-398	5.7
MOD	Near West	2009	995	2,280	2.29	2,685	-405	1.8
The Lofts at Roosevelt Collection	Loop	2009	915	2,065	2.26	2,476	-411	5.8
Mondial	West Town	2010	1,081	2,471	2.29	2,910	-439	0.0
Vesta Lofts	Near South	1913/2013	774	1,656	2.14	2,108	-452	0.0
Madison Aberdeen Place	Near West	2013	1,131	2,577	2.28	3,040	-463	0.0
Uptown La Grange at Benchmark	LaGrange	2016	914	1,903	2.08	2,474	-571	15.7/Mo. Fcst
1401 South State	Near South	2008	862	1,759	2.04	2,338	-579	3.2
Burnham Pointe	Loop	2007	1,007	2,126	2.11	2,716	-590	3.4
The Morgan at Loyola Station	Rogers Park	2009	814	1,531	1.88	2,213	-682	17.8
Vision	West Town	2010	1,394	2,799	2.01	3,726	-927	6.1
Lake Street Lofts	Near West	1886/2001	905	1,412	1.56	2,450	-1,038	0.0

6 - A.101