

**VILLAGE OF LA GRANGE  
VILLAGE BOARD MEETING  
MONDAY, APRIL 27, 2015**

**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, April 27, 2015 – 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.*
  
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. Service Provider Contract – Geographical Information System Consortium
  
  - B. Award of Contract – 2015 CBD Sidewalk Repair Program
  
  - C. Ordinance – Disposal of Surplus Property / Miscellaneous Personal Property
  
  - D. Minutes of the Village of La Grange Board of Trustees Public Hearing and Regular Meeting, Monday, April 13, 2015
  
  - E. Consolidated Voucher 150427

5. CURRENT BUSINESS  
*This agenda item includes consideration of matters being presented to the Board of Trustees for action.*
  - A. Ordinance – Zoning and Design Approvals for Proposed Development, 9601 East Ogden Avenue, BEDS Plus Care, Inc.: *Referred to Trustee McCarty*
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.*
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

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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.

**OMNIBUS VOTE**

VILLAGE OF LA GRANGE  
Department of Public Works

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager  
Ryan Gillingham, Director of Public Works

DATE: April 27, 2015

RE: **SERVICE PROVIDER CONTRACT -  
GEOGRAPHICAL INFORMATION SYSTEM CONSORTIUM**

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Last year the Village initiated the development of a geographic information system (GIS) with the purpose of integrating hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. The goals for creating this system were to provide a more accurate means for tracking geographically based information such as water mains, while creating efficiencies through the shared use of data and software across all Village Departments.

To implement this technology the Village joined the GIS Consortium, which is a collaboration of 29 municipalities working together to develop geographic information system solutions. This organization was established with the goal of creating efficiencies through the collective development and deployment of GIS technology and the sharing of resources across all municipalities. The Consortium can be likened to dispatch consolidation or IRMA in that every member community is a member of the Board of Directors. The Board employs a service provider, Municipal GIS Partners (MGP), to carry out the work and the GIS solutions are shared across the membership. A Specialist is assigned to work in each municipality and is supported by additional and higher level technical staff located off-site.

Since joining the Consortium, the Village has made significant progress on the development of GIS. First a local web application called MapOffice has been deployed internally to all Village employees that allows access to parcel information, aerial photographs and other geographically based information. Additionally this system allows employees to create maps for projects through user defined address lists. As an example, GIS was a helpful tool in analyzing and displaying data from the flooding events this past summer. A public version of the MapOffice product will be presented to the Village Board this summer and then released to the public for use. Staff anticipates that this mapping software will be used by residents and specifically local realtors to obtain parcel and other useful property information. Second, the Village has made significant progress in transitioning from paper utility maps to an electronic version of collecting, organizing and displaying utility information in the Village's GIS system.

4-A

Lastly, staff has deployed software and hardware that allows Village employees to view and collect utility information in the field. The first use of this system is the collection of street lighting information such as poles, fixtures and cable information in the field.

Based on the accomplishments to date and cost effectiveness of the GIS staffing model, staff recommends continuing with the implementation of the Village's GIS system and participation in the Consortium as budgeted. The FY2015-16 GIS budget is \$45,000. Expenses for the GIS system are shared between the Water Fund (\$31,500) and Sewer Fund (\$13,500). The proposed five year budget for this program is as follows:

	2015-16	2016-17	2017-18	2018-19	2019-20
GIS	44,448	45,632	46,900	48,124	49,399

To continue the program staff recommends executing a new three year contract with Municipal GIS Partners, service provider to the GIS Consortium, based on their past performance and experience. The value of the first year of the contract will be an amount not-to-exceed \$38,850. The value of the remaining two years of the contract (FY2016-17 and FY2017-18) will be based on the negotiated rate increases between the Consortium and MGP, which will not exceed the greater of (i) cost-of-living adjustments based on CPI or (ii) 3%. The agreement is attached for your consideration. The Village Attorney has reviewed this agreement and finds the document to be in satisfactory form. Other costs included in the GIS budget include software and hardware.

In summary, staff recommends executing a three year agreement with Municipal GIS Partners in amount not-to-exceed \$38,850 for FY2015-16 for GIS services.

## GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "*Contract*") made and entered into this 1st day of May, 2015 (the "*Effective Date*"), by and between the Village of La Grange, an Illinois municipal corporation (hereinafter referred to as the "*Municipality*"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "*Consultant*").

**WHEREAS**, the Municipality is a member of the Geographic Information System Consortium ("*GISC*");

**WHEREAS**, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the "*Services*") in connection with the Municipality's geographical information system ("*GIS*");

**WHEREAS**, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

**WHEREAS**, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

### SECTION 1 SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as *Attachment 1* ("*Statement of Work*"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract, a form of which is attached hereto as *Exhibit A*.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

## SECTION 2 PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the Village Manager or his designee (hereinafter referred to as the "*Municipality Manager*") in accordance with the terms set forth in this Contract and each relevant Statement of Work.

## SECTION 3 RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

## SECTION 4 PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

4.2 Service Rates. The service rates set forth in the Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

## SECTION 5 TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for three (3) years (the "*Initial Term*").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "*Renewal Term*").

## SECTION 6 TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, the Municipality may terminate this Contract during the Initial Term or any Renewal Term, with or without cause, at any time upon thirty (30) days prior written notice to the Consultant. The Consultant may terminate this Contract or additional Statement of Work, with or without cause, at any time upon sixty (60) days prior written notice to the Municipality.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within ten (10) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

## SECTION 7 CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors ("*Consultant Personnel*") that is fully equipped, licensed as appropriate and

qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Consultant. For purposes of this Contract, the term "Consultant" shall be deemed to refer to the Consultant and also to refer to all subcontractors of the Consultant.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

## SECTION 8

### ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities and Equipment. The Municipality shall provide the Consultant with adequate office space, furnishings, hardware, software and connectivity to fulfill the objectives of the GIS program. Facilities and equipment include, but are not limited to, the following:

(a) Office space for the Consultant's Personnel and periodic guests. This space should effectively and securely house all required GIS systems, peripherals and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel and periodic guests;

- (c) A telephone line and phone to originate and receive outside calls;
- (d) A network connection with adequate speed and access to the Internet; and
- (e) Hardware, software, peripherals, and network connectivity to perform the program objectives efficiently.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating and monitoring the backup and recovery systems for all Municipality GIS assets that permit the Consultant to continue services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply, the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

## SECTION 9 CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Municipal Materials***") are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the "***GISC Materials***").

(a) The Consultant hereby grants the Municipality a limited, personal, nontransferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality's GIS. Upon expiration or termination of this Contract, or at

such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality's GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services. The Municipality hereby grants to the Consultant, a royalty-free, non-exclusive, irrevocable license throughout the world to publish modify, transfer, translate, deliver, perform, use and dispose of in any manner any portion of the GISC Materials.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public ("**Confidential Information**"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; or (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information. For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant

shall cause its personnel, staff and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. No less than five (5) business days after the Municipality's Notice to the Consultant of the Municipality's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

## **SECTION 10 LIMITATION OF LIABILITY**

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

4-A.8

**SECTION 11**  
**CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE**

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date. Unless expressly excluded by this Contract, the warranty expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto the Municipality.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in *Attachment 2* to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval or attempted execution of this Contract.

**SECTION 12**  
**GENERAL PROVISIONS**

12.1 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

12.2 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.3 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited

classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.4 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that no assignment, delegation or subcontracting shall be made without the prior written consent of the Municipality.

12.5 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.6 Third Party Beneficiary. No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.7 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.8 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Cook County, Illinois.

12.9 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.10 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.11 Attachments and Exhibits. Attachments 1 and 2 and Exhibit A are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment or Exhibit and the text of this Contract, the text of this Contract shall control. In the event of any conflict or inconsistency between the terms of this Contract and any Supplemental Statement of Work, the terms of the Supplemental Statement of Work will govern and control with respect to the term, projected utilization rates, service rates and scope of services. .

12.12 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.13 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: Village of La Grange  
Ryan Gillingham  
320 East Avenue  
La Grange, IL 60525  
E-mail: rgillingham@villageoflagrange.com

If to Consultant: Municipal GIS Partners, Incorporated  
Thomas A. Thomey  
701 Lee Street, Suite 1020  
Des Plaines, IL 60016  
E-mail: tthomey@mgpinc.com

12.14 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

**[REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

VILLAGE OF LA GRANGE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

CONSULTANT:

MUNICIPAL GIS PARTNERS,  
INCORPORATED

By: Donna J. Thomey  
Name: Donna Thomey  
Its: Office Administrator

By: Thomas A. Thomey  
Name: Thomas Thomey  
Its: President

Attachment 1

Statement of Work  
to  
GIS Consortium Service Provider Contract

1) General Purpose. The Consultant will perform all or part of the Municipality's geographic information system (GIS) management, development, operation, and maintenance. In addition to supporting the existing GIS program, the Consultant will identify opportunities for continued development and enhancement.

The Municipality will be sharing management, development, maintenance expertise and staffing with other municipalities as a member of the Geographic Information System Consortium (GISC). The benefits to the Municipality include, but are not limited to, collective bargaining for rates and services, shared development costs, and joint purchasing and training.

The Consultant is the sole Service Provider for GISC and is responsible for providing the necessary GIS professional resources to support this entity. The Consultant will facilitate and manage resource, cost, and technical innovation sharing among GISC members.

2) Service Types. The Consultant will provide two (2) service types. The intent of this distinction is to track specific types of investment without overburdening general operation of the GIS program. Many of these services will go unnoticed but are required to sustain the GIS program. The Consultant will employ reasonable professional discretion when specific direction is not provided. The two (2) services types are as follows:

A. Services related to the direct management, development, operation, and maintenance of the GIS required to reasonably support the system.

B. Services relating to the investigation, research, and development of new functionality and capability for the GIS Consortium and its members.

3) Services. The Consultant will provide the necessary resources to support the GIS program. The allocation of these resources will be reasonably commensurate with the level of expertise required to fulfill the specific task which includes, but is not limited to, the following:

A. The GIS Specialist provides the daily operation, maintenance, and support of the GIS program for the community. The GIS Specialist is responsible for database development and maintenance, map and product development, user training, help-desk, system support, and program documentation.

B. GIS/RAS (Remote Access Service) Specialist provides the same services as the GIS Specialist utilizing equipment hosted by the Consultant.

C. The GIS Coordinator is responsible for the coordination and operation of the GIS program for the community including planning, forecasting, resource allocation and performance management.

D. The GIS Analyst is responsible for providing technical support to the GIS Specialist including trouble-shooting, special projects, and access to GISC shared applications and extensions. The GIS Analyst also supports the development of GISC projects and programs.

E. The GIS Platform Administrator is responsible for developing, managing, and directing the GISC solutions including the data model, databases and centralized software applications offered by the GISC.

F. The GIS Application Developer is responsible for developing, testing, and supporting software applications developed by the GISC for its members.

G. The GIS Manager is responsible for the overall development and implementation of the GISC program based on the direction and instructions of the GISC Board of Directors.

4) Projected Utilization and Service Rates. The service rates set forth below are based on, among other things, the negotiated annual projected utilization of all GISC members. The Consultant shall negotiate annually with the Board of Directors (the "**Board**") of GISC to adjust the annual projected utilization and service rates for the members of GISC. It is anticipated that the Consultant will submit its proposed annual projected utilization and service rates (the "**Proposal**") to the Board for approval every year on or about July 31st. Upon the Board's approval of the Proposal, the annual projected utilization and service rates shall become binding on the Municipality and incorporated into this Contract by reference, which shall automatically become effective on January 1st and remain in effect for the remainder of such calendar year. The approved annual projected utilization and the service rates will be promptly distributed by the Board or the Consultant to the Municipality. Notwithstanding the foregoing, in the event the Board, for any reason whatsoever (including the Board being disbanded) does not approve the Proposal, the Consultant may submit its proposed annual projected utilization and service rates directly to the Municipality by no later than October 1st, and upon written approval by the Municipality shall become effective on January 1st. Consultant agrees that, each year, the new aggregate annual contract value for the Municipality will not exceed the greater of (i) cost-of-living adjustments based on the CPI<sup>1</sup> measured as of the most recent CPI number available prior to submitting the Proposal, or (ii) 3%. The GISC service and projected utilization rates set forth below are effective as of the Effective Date until December 31st:

A. Projected Utilization

1.   X   hours of GIS Specialist

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<sup>1</sup>For purposes of this Contract, "CPI" shall mean the all items Consumer Price Index for all Urban Consumers in the Chicago-Gary-Kenosha area. In the event that publication or issuance of the Index is discontinued or suspended, the CPI shall be an index published or issued by the United States Department of Labor or any bureau or agency thereof that computes information from substantially the same statistical categories and substantially the same geographic areas as those computed in the CPI and that weights such categories in a substantially similar way to the weighting of the CPI at the Effective Date. The CPI rates, solely for reference purposes, may be accessed at <http://www.bls.gov/ro5/cpichi.htm>, it being understood that the Consultant makes no representation or warranty that the rates published on such website are accurate.

2. 329 hours of GIS/RAS Specialist
3. 33 hours of GIS Coordinator
4. 33 hours of GIS Analyst
5. 23 hours of GIS Platform Administrator
6. 23 hours of GIS Application Developer
7. 23 hours of GIS Manager

B. Service Rates

1. \$ 72.40 per hour for GIS Specialist
2. \$ 75.90 per hour for GIS/RAS Specialist
3. \$ 91.80 per hour for GIS Coordinator
4. \$ 91.80 per hour for GIS Analyst
5. \$ 114.70 per hour for GIS Platform Administrator
6. \$ 114.70 per hour for GIS Application Developer
7. \$ 114.70 per hour for GIS Manager

Total Not-to-Exceed Amount for Services (Numbers): \$38,850.

Total Not-to-Exceed Amount for Services (Figures): Thirty-eight thousand eight hundred fifty dollars and zero cents.

## Attachment 2

### To GIS Consortium Service Provider Contract

#### Insurance

##### Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026
2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."
3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
2. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its officials, agents, employees and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its officials, employees, agents and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding*.

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

**Exhibit A**

**Form of Supplemental Statement of Work**

Pursuant to and in accordance with Section 1.2 of that certain GIS Consortium Service Provider Contract dated [*INSERT DATE*] (the "*Contract*") between the \_\_\_\_\_ of \_\_\_\_\_ (the "*Municipality*") and Municipal GIS Partners, Incorporated (the "*Consultant*") hereby agree to the following SUPPLEMENTAL STATEMENT OF WORK ("*SOW*"):

**1. Description of Additional Services:**

*[None] or [Describe new services being provided or no longer being provided. Note if Supplemental Statement of Work is intended to replace a previously approved and effective Statement of Work]*

**2. Project Schedule/Term:**

*[Insert date by which supplemental work must be commenced and completed with any appropriate milestones]*

**3. Projected Utilization: [Insert rate effective dates]**

- A. \_\_\_\_\_ hours of GIS Specialist
- B. \_\_\_\_\_ hours of GIS/RAS Specialist
- C. \_\_\_\_\_ hours of GIS Coordinator
- D. \_\_\_\_\_ hours of GIS Analyst
- E. \_\_\_\_\_ hours of GIS Platform Administrator
- F. \_\_\_\_\_ hours of GIS Application Developer
- G. \_\_\_\_\_ hours of GIS Manager

**4. Service Rates: [Insert rate effective dates]**

- A. \$\_\_\_\_\_ per hour for GIS Specialist
- B. \$\_\_\_\_\_ per hour for GIS/RAS Specialist
- C. \$\_\_\_\_\_ per hour for GIS Coordinator
- D. \$\_\_\_\_\_ per hour for GIS Analyst
- E. \$\_\_\_\_\_ per hour for GIS Platform Administrator

F. \$\_\_\_\_\_ per hour for GIS Application Developer

G. \$\_\_\_\_\_ per hour for GIS Manager

Total Not-to-Exceed Amount for Services (Numbers) : \$[*INSERT*]

Total Not-to-Exceed Amount for Services (Figures) : [*INSERT*]

In the event of any conflict or inconsistency between the terms of this SOW and this Contract or any previously approved SOW, the terms of this SOW will govern and control with respect to the term, projected utilization rates, service rates and scope of services. All other conflicts or inconsistencies between the terms of this Contract and this SOW shall be governed and controlled by this Contract. Any capitalized terms used herein but not defined herein shall have the meanings prescribed to such capitalized term in this Contract.

**IN WITNESS WHEREOF**, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

Municipality of \_\_\_\_\_

\_\_\_\_\_  
Municipality Clerk

By: \_\_\_\_\_  
[*MUNICIPALITY/VILLAGE*] Manager

ATTEST:

**CONSULTANT:**

**MUNICIPAL GIS PARTNERS,  
INCORPORATED**

By \_\_\_\_\_  
Its \_\_\_\_\_

By \_\_\_\_\_  
Its \_\_\_\_\_

4-A.20

VILLAGE OF LA GRANGE  
Department of Public Works

**BOARD REPORT**

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

FROM: Robert Pilipiszyn, Village Manager  
Ryan Gillingham, Director of Public Works

DATE: April 27, 2015

RE: **AWARD OF CONTRACT – 2015 CBD SIDEWALK REPAIR PROGRAM**

---

The FY 2015-16 Capital Projects Fund budget includes \$15,000 for the replacement of concrete sidewalk. Within this account, \$5,000 is earmarked each year for the repair of sidewalks within the Central Business District (CBD) and \$10,000 for the 50/50 sidewalk repair program. Repairs to the sidewalks within the CBD are separate from the Village's 50/50 sidewalk cost sharing program due to the number of pedestrians within this area and the contributions from adjacent property owners as part of the special service area to fund these types of repairs.

A sidewalk survey of the CBD was recently conducted to inspect sidewalks for trip hazards and to identify which trip hazards could be repaired by saw cutting to bring the sidewalk in compliance with Village standards. Staff requested and received a proposal from Safe Step, Inc., a company that specializes in removing trip hazards by using a special saw-cutting process. A total of 142 trip hazards were identified with a total length of 1,086 feet. Safe Step, Inc. provided a proposal to remove these trip hazards in the amount of \$16,078. Staff has contacted other vendors performing similar work, but has not found a vendor that uses the same technology for repairing sidewalks. For comparison, staff estimates that the Village will save approximately \$27,000 as compared to traditional sidewalk removal and replacement.

Based on current funding sources and estimated cost, these repairs would need to be made over a three year period. To repair all of the trip hazards now, staff recommends using future funds designated for CBD sidewalk repair and reducing the sidewalk budget for the subsequent two fiscal years to reflect advanced funding within FY2015-16. A budget amendment will be required at the end of the year to reflect the advancement of funding within the sidewalk line item.

Safe Step, Inc. has repaired sidewalk trip hazards for the Village in the past and has met the Village's repair standards, and completed their work on time and within budget. In summary, staff recommends waiving the formal bidding requirements and executing a

contract with Safe Step, Inc. in the amount of \$16,078 to repair trip hazards with the CBD. The final amount of the contract will be based on the actual quantity of sidewalk repaired.



PO Box 411 Hortonville, WI 54944

Contact: Rob Strauss  
920-540-7414  
rob@notrippin.com  
www.notrippin.com

Monday, April 13, 2015

Ryan Gillingham  
320 East Ave.  
La Grange, IL 60525

Ryan,

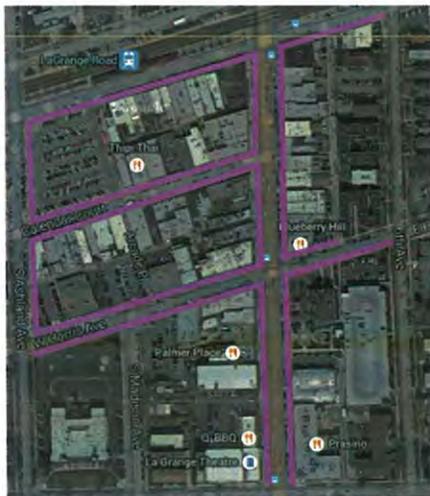
I am submitting this proposal to repair sidewalk trip hazards in the downtown area. I surveyed the area highlighted in the map below and have provided a summary of my findings.

Please review the summary and proposal let me know how the city would like to proceed. If there are any questions, need additional information, or would like to change any parameters, please let me know.

### What We Heard From La Grange

- o The Village wanted a survey of the trip hazards that had slab displacements of 3/8" and over.
- o The Village did not want to identify hazards on slabs adjacent to the edge of pavers.
- o The Village wanted to identify conditions needing slab replacement and/or holes needing repair.
- o This proposal summarizes the specific information found in the survey. If the city decides to move forward with the proposal, detailed information will be provided to the city.

The highlighted areas on the map below indicate the sidewalks that were surveyed for this report



### Slab Displacement Classification

Least Severe: 3/8" to 1/2"

Severe: 5/8" to 3/4"

Most Severe: 7/8' and above

### CONFIDENTIALITY:

Copyright © 2015 Safe Step LLC This material is presented to the City of La Grange for the purpose of summarizing the results of a sidewalk trip and fall hazard survey conducted in the downtown area. These literary, graphic, and pictorial works may not be reproduced or retransmitted in any form and the information presented in this report may not be disseminated to any party outside of City personnel without express written permission.



4-B.2

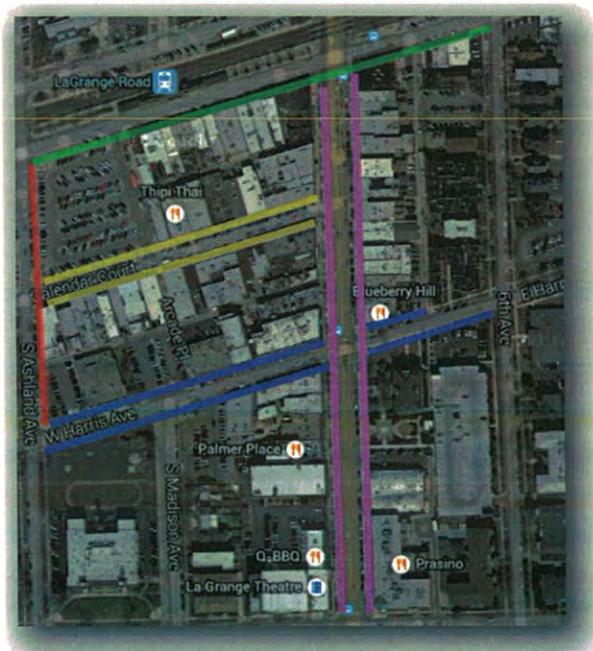


PO Box 411 Hortonville, WI 54944

Contact: Rob Strauss  
920-540-7414  
rob@notrippin.com  
www.notrippin.com

## Downtown La Grange Summary of Trip Hazards

Street	Estimate Sidewalk Feet		Total Hazards	Least Severe	Severe	Most Severe	Defects Needing R&R or patch	Average Hazard Occurrence/Ft.	Total Slab Sq. Ft. Saved
Ashland Ave, S	620	Hazards	7	1	3	1	2	88.57	181.0
		Cost	\$511	\$88	\$316	\$107			
		Linear Ft Cut	29	5	17	7			
Burlington Ave, E & W	1100	Hazards	22	7	7	7	1	50.00	1065.0
		Cost	\$2,749	\$365	\$853	\$1,531			
		Linear Ft Cut	172	44	53	75			
Calendar Ct	1425	Hazards	17	7	6	1	3	83.82	557.0
		Cost	\$1,345	\$420	\$683	\$242			
		Linear Ft Cut	93	37	47	9			
Harris Ave, E & W	2060	Hazards	28	6	13	6	3	73.57	1014.3
		Cost	\$2,771	\$223	\$1,851	\$697			
		Linear Ft Cut	177	28	114	35			
La Grange Rd, S	2580	Hazards	85	31	41	5	8	30.35	3539.0
		Cost	\$8,702	\$1,712	\$6,059	\$931			
		Linear Ft Cut	615	156	413	46			
<b>Total</b>	<b>7785</b>	<b>Hazards</b>	<b>159</b>	<b>52</b>	<b>70</b>	<b>20</b>	<b>17</b>	<b>48.96</b>	<b>6356.3</b>
		<b>Cost</b>	<b>\$16,078</b>	<b>\$2,808</b>	<b>\$9,762</b>	<b>\$3,508</b>			
		<b>Linear Ft Cut</b>	<b>1086.3</b>	<b>270</b>	<b>644.3</b>	<b>172</b>			



The highlighted sidewalks on the map correspond with the color coded summary of trip hazards found on each street location.



PO Box 411 Hortonville, WI 54944

Contact: Rob Strauss  
920-540-7414  
rob@notrippin.com  
www.notrippin.com

## La Grange Downtown Sidewalk Hazard Repair Proposal # 150413

Monday, April 13, 2015

Ryan Gillingham  
320 East Ave.  
La Grange, IL 60525

Thank you for the opportunity to serve you! Safe Step LLC proposes a trip hazard removal program with the City of La Grange based on the following:

**The City of La Grange will provide:**

- o Final selection of program option listed below
- o Approval of this proposal and a date for work to begin and end

**Safe Step will provide:**

- o An ADA compliant saw-cut with a slope of 12:1 to remove the identified trip hazards utilizing the patented equipment and process of Safe Step LLC
- o Dust abatement equipment to minimize dust
- o An orderly procession through the work area based on the prioritization of the City and at a schedule to minimize disruption to the downtown area as much as possible.
- o Certified payroll records to the city in compliance with the Illinois Prevailing Wage Act.
- o Detailed reporting of the address, GPS coordinates, and size of each saw-cut location as well as details of other slab defects requiring other repair methods.
- o Walk through with Mike Bojovic to preview locations before repairs begin.

**Financial Parameters:** (Choose an option below or discuss additional options with Rob Strauss)

Option 1 _____	Option 2 _____	Option 3 _____
<ul style="list-style-type: none"> <li>• Repair most severe hazards (over 3/4")</li> <li>• 20 specific locations</li> </ul>	<ul style="list-style-type: none"> <li>• Repair all severe and most severe hazards (5/8" and above)</li> <li>• 90 specific locations</li> </ul>	<ul style="list-style-type: none"> <li>• Repair all identified saw cut locations (3/8" and above)</li> <li>• 142 specific locations</li> </ul>
<b>\$3,508</b>	<b>\$13,270</b>	<b>\$16,078</b>

Authorizing Acceptance of Proposal: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Thank you!

Rob Strauss



4-B.4

VILLAGE OF LA GRANGE  
Police Department

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager and  
Renee Strasser, Acting Chief of Police

DATE: April 27<sup>th</sup>, 2015

RE: **ORDINANCE – DISPOSAL OF SURPLUS PROPERTY / MISCELLANEOUS  
PERSONAL PROPERTY**

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The Police Department routinely becomes the custodian of a wide variety of property that is lost, mislaid, abandoned, forfeited, or of no further evidentiary value. As the Police Department currently has a number of such items, it would be appropriate at this time to dispose of these items as surplus property.

State law allows the Village to sell or dispose of surplus property in a manner that is best for the Village. All unclaimed/recovered property is disposed of in compliance with the Illinois State Statutes, which requires property to be held for at least six (6) months and after all reasonable efforts have been made to return the property to the rightful owner.

This property disposal request consists of seventy five (75) miscellaneous items of personal property and evidence that have been held for various reasons over the years by the Police Department. All statute of limitations have expired and/or sentences have been completed for the related evidence in the appendix. Other property included in the appendix has no known owner, was turned in for destruction by the owner, or the owner has failed to respond to the Department's attempts to return their property. The attached list details an inventory of property to be destroyed, auctioned, or transferred to department use upon approval by the Village Board.

We recommend that the Village Board authorize the La Grange Police Department to dispose of the items as per the attached ordinance.

VILLAGE OF LA GRANGE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF LA GRANGE

WHEREAS, in the opinion of the corporate authorities of the Village Of La Grange, it is no longer necessary, useful, or in the best interests of the Village to retain ownership of the personal property described in this Ordinance; and

WHEREAS, it has been determined by the President and the Board of Trustees of the Village of La Grange to dispose of said personal property in the manner described in this Ordinance;

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. Disposal of Surplus Property. The President and Board of Trustees find that the personal property described in Exhibit A attached to this Ordinance and by this reference incorporated into this Ordinance (the "Surplus Property") is no longer necessary or useful to the Village, and thus the Village Manager for the Village of La Grange is hereby authorized to direct the sale or disposal of the Surplus Property in the manner most appropriate to the Village. The Surplus Property shall be sold or disposed of in "as is" condition.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2015.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2015.

By: \_\_\_\_\_  
Thomas Livingston, Village President

ATTEST:

\_\_\_\_\_  
John Burns, Village Clerk

Property/Inventory

Appendix

	CASE #	OFFENSE	DATE	EXP DATE	ITEM#	DESCRIPTION	DISPO
1	2006-07884	Poss Drug Para	07/19/06	01/19/08	1	Glass Pipe	Prep For Dest
2					2	Rolling Papers	Prep For Dest
3					3	Cannabis Cigarette	Prep For Dest
4					4	Ashtray	Prep For Dest
5	2006-10663	CDP	09/23/06	03/23/08	1	Brick	Prep For Dest
6					2	Receipt	Prep For Dest
7	2006-10664	CDP	09/23/06	03/23/08	1	Brick	Prep For Dest
8	2007-06155	Theft	06/13/07	12/13/08	1-2	Socket	Prep For Dest
9					3	Socket Extension	Prep For Dest
10					4	Rachet	Prep For Dest
11					5-6	Wrench	Prep For Dest
12					7	Cigarette Box	Prep For Dest
13	2010-14861	Buglary-R	09/28/10	09/28/13	1	Latent Prints	Prep For Dest
14					2	Champange Bottle	Prep For Dest
15					3-4	Knife	Prep For Dest
16					5	Sweatshirt	Prep For Donation
17					6	Long Sleeve T-shirt	Prep For Donation
18					7	Pepper Spray	Prep For Dest
19					8	Gabage Bag	Prep For Dest
20					9	Champange Bottle	Prep For Dest
21					10	Gloves	Prep For Dest
22					11	Du-Rag	Prep For Dest
23					12	Hooded Mask	Prep For Dest
24					13	Plastic Container	Prep For Dest
25					14-16	Elim Prints	Prep For Dest
26	2010-13064	Buglary-R	08/24/10	08/24/13	1-4	Latent Prints	Prep For Dest
27					6-12	Glass Chards	Prep For Dest
28					18	Ring	Prep For Dest
29					19	Shoes	Prep For Donation
30					20-34	Latent Prints	Prep For Dest
31					35-36	Elim Prints	Prep For Dest
32	2010-13072	Recoverd Prop	08/14/10	02/14/12	1	Car Stereo	Prep For Dest
33					2	I-pod	Prep For Auct
34					3	GPS w/ Power Cord	Prep For Auct
35					4	Cell Phone	Prep For Dest
36	2011-10682	Motor Veh Theft	09/28/10	09/28/13	2	Pillows & Blanket	Prep For Dest
37					3	Clothing	Prep For Dest
38					4	Misc Papers	Prep For Dest
39					5	Misc Toiletries	Prep For Dest
40					6	Backpack	Prep For Dest
41					7	\$6.05 USC	Prep For Siezure
42					8	Cell Phone Charger	Prep For Dest
43					9	4GB Jump Drive	Prep For Dest
44					10	Ipass	Prep For Dest
46					11	Keys w/ Keyring	Prep For Dest
47					12	Misc Items	Prep For Dest

Property/Inventory

Appendix

48					13	Wallet w/ ID's	Prep For Dest
49					14	Antique Coins	Prep For Auct
50					15-16	Cell Phone	Prep For Dest
51					17	Receipt	Prep For Dest
52					18	Cell Phone	Prep For Dest
53	2011-12512	Agg Crim SA	09/15/11	09/15/14	1	ACSA Kit	Prep For Dest
54					2-4	Couch Cushion	Prep For Dest
55					5-6	Blanket	Prep For Dest
56					7	Socks	Prep For Dest
57					8	Underwear	Prep For Dest
58					9	Sweatpants	Prep For Dest
59					10	Sweatshirt	Prep For Dest
60					11	Shirt	Prep For Dest
61					12	Bra	Prep For Dest
62					13	Underwear	Prep For Dest
63					14	Pants	Prep For Dest
64					15	Shirt	Prep For Dest
65					16	Socks	Prep For Dest
66					17	Cell Phone	Prep For Dest
67					18	Cotton Swabs	Prep For Dest
68					19	Medical Bracelet	Prep For Dest
69					20	911 Recordings	Prep For Dest
70	2011-15978	Agg Crim SA	11/25/11	11/25/14	1	Pillow Case	Prep For Dest
71					2	Pillow Case	Prep For Dest
72					3	Comforter	Prep For Dest
73					4-5	Fitted Sheets	Prep For Dest
74					6	Ace Bandage	Prep For Dest
75					7	Long Underwear	Prep For Dest
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# MINUTES

## VILLAGE OF LA GRANGE

### PUBLIC HEARING AND BOARD OF TRUSTEES REGULAR MEETING

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

Monday, April 13, 2015 - 7:30 p.m.

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

The Board of Trustees of the Village of La Grange public hearing and 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: Trustees Holder, Kuchler (arrived 7:35pm), Langan, McCarty, Nowak, and Palermo with President Livingston presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn  
Assistant Village Manager Andrianna Peterson  
Village Attorney Mark Burkland  
Assistant Community Development Director Angela Mesaros  
Finance Director Lou Cipparrone  
Public Works Director Ryan Gillingham  
Acting Police Chief Renee Strasser  
Fire Chief Don Gay

President Livingston requested Village Clerk lead the audience in reciting the pledge of allegiance.

#### 2. PUBLIC HEARING – FY 2015-16 Operating and Capital Improvements Budget: Referred to President Livingston

President Livingston requested Clerk Burns to present this report. Clerk Burns explained the budget development process and indicated that notice of this Public Hearing had been posted and published according to State Statute and that copies of the proposed budget document have been available for inspection at the Village Hall, the La Grange Public Library as well as posted on the Village website. Clerk Burns noted the public hearing represents the conclusion of the process by which public input has been solicited throughout the development of the budget document.

At 7:35 p.m. with no additional oral or written comments President Livingston closed the public hearing. The regular Village Board meeting was convened, with the same Village Officials as the Public Hearing being in attendance.

3. PRESIDENT'S REPORT

A. Oath of Office – Police Sergeant Steve Ljubenko

With the recent restructuring of personnel in the Police Department, the La Grange Board of Fire and Police Commissioners have promoted Squad Leader Steve Ljubenko to Police Sergeant on March 22, 2015. Noting his education and experience, President Livingston requested he step forward and Village Clerk Burns to administer the oath.

B. Proclamation – Arbor Day in La Grange, Friday, April 24, 2015

President Livingston requested Clerk Burns read the Proclamation celebrating Arbor Day in La Grange on April 24, 2015. Clerk Burns responded and noted the celebration will include the planting of a tree at Seventh Avenue School. Trustee Langan moved to approve the Proclamation, seconded by Trustees Holder. Approved by voice vote.

President Livingston noted the April 27, 2015 Village Board meeting will include discussion of the Beds Plus proposal. The May 11, 2015 Village Board meeting will include special recognition to the volunteers on the various boards and commissions as well as honoring outgoing Trustees and welcoming incoming Trustees. President Livingston noted the meeting on May 25, 2015 will be canceled in observance of the Memorial Day holiday and thereafter the next meeting will be June 8, 2015.

4. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

5. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-15-08) – Creating a Class B Liquor License, Shakti Chicago Corporation d/b/a 7-Eleven, 6 East 47<sup>th</sup> Street
- B. Ordinance (#O-15-09) – Amending Various Sections of the La Grange Code of Ordinances Related to the Sales and Service of Alcoholic Liquor
- C. Resolution (#R-15-03) – Ratification of Collective Bargaining Agreement Between the Village of La Grange and the International Association of Firefighters
- D. Resolution (#R-15-04) – Budget Amendments – Fiscal Year Ending April 30, 2015
- E. Engineering Services Agreement – Inspection of Opus Redevelopment at Northeast Corner of Ogden Avenue and La Grange Road
- F. Professional Services Agreement – Municipal Engineering Services
- G. Award of Contract – 2015 50/50 Sidewalk Replacement Program
- H. Resolution (#R-15-05) – Request to Close La Grange Road / Pet Parade

- I. Ordinance (#O-15-10) – Disposal of Surplus Property / Miscellaneous Personal Property
- J. Consolidated Voucher 150413 (\$1,332,029.75)
- K. Minutes of the Village of La Grange Board of Trustees Special Meeting, Saturday, March 14, 2015 – Budget Workshop
- L. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, March 23, 2015

It was moved by Trustee Langan to approve items A, B, C, D, E, F, G, H, I, J, K and L of the Omnibus Agenda, seconded by Trustee Holder.

Trustee Palermo inquired about timeline for the sidewalk replacement program and Public Works Director Gillingham responded that there is a waiting period of approximately three years. Adding that cost containment reduced the amounts allocated to the program, Mr. Gillingham advised that although sidewalks are replaced on a first come basis the Village is proactive with sidewalks in dire need of repair.

Approved by roll call vote.

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

## 6. CURRENT BUSINESS

- A. Ordinance – Variation – Maximum Building Coverage / Kelly & Paul Rogan, 737 S. Madison Avenue: Referred to Trustee McCarty

Trustee McCarty introduced the application for a variation from the maximum allowable building coverage to allow an addition onto a house. A public hearing was conducted by the Zoning Board of Appeals on the application. A motion of the ZBA to recommend approval of the variation failed on a 2-5 vote. Trustee McCarty summarized the reasons state by ZBA commissioners for that vote.

Trustee McCarty explained that if the Board of Trustees concurs with the Zoning Board of Appeals, then a simple motion to deny the variation is in order. If, however, the Board of Trustees decides to grant the variation, then a motion to approve the ordinance prepared by the Village staff is in order.

After discussion, Trustee McCarty moved to accept the Zoning Board of Appeals recommendation and deny the variation, seconded by Trustee Langan.

Trustees Holder and Kuchler expressed their agreement with the Zoning Board of Appeals recommendation. Trustees Palermo and Langan also agreed.

The motion to deny the variation was approved by voice vote.

B. Special Event – La Grange Business Association “Ahhh! La Grange” Carnival: Referred to Trustee Kuchler

Trustee Kuchler reported that the La Grange Business Association has requested the Board’s permission to conduct the “Ahhh! La Grange Carnival” which would take place Friday, May 29 through Sunday May 31, with the Pet Parade being held on Saturday, May 30. Trustee Kuchler explained the details of the event including a request to sell beer and wine during the operating hours. Trustee Kuchler explained that the sale and service of liquor would be conducted by a licensed caterer and that the La Grange Business Association would monitor and control liquor management.

It was moved by Trustee Kuchler to approve the “Ahhh! La Grange Carnival” subject to specific conditions which include approving the temporary closure of Harris Avenue from La Grange Road to Ashland Avenue; waive restrictions which prohibit the consumption of alcohol on the public way; waive the restrictions for the outdoor display and sale of goods and services in the C-1 Zoning District; and approve carnival rides as a Temporary Use, seconded by Trustee Langan.

Approved by roll call vote.

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

C. Ordinances (#O-15-11; #O-15-12; #O-15-13; #O-15-14; #O-15-15) – Proposed Increases in Local Non-Home Rule Sales Tax; Utility Tax; Simplified Telecom Tax and Sewer Rate; Repeal Food & Beverage Tax (Funding Plan for Sewer Improvements): Referred to Trustee Nowak

Trustee Nowak detailed the budget development process and itemized the proposed funding plan. Village Attorney Burkland advised that individual motions and votes would be needed for each ordinance.

Trustee Nowak moved to approve an Ordinance Imposing an Increased Non-Home Rule Municipal Retailers’ Occupation Tax and Non-Home Rule Municipal Service Occupation Tax, seconded by Trustee Holder.

Approved by roll call vote.

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

President Livingston expressed thanks to the voters for approval of the referendum on the April 7, 2015 Consolidated Election ballot concerning this increase.

Trustee Nowak moved to approve an Ordinance Amending Subsection 36.36(A) of the La Grange Code of Ordinances related to Municipal Utility Taxes on Gas and Electricity, seconded by Trustee Langan.

Approved by roll call vote.

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

Trustee Nowak moved to approve an Ordinance Amending Subsection 36.17(A) of the La Grange Code of Ordinances related to the Simplified Municipal Telecommunications Tax, seconded by Trustee Holder.

Approved by roll call vote.

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

Trustee Nowak introduced the item discontinuing the restaurant tax and repealing the appropriate chapter of the Code of Ordinances. Trustee Nowak moved to approve an Ordinance Discontinuing the Tax on Places for Eating and Repealing Article 7 of Chapter 36 of the La Grange Code of Ordinances related to that Tax, seconded by Trustee Langan.

Trustee Palermo inquired why the repeal of the food and beverage tax would occur on May 1, 2015, which does not coincide with the increase in the sales tax that commences on July 1, 2015. Finance Director Cipparrone stated that there is no particular reason. Mr. Cipparrone stated that continuing the food and beverage tax for the additional two months would raise additional revenue that could be used of public infrastructure improvements.

After discussion, the Board of Trustees agreed that discontinuing the food and beverage tax is appropriate but that the discontinuation should occur on July 1, 2015. Village Attorney Burkland read the revisions to the ordinance based on that change.

Trustee Nowak revised his motion. He moved to approve the Ordinance as revised and to direct staff that the two months of additional revenue to be used for capital improvements, seconded by Trustee Langan.

The motion carried unanimously on a voice vote.

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

Trustee Nowak moved to approve an Ordinance Amending Section 51.82 of the La Grange Code of Ordinances related to the User Rate Applicable to the Village's Municipal Sewer Service, seconded by Trustee Holder.

Approved by roll call vote.

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

- D. Ordinance (#O-15-16) – Proposed Increase in the Village's Water Rate: Referred to Trustee Nowak

Trustee Nowak provided information related to the establishment and use of the Village's Water Fund and noted that the Village receives Lake Michigan water from the City of Chicago through the Village of McCook. Trustee Nowak explained that in 2011 the City of Chicago announced water rate increases in the amounts of 25%, 15%, 15% and 15% over a four year period beginning January 1, 2012. In order to continue to fund ongoing operations including the rate increases from Chicago, Trustee Nowak proposed a water rate increase in the amount of 7.5% to be utilized for ongoing operations. Trustee Nowak added that water rate increases are evaluated each year.

Trustee Nowak moved to approve an ordinance increasing existing water rates by 7.5% from \$7.62 per one hundred cubic feet to \$8.19 per one hundred cubic feet, effective May 1, 2015, seconded by Trustee Langan.

Trustee Palermo inquired about the water rates initiated by Chicago and Finance Director Cipparrone responded. Trustee Kuchler noted that residents incur these increases.

Approved by roll call vote.

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

- E. Resolution (#R-15-06) – Approving the FY 2015-16 Operating and Capital Improvements Budget: Referred to Trustee Nowak

Trustee Nowak identified the importance of the budget document and explained the budget development process and workshops which included a funding plan to enable the Village to address critical sewer infrastructure needs as well as fund operational priorities to enhance public safety and economic development. In order to budget for additional revenue, Trustee Nowak explained that a referendum question was proposed to voters for an increase in the Village's Non-Home Rule sales tax.

Trustee Nowak explained that a referendum budget was prepared which included the revenues programmed under the prepared maintenance budget along with the increased estimated revenue to be generated by the increase in the local sales tax.

Although the Village has taken steps to reduce operating and personnel expenses and continues to observe conservative financial management practices, it recognizes the need for capital improvements.

Trustee Nowak detailed the grants received by the Village for capital improvements and renovations to enhance the community and noted the Village's financial discipline by adhering to its cost containment plan.

Trustee Nowak added that the draft "referendum" budget document will become the final budget document that will be filed with Cook County.

It was moved by Trustee Nowak to adopt the Resolution approving the Fiscal Year 2015-16 Operating and Capital Improvements Budget, seconded by Trustee Langan.

Trustee Holder expressed thanks to Finance Director Cipparrone and staff for their endeavors in preparing two operating and capital improvement budgets for the Board's consideration.

Trustee Langan noted the challenges in budget preparations and added his thanks to staff.

Trustee Palermo expressed the need to be diligent as future grants may not be available and the need to find new ways to reduce expenses.

Approved by roll call vote.

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

- F. Ordinance (#O-15-17) – Authorizing the Issuance of General Obligation Bonds (Alternate Revenue Source) in an Aggregate Principal Amount Not to Exceed \$14,500,000 for the Purpose of Paying the Costs of Making Certain Improvements to the Village's Sewer System (Said Bonds Being General Obligation Bonds For Which Real Property Taxes, Unlimited As To Rate Or Amount, May Be Levied, But Which Are Expected To Be Paid From Sales Taxes And Utility Taxes On Electricity, Gas And Telecommunications): Referred to Trustee Nowak

Trustee Nowak provided background information relevant to the funding plan which would enable the Village to address critical sewer improvements, capital projects and operational priorities through the issuance of general obligation bonds, (alternate revenue source). Trustee Nowak indicated that in order to proceed with the issuance of the proposed bonds, Kane, McKenna Capital, Inc. was recently approved as financial consultants and Chapman and Cutler LLP as bond counsel.

Trustee Nowak added that with the appropriate number of signed petitions to satisfy legal requirements, State Statutes enable a modified-form of public referendum (backdoor referendum) to be pursued by taxpayers and be placed on the next general election ballot in March, 2016 for voter approval.

In order to meet legal requirements, the next step in the process is to adopt an ordinance authorizing the issuance of general obligation alternate revenue bonds and the publication of the ordinance along with the notice of intend to issue the bonds. Trustee Nowak detailed the steps required and referenced a timeline which details key dates pertaining to the bond issue. Trustee Nowak noted that approval of the authorizing ordinance together with the notice of intent to issue bonds and right to file a petition will be published in the April 22, 2015 issue of the Suburban Life newspaper and such publication begins the 30-day petition period for the backdoor referendum.

Trustee Nowak moved to approve an ordinance authorizing the issuance of General Obligation Alternate Revenue Bonds to fund sewer improvements, seconded by Trustee Langan.

Trustee Palermo feels the referendum should be placed on the next general election and not the March 2016 primary election. Village Attorney Burkland indicated the date of the election does not impact the ordinance under consideration.

Approved by roll call vote.

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

- G. Resolution – (#R-15-07) Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued: Referred to Trustee Nowak

Trustee Nowak indicated the most cost-effective funding source for sewer improvements, is the issuance of a general obligation alternate revenue bond. Detailing the process by which taxpayers may pursue a public referendum through the filing of petitions with the Village Clerk, Trustee Nowak indicated applicable dates. Trustee Nowak indicated the need to adopt a resolution which allows the Village to be reimbursed for sewer expenditures and expenditures incurred prior to the sale of the bonds.

Trustee Nowak moved to approve the adoption of a resolution authorizing reimbursement for certain capital expenditures form the proceeds of a subsequent bond issue, second by Trustee Langan.

Approved by roll call vote.

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

Absent: None

President Livingston expressed his gratitude to the Board and staff working in partnership for the citizens of La Grange.

7. MANAGER'S REPORT

President Livingston inquired if there were a Manager's report and Village Manager Pilipiszyn responded negatively.

8. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Kim Mosley feels the Beds Plus project is discriminatory and is opposed to the proposed facility. President Livingston duly noted her concerns.

9. EXECUTIVE SESSION

10. TRUSTEE COMMENTS

Trustee Palermo expressed thanks to President Livingston for providing and posting the opportunity for citizens to volunteer to serve on various boards and commissions.

Trustee McCarty strongly recommends serving on the Plan Commission.

Trustee Kuchler expressed his appreciation for everyone who voted and recognized a softball league senior at Lyons Township High School.

11. ADJOURNMENT

At 8:53 p.m. it was moved by Trustee Langan to adjourn, seconded by Trustee McCarty. Approved by voice vote.

Thomas E. Livingston, Village President

ATTEST:

John Burns, Village Clerk

Approved Date:

**VILLAGE OF LA GRANGE**

Disbursement Approval by Fund

April 27, 2015

Consolidated Voucher 150427

<u>Fund No.</u>	<u>Fund Name</u>	<u>04/27/15 Voucher</u>	<u>04/24/15 Payroll</u>	<u>Total</u>
01	General	65,996.75	331,657.96	397,654.71
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax			0.00
24	ETSB	4,743.70		4,743.70
27	Drug Enforcement	650.00		650.00
40	Capital Projects	6,000.00		6,000.00
50	Water	12,262.57	41,209.93	53,472.50
51	Parking	2,976.53	23,464.86	26,441.39
60	Equipment Replacement			0.00
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	80.26	10,447.06	10,527.32
90	Debt Service			0.00
		<u>92,709.81</u>	<u>406,779.81</u>	<u>499,489.62</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

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President

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Trustee

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Trustee

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Trustee

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132267	AFF6453	AFFINITY RMC INC					
	5427753	03/25/15	01	PANTS/STRASSER	01-07-60-6021		125.81
						INVOICE TOTAL:	125.81 *
						CHECK TOTAL:	125.81
132268	AIR8025	AIRGAS NORTH CENTRAL					
	9926436311	03/31/15	01	ACETYLENE;AIR;ARGON;O2/SHOP	01-11-62-6220		92.28
						INVOICE TOTAL:	92.28 *
						CHECK TOTAL:	92.28
132269	AIS6428	ALL INFORMATION SERVICES, INC					
	3867	04/09/15	01	MAR: IT SERVICES	01-02-62-6220		451.25
			02	MAR: IT SERVICES	01-06-62-6220		237.50
			03	MAR: IT SERVICES	01-03-62-6220		71.25
			04	MAR: IT SERVICES	01-09-62-6220		855.00
			05	MAR: IT SERVICES	01-07-62-6220		570.00
			06	WIRELESS CARDS FOR MDT'S	24-00-62-6220		1,068.75
			07	MAR: IT SERVICES	01-11-62-6220		47.50
			08	MAR: IT SERVICES	01-19-62-6230		978.75
						INVOICE TOTAL:	4,180.00 *
	3869	04/09/15	01	MONITOR/RP	01-02-66-6600		166.40
						INVOICE TOTAL:	166.40 *
	3871	04/09/15	01	MACAFEE/MDT'S 1 MO	01-19-62-6230		16.00
						INVOICE TOTAL:	16.00 *
						CHECK TOTAL:	4,362.40
132270	ALL9001	ALLIED WASTE SERVICE					
	0551-011546016	03/31/15	01	500 YRD WASTE STICKERS	01-00-34-3402		2,300.00
						INVOICE TOTAL:	2,300.00 *

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132270	ALL9001	ALLIED WASTE SERVICE					
	AUG2014	04/21/15	01	AUG 2014 FLOOD DAMAGE PICKUP	01-19-68-6899		1,565.00
						INVOICE TOTAL:	1,565.00 *
						CHECK TOTAL:	3,865.00
132271	ALP417	ALBERT C SCHNELL DBA					
	74650	03/30/15	01	1000 PERMIT CARDS	01-06-61-6101		208.25
						INVOICE TOTAL:	208.25 *
	74651	03/30/15	01	1000 INSPECTION REPORTS	01-06-61-6101		575.90
						INVOICE TOTAL:	575.90 *
						CHECK TOTAL:	784.15
132272	AM8623	A & M PARTS INC					
	501723	03/30/15	01	BATTERY;CORE DEP;FILTERS/PD GN	01-10-62-6220		603.31
						INVOICE TOTAL:	603.31 *
	501919	03/31/15	01	AIR FILTER;BRAKES;SHOCKS/#77	01-11-62-6220		263.00
			02	AIR FILTER;BRAKES;SHOCKS/#77	50-00-62-6220		262.99
						INVOICE TOTAL:	525.99 *
	502149	04/01/15	01	CUT ROTORS/#77	50-00-62-6220		34.00
			02	CUT ROTORS/#77	01-11-62-6220		34.00
						INVOICE TOTAL:	68.00 *
	502400	04/02/15	01	SPARK PLUG;TUNE-IT/MOWERS	01-11-62-6220		47.04
						INVOICE TOTAL:	47.04 *
	502521	04/02/15	01	CORE DEP;RETURN ROTORS/#77	01-11-62-6220		-121.94
			02	CORE DEP;RETURN ROTORS/#77	50-00-62-6220		-121.94
						INVOICE TOTAL:	-243.88 *

4-E.1

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132272	AM8623	A & M PARTS INC					
	503325	04/08/15	01	BULBS;TRAILER WIRES/SHOP	01-11-62-6220		34.15
						INVOICE TOTAL:	34.15 *
		*** VOID---LEADER CHECK ***					
132273	AM8623	A & M PARTS INC					
	504100	04/13/15	01	SPARK PLUGS;FILTERS;OIL/MOWERS	01-11-62-6220		54.29
						INVOICE TOTAL:	54.29 *
						CHECK TOTAL:	1,088.90
132274	AND1662	ANDROMEDA TECHNOLOGY SOLUTIONS					
	62294	04/16/15	01	PHONE DIRECTORY;VM BOXES	01-09-61-6100		155.00
						INVOICE TOTAL:	155.00 *
						CHECK TOTAL:	155.00
132275	ARA2525	ARAMARK UNIFORM SERVICES					
	2078976172	03/27/15	01	MATS	01-10-62-6221		41.01
						INVOICE TOTAL:	41.01 *
	2078996116	04/10/15	01	MATS	01-10-62-6221		41.01
						INVOICE TOTAL:	41.01 *
	2078996117	04/10/15	01	MATS & MOPS	01-09-61-6100		47.58
						INVOICE TOTAL:	47.58 *
	2078996252	04/10/15	01	4/10/15 UNIFORM SVCS	01-11-60-6021		57.68
			02	4/10/15 UNIFORM SVCS	50-00-60-6021		40.80
			03	4/10/15 UNIFORM SVCS	80-00-60-6021		10.20

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132275	ARA2525	ARAMARK UNIFORM SERVICES					
	2078996252	04/10/15	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 *
	2080008366	04/17/15	01	4/17/15 UNIFORM SVCS	01-11-60-6021		57.68
			02	4/17/15 UNIFORM SVCS	50-00-60-6021		40.80
		*** VOID---LEADER CHECK ***					
132276	ARA2525	ARAMARK UNIFORM SERVICES					
			03	4/17/15 UNIFORM SVCS	80-00-60-6021		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:	379.96
132277	ATT911	A T & T					
	15/847734606004	04/07/15	01	APR E911 LINE SVC:847 734-6060	24-00-62-6210		1,363.56
						INVOICE TOTAL:	1,363.56 *
						CHECK TOTAL:	1,363.56
		*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***					
132278	ATT911	A T & T					
	15/8477346069304	04/07/15	01	APR E911 LINE SVC:847 734-6063	24-00-62-6210		211.39
						INVOICE TOTAL:	211.39 *
						CHECK TOTAL:	211.39
		*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***					
132279	BIO1733	BIO-TRON, INC					

4-E.2

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132279	BIO1733	BIO-TRON, INC					
	35232	04/13/15	01	ANNUAL ZOLL DEFIBR SERVICE	01-09-62-6253		850.00
						INVOICE TOTAL:	850.00 *
						CHECK TOTAL:	850.00
132280	BP7088	BP					
	15/04	04/15/15	01	APR GAS/FUEL CHARGE	01-11-61-6102		26.00
						INVOICE TOTAL:	26.00 *
						CHECK TOTAL:	26.00
132281	BRO9545	BROOKFIELD EXPRESS					
	15/03	04/06/15	01	MARCH WASHES	01-07-62-6220		255.00
						INVOICE TOTAL:	255.00 *
						CHECK TOTAL:	255.00
132282	CAS7911	CASE LOTS INC					
	4786	04/01/15	01	50 CASES LINERS/CBD	01-10-62-6222		1,695.00
						INVOICE TOTAL:	1,695.00 *
						CHECK TOTAL:	1,695.00
132283	CAT6298	CATCHING FLUIDPOWER, INC					
	5990119	03/24/14	01	HOSES/#7	01-11-62-6220		31.48
						INVOICE TOTAL:	31.48 *
						CHECK TOTAL:	31.48
132284	CER560	CERTIFIED FLEET SERVICES, INC					

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132284	CER560	CERTIFIED FLEET SERVICES, INC					
	R16386	03/31/15	01	REPAIRS/CO1111	01-09-62-6220		1,021.97
						INVOICE TOTAL:	1,021.97 *
						CHECK TOTAL:	1,021.97
132285	CLO2784	CLOSED CIRCUIT INNOVATIONS					
	4062015	04/06/15	01	UPGRADE FOR 30 DAYS STORAGE	01-10-62-6222		990.00
			02	UPGRADE FOR 30 DAYS STORAGE	01-10-62-6223		990.00
						INVOICE TOTAL:	1,980.00 *
	LAGRANGEMAY	04/06/15	01	MAY 1/3	01-10-62-6223		286.67
			02	MAY 1/3	01-10-62-6223		286.66
			03	MAY 1/3	51-00-62-6280		286.67
						INVOICE TOTAL:	860.00 *
						CHECK TOTAL:	2,840.00
132286	COM3001	COMCAST CABLE					
	0005420-15/05	04/08/15	01	MAY CABLE SVC/VH	01-19-62-6230		12.62
						INVOICE TOTAL:	12.62 *
	0130848-15/05	04/04/15	01	MAY HIGH SPEED INTERNET	01-19-62-6230		147.85
						INVOICE TOTAL:	147.85 *
	0130871-15/05	04/04/15	01	MAY HIGH SPEED INTERNET	01-19-62-6230		147.85
						INVOICE TOTAL:	147.85 *
	150406	04/06/15	01	4-16/5-15	01-07-61-6100		87.63
						INVOICE TOTAL:	87.63 *
						CHECK TOTAL:	395.95
132287	COM6111	COM ED					

4-E.3

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132287	COM6111	COM ED					
	15/03-SL	04/08/15	01	MAR STREET LIGHTS	01-11-62-6211		2,393.44
			02	MAR PARKING LOT LIGHTS	51-00-62-6211		885.24
						INVOICE TOTAL:	3,278.68 *
						CHECK TOTAL:	3,278.68
132288	COMSTOCK	KEVIN COMSTOCK					
	150420	04/20/15	01	REIMBURSE JACKET EMBROIDERY	01-07-60-6020		36.72
						INVOICE TOTAL:	36.72 *
						CHECK TOTAL:	36.72
				*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***			
132289	CON1421	CONSTELLATION NEWENERGY INC					
	23517488	04/12/15	01	MAR STREET LIGHTS	01-11-62-6211		749.21
			02	MAR PARKING LOT LIGHTS	51-00-62-6211		277.10
						INVOICE TOTAL:	1,026.31 *
						CHECK TOTAL:	1,026.31
132290	DMJ603	D M J AUTOMOTIVE					
	2668	04/15/15	01	OIUL CHANGE/#1101	01-09-62-6220		47.49
						INVOICE TOTAL:	47.49 *
	2721	04/14/15	01	OIL CHANGE/#1183	01-09-62-6220		52.74
						INVOICE TOTAL:	52.74 *
	2722	04/16/15	01	PREVENT MTC;OIL CHANGE/CO1115	01-09-62-6220		875.30
						INVOICE TOTAL:	875.30 *
	2725	04/15/15	01	OIL CHANGE/#1182	01-09-62-6220		49.24
						INVOICE TOTAL:	49.24 *

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132290	DMJ603	D M J AUTOMOTIVE					
	2726	04/17/15	01	PREVENT MTC;OIL CHANGE/CO1114	01-09-62-6220		591.98
						INVOICE TOTAL:	591.98 *
						CHECK TOTAL:	1,616.75
132291	EJ665	EJ EQUIPMENT					
	68127	04/07/15	01	LINKAGE/#17 REAR THROTTLE	80-00-62-6220		22.86
						INVOICE TOTAL:	22.86 *
						CHECK TOTAL:	22.86
132292	FAL5	FALON & KENNEY					
	21120	04/07/15	01	MAR PROSECUTING SVC	01-04-62-6233		1,080.00
			02	MAR PROSECUTING SVC	51-00-62-6230		120.00
						INVOICE TOTAL:	1,200.00 *
	21121	04/07/15	01	UNSAFE PROPERTY@310 W CALENDAR	01-04-62-6234		472.50
						INVOICE TOTAL:	472.50 *
	21123	04/07/15	01	CODE VIOL@46 N MADISON	01-04-62-6234		418.50
						INVOICE TOTAL:	418.50 *
	21124	04/07/15	01	CODE VIOL@324 FRANKLIN	01-04-62-6234		1,353.00
						INVOICE TOTAL:	1,353.00 *
	21125	04/07/15	01	CODE VIOL@870 S 12TH	01-04-62-6234		1,076.50
						INVOICE TOTAL:	1,076.50 *
	21126	04/07/15	01	CODE VIOL@133 WASHINGTON	01-04-62-6234		391.50
						INVOICE TOTAL:	391.50 *
	21128	04/07/15	01	CODE VIOL@712 W BELL	01-04-62-6234		243.00
						INVOICE TOTAL:	243.00 *

4-E.4

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132292	FAL5	FALON & KENNEY		*** VOID---LEADER CHECK ***			
132293	FAL5	FALON & KENNEY					
	21129	04/07/15	01	CODE VIOL@34 EAST AVE	01-04-62-6234		175.50
						INVOICE TOTAL:	175.50 *
	21131	04/07/15	01	CODE VIOL@802 S SPRING	01-04-62-6234		391.50
						INVOICE TOTAL:	391.50 *
	21132	04/07/15	01	CODE VIOL@26 W CALENDAR	01-04-62-6234		148.50
						INVOICE TOTAL:	148.50 *
	21133	04/07/15	01	CODE VIOL@119 HAYES	01-04-62-6234		451.50
						INVOICE TOTAL:	451.50 *
	21134	04/07/15	01	CODE VIOL@221 WAIOLA	01-04-62-6234		175.50
						INVOICE TOTAL:	175.50 *
						CHECK TOTAL:	6,497.50
132294	FBI5	FBI-LEEDA					
	49667	04/07/15	01	SPRVSr LDSHP INST:LJUBENKO	01-07-60-6020		650.00
						INVOICE TOTAL:	650.00 *
						CHECK TOTAL:	650.00
132295	FED6720	FEDEX KINKOS					
	064500003489	04/01/15	01	ICSC POSTER	01-06-61-6101		47.50
						INVOICE TOTAL:	47.50 *
						CHECK TOTAL:	47.50

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132296	FIR/DPW	FIRST NATL BANK OF LA GRANGE					
	001453	04/07/15	01	PARKING/MWRD MEETING	80-00-60-6020		12.00
						INVOICE TOTAL:	12.00 *
						CHECK TOTAL:	12.00
132297	FIR245	FIREGROUND SUPPLY INC					
	13874	03/17/15	01	FIRE GEAR/FF POULOS	01-09-60-6021		1,855.00
						INVOICE TOTAL:	1,855.00 *
	14021	04/16/15	01	TRT TEAM IDENTIFIERS	01-09-66-6600		378.50
						INVOICE TOTAL:	378.50 *
						CHECK TOTAL:	2,233.50
132298	FUL5550	FULLER'S CAR WASH					
	15/03-281	04/01/15	01	MAR SQUAD WASHES	01-07-62-6220		44.00
						INVOICE TOTAL:	44.00 *
	15/03-421	04/01/15	01	MARCH VEHICLE WASHES	01-06-62-6220		35.95
						INVOICE TOTAL:	35.95 *
						CHECK TOTAL:	79.95
132299	GAL2429	GALLS					
	3246012	03/13/15	01	BATON;HOLDER/KIELCZYNSKI	01-07-60-6021		63.98
						INVOICE TOTAL:	63.98 *
						CHECK TOTAL:	63.98
132300	GEN5228	GENCAR INC					
	082344	03/13/15	01	DRILL SHANKS/SKIDSTEER	01-11-61-6100		61.26
						INVOICE TOTAL:	61.26 *

4-E.5

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132300	GEN5228 082355	GENCAR INC 03/13/15	01	14" CARBIDE BLADE/CUT OFF SAW	01-11-61-6100		144.00 INVOICE TOTAL: 144.00 *
					CHECK TOTAL:		205.26
132301	HAN1562 5480112	HANSON MATERIAL SERVICE 04/04/15	01	2 LOADS STONE	50-00-62-6220		663.62 INVOICE TOTAL: 663.62 *
					CHECK TOTAL:		663.62
132302	HAN9933 999-01	EDWIN HANCOCK ENGINEERING 03/30/15	01	UPDATE PUBLISHABLE ZONING MAP	01-06-61-6101		350.00 INVOICE TOTAL: 350.00 *
					CHECK TOTAL:		350.00
132303	HAV5501 352320	HAVOLINE XPRESS LUBE 03/24/15	01	OIL CHANGE/#520	01-07-62-6220		31.21 INVOICE TOTAL: 31.21 *
	358912	03/26/15	01	OIL CHANGE/#522	01-07-62-6220		33.21 INVOICE TOTAL: 33.21 *
	359298	03/27/15	01	OIL CHANGE/#523	01-07-62-6220		33.21 INVOICE TOTAL: 33.21 *
	363617	04/11/15	01	OIL CHANGE/#526	01-07-62-6220		33.21 INVOICE TOTAL: 33.21 *
					CHECK TOTAL:		130.84

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132304	HDS9103 467211	HD SUPPLY WATERWORKS 01/30/15	01	SERV BOXES;BALL CURBS;ETC	50-00-62-6220		4,327.00 INVOICE TOTAL: 4,327.00 *
	467245	01/22/15	01	HYMAX CPLRS;CLAMPS;ETC	50-00-62-6220		1,966.80 INVOICE TOTAL: 1,966.80 *
	708553	03/27/15	01	3 OMNI METERS;FLANGE SETS	50-00-66-6693		3,105.00 INVOICE TOTAL: 3,105.00 *
	740041	04/03/15	01	RED;YELLOW;GRN;BLU TABS;LID	50-00-62-6220		479.04 INVOICE TOTAL: 479.04 *
	740042	04/03/15	01	24 TOUCH PADS	50-00-66-6692		360.00 INVOICE TOTAL: 360.00 *
	747048	04/07/15	01	BLUE DYE TABLETS	50-00-62-6220		100.00 INVOICE TOTAL: 100.00 *
					CHECK TOTAL:		10,337.84
132305	HEU2315 15-031	HEUER & ASSOCIATES 04/01/15	01	LG MISC	01-06-62-6230		746.53 INVOICE TOTAL: 746.53 *
	15-035	04/10/15	01	PLAN REV@720 S 12TH AVE	01-00-35-3511		260.83 INVOICE TOTAL: 260.83 *
					CHECK TOTAL:		1,007.36
132306	HIN6605 2478819-040315	HINCKLEY SPRINGS 04/03/15	01	7 BTLs. DRINKING WATER	01-03-61-6100		81.90 INVOICE TOTAL: 81.90 *
					CHECK TOTAL:		81.90

4-E-6

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132307	HOR60	HORTON'S OF LA GRANGE						
	170601	04/06/15	01	2 GAL SPRAYER/PARKING DECK	51-00-62-6280		27.99	
						INVOICE TOTAL:	27.99 *	
	170617	04/07/15	01	CLAMPS	01-10-62-6220		17.49	
						INVOICE TOTAL:	17.49 *	
	170683	04/13/15	01	BATTERIES/AUDITORIUM MIC	01-02-61-6100		11.99	
						INVOICE TOTAL:	11.99 *	
	170717	04/16/15	01	WD40	01-09-61-6100		14.37	
						INVOICE TOTAL:	14.37 *	
	18500	04/07/15	01	DUCT TAPE/PARKING DECK	51-00-62-6280		5.59	
						INVOICE TOTAL:	5.59 *	
						CHECK TOTAL:	77.43	
132308	HOU147	HOUSE OF DOORS, INC						
	1629	07/16/14	01	INSTALL RADIO CONTROLS/FD	01-10-62-6220		410.15	
						INVOICE TOTAL:	410.15 *	
	3003	03/31/15	01	SALLY PORT OH DOOR/PD	01-10-62-6220		336.89	
						INVOICE TOTAL:	336.89 *	
						CHECK TOTAL:	747.04	
132309	IGFOA	ILLINOIS GFOA						
	150409	04/09/15	01	MEMBERSHIP RENEWAL/LC	01-03-60-6020		250.00	
			02	MEMBERSHIP RENEWAL/JM	01-03-60-6020		100.00	
						INVOICE TOTAL:	350.00 *	
						CHECK TOTAL:	350.00	

\*\*\* THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.\*\*\*

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132310	ILC300	ILLINOIS COMMUNICATIONS SALES						
	151146	04/06/15	01	13 MOTOROLA BATTERIES	24-00-66-6600		975.00	
						INVOICE TOTAL:	975.00 *	
	99338	04/10/15	01	REPL VHF ANTENNA/CO1101	01-09-62-6220		178.75	
						INVOICE TOTAL:	178.75 *	
						CHECK TOTAL:	1,153.75	
132311	ILT2700	ILLINOIS TOLLWAY						
	G15644756	04/05/15	01	TOLLS 1-1-15 TO 3-31-15	01-09-61-6100		12.80	
						INVOICE TOTAL:	12.80 *	
						CHECK TOTAL:	12.80	
132312	INT7300	INTERCULTURAL TALK						
	JW031516	04/06/15	01	LGBA WORKSHOP	01-06-62-6239		550.00	
						INVOICE TOTAL:	550.00 *	
						CHECK TOTAL:	550.00	
132313	IRIZARRY	SABRINA IRIZARRY						
	150406	04/06/15	01	TUITION REIMBURSEMENT/4 CLASS	01-07-60-6020		1,800.00	
						INVOICE TOTAL:	1,800.00 *	
						CHECK TOTAL:	1,800.00	
						*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***		
132314	IRMA	INTERGOVERNMENTAL RISK						
	14088	03/31/15	01	CLAIMS: POLICE	01-19-62-6283		2,814.51	
			02	CLAIMS: DPW	01-19-62-6286		2,008.53	
						INVOICE TOTAL:	4,823.04 *	
						CHECK TOTAL:	4,823.04	

4-E.7

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132315	JAC6642	JACK'S					
	62014	04/06/15	01	FLEXGRIP THERMAL GLOVES	51-00-62-6280		39.95
						INVOICE TOTAL:	39.95 *
	62039	04/08/15	01	1 PR THERMAL GLOVES	51-00-62-6280		7.99
						INVOICE TOTAL:	7.99 *
						CHECK TOTAL:	47.94
132316	JL875	J & L ELECTRONIC SERVICE, INC					
	885256	03/10/15	01	PART COST NET WEST TOWER STUDY	24-00-62-6220		1,125.00
						INVOICE TOTAL:	1,125.00 *
						CHECK TOTAL:	1,125.00
132317	KEE44	KEEN EDGE CO					
	399557	03/27/15	01	AIR FILTERS;GASKET CRANK SHAFT	01-11-62-6220		28.80
						INVOICE TOTAL:	28.80 *
	399608	03/30/15	01	HYDRAULIC FILTER/SKAG MOWER	01-11-62-6220		18.58
						INVOICE TOTAL:	18.58 *
	638646	02/25/15	01	THROTTLE CONTR;BLADE ADAPT	01-11-62-6220		29.14
						INVOICE TOTAL:	29.14 *
	638828	03/30/15	01	FILTER OIL;CRANKCASE COVER	01-11-62-6220		18.05
						INVOICE TOTAL:	18.05 *
	638865	03/31/15	01	RETURN THROTTLE CONTROL	01-11-62-6220		-14.81
						INVOICE TOTAL:	-14.81 *
						CHECK TOTAL:	79.76
132318	KES2915	KESLIN ENGINEERING					

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132318	KES2915	KESLIN ENGINEERING					
	28105	04/07/15	01	PLAN REV#41 S LG RD	01-00-35-3511		1,500.00
						INVOICE TOTAL:	1,500.00 *
						CHECK TOTAL:	1,500.00
132319	KLI309	F.W. KLINE & SONS INC					
	52017	04/03/15	01	DOOR CLOSER/PD	01-10-62-6220		328.50
						INVOICE TOTAL:	328.50 *
						CHECK TOTAL:	328.50
132320	LAD524	LADWIG BUSINESS FORMS INC					
	11498	04/15/13	01	BUSINESS CARDS/HON	01-07-61-6101		78.00
						INVOICE TOTAL:	78.00 *
						CHECK TOTAL:	78.00
132321	LEO816	A M LEONARD INC					
	CI15036016	03/30/15	01	2 DOZ NITRILE WORK GLOVES	01-11-62-6259		155.75
						INVOICE TOTAL:	155.75 *
						CHECK TOTAL:	155.75
132322	LEZON	LARRY LEZON					
	150414	04/14/15	01	REIMBURSE FOR STEEL TOED BOOTS	01-11-60-6021		150.00
						INVOICE TOTAL:	150.00 *
						CHECK TOTAL:	150.00
						*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***	
132323	LGP447	VILLAGE OF LA GRANGE PARK					

4-E.8

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132323	LGP447	VILLAGE OF LA GRANGE PARK						
	LGPK 2015	03/30/15	01	SHARED COST AIR QUAL TEST ETC	01-09-62-6220		873.85	
						INVOICE TOTAL:	873.85 *	
						CHECK TOTAL:	873.85	
132324	LIC2818	J C LIGHT						
	13523172	03/30/15	01	PAINT;RAGS	01-11-62-6220		59.46	
						INVOICE TOTAL:	59.46 *	
	13523850	03/30/15	01	RETURNED PAINT;RAGS	01-11-62-6220		-59.46	
						INVOICE TOTAL:	-59.46 *	
	13537124	04/02/15	01	SHOE COVERS	50-00-62-6220		6.18	
						INVOICE TOTAL:	6.18 *	
						CHECK TOTAL:	6.18	
132325	MAR1840	MARTIN IMPLEMENT SALES, INC						
	91398	04/06/15	01	CUTTING EDGE;NUT;BOLT	01-11-62-6220		335.20	
						INVOICE TOTAL:	335.20 *	
						CHECK TOTAL:	335.20	
132326	MET9012	METAL SUPERMARKETS						
	316193	02/24/15	01	SKIDSTEER MARS LIGHT BRACKET	01-11-62-6220		20.21	
						INVOICE TOTAL:	20.21 *	
	316668	03/02/15	01	METAL FOR MARS LIGHT	01-11-62-6220		10.38	
						INVOICE TOTAL:	10.38 *	
						CHECK TOTAL:	30.59	

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132327	MON2726	MONROE TRUCK EQUIPMENT						
	308111	03/09/15	01	LADDER/#8 BED	01-11-62-6220		262.02	
						INVOICE TOTAL:	262.02 *	
						CHECK TOTAL:	262.02	
132328	MUN45	MUNICIPAL FLEET MGRS ASSN						
	150406	04/06/15	01	2015 ANNUAL DUES/MFMA	01-11-60-6020		30.00	
						INVOICE TOTAL:	30.00 *	
						CHECK TOTAL:	30.00	
132329	MUN7330	MUNICIPAL SYSTEMS, INC						
	10855	04/01/15	01	MARCH	27-00-68-6899		650.00	
						INVOICE TOTAL:	650.00 *	
						CHECK TOTAL:	650.00	
132330	NAT188	NATURALAWN						
	150414	04/14/15	01	SPRING FERTILIZER/VH	01-10-62-6222		97.50	
						INVOICE TOTAL:	97.50 *	
						CHECK TOTAL:	97.50	
132331	NEX4181	NEXTEL COMMUNICATIONS						
	665512518-158	04/12/15	01	MAR CALL SERVICE/FD	01-09-62-6210		150.18	
						INVOICE TOTAL:	150.18 *	
						CHECK TOTAL:	150.18	
132332	NOR355	NORTH EAST MULTI-REGIONAL						

4-E.9

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132332	NOR355	NORTH EAST MULTI-REGIONAL						
	194106	04/06/15	01	ST CRIMES PROGRAM/IRIZARRY	01-07-60-6020		275.00	
						INVOICE TOTAL:	275.00 *	
						CHECK TOTAL:	275.00	
132333	OFF8804	OFFICE DEPOT						
	762867667001	03/28/15	01	INK CARTRIDGES	01-09-61-6100		302.73	
						INVOICE TOTAL:	302.73 *	
						CHECK TOTAL:	302.73	
132334	OHE1070	RAY O'HERRON CO., INC						
	1519698	04/09/15	01	RADIO POUCH;CUFF KEY/UHER	01-07-60-6021		46.98	
						INVOICE TOTAL:	46.98 *	
	1520384	04/13/15	01	RETURN RADIO POUCH/UHER	01-07-60-6021		-38.99	
						INVOICE TOTAL:	-38.99 *	
	1520386	04/13/15	01	SHOES;BOOTS;MACE/MONCIVAIS	01-07-60-6021		383.83	
						INVOICE TOTAL:	383.83 *	
	1520387	04/13/15	01	CHEVRONS;PATCH/LJUBENKO	01-07-60-6021		20.48	
						INVOICE TOTAL:	20.48 *	
	1520479	04/13/15	01	DRESS COAT;ETC/LJUBENKO	01-07-60-6021		250.86	
						INVOICE TOTAL:	250.86 *	
	1520651	04/14/15	01	SHIRTS;FLASHLIGHT/CIMBALISTA	01-07-60-6021		197.87	
						INVOICE TOTAL:	197.87 *	
	1520652	04/14/15	01	PANTS;SHIRTS;ETC/IRIZARRY	01-07-60-6021		384.81	
						INVOICE TOTAL:	384.81 *	

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132334	OHE1070	RAY O'HERRON CO., INC						
		*** VOID---LEADER CHECK ***						
132335	OHE1070	RAY O'HERRON CO., INC						
	1521624	04/17/15	01	PANTS/COMSTOCK	01-07-60-6021		69.99	
						INVOICE TOTAL:	69.99 *	
	1521852	04/20/15	01	3 MAGLINK COUPLER	01-07-60-6010		59.85	
						INVOICE TOTAL:	59.85 *	
						CHECK TOTAL:	1,375.68	
132336	PAY1080	PAYFLEX SYSTEMS USA, INC						
	121468-651020	04/11/15	01	APR 2015 FLEX SPENDING FEES	01-19-68-6890		123.75	
						INVOICE TOTAL:	123.75 *	
						CHECK TOTAL:	123.75	
132337	PE4016	P & E POWERWASH						
	34086	04/03/15	01	WINDOW CLEANING/TRAIN STN	51-00-62-6225		129.00	
						INVOICE TOTAL:	129.00 *	
	34087	04/03/15	01	WINDOW CLEANING/BUS DEPOTS	01-10-62-6222		40.00	
						INVOICE TOTAL:	40.00 *	
	34088	04/03/15	01	WINDOW CLEANING/PARKING DECK	51-00-62-6280		179.00	
						INVOICE TOTAL:	179.00 *	
	34089	04/03/15	01	WINDOW CLEANING/INFO SIGNS	01-10-62-6222		20.00	
						INVOICE TOTAL:	20.00 *	
						CHECK TOTAL:	368.00	

4-E,10

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132338	PIN749	PINNER ELECTRIC, INC					
	01782	02/02/15	01	REP CABLE/700 S LG RD	01-11-62-6223		2,094.28
						INVOICE TOTAL:	2,094.28 *
	01783	03/09/15	01	REMOVE SL SVC POLE;REWIRE	01-11-62-6223		1,856.77
						INVOICE TOTAL:	1,856.77 *
	25524	03/30/15	01	MONTHLY MTC TILDEN SIGNAL	01-11-62-6223		115.00
						INVOICE TOTAL:	115.00 *
						CHECK TOTAL:	4,066.05
132339	POM1630	POMP'S TIRE SERVICE, INC					
	470023671	01/23/15	01	2 TIRES/TRACKLESS	01-11-62-6220		302.26
						INVOICE TOTAL:	302.26 *
	470025421	04/09/15	01	FLAT REPAIR/#13	01-11-62-6220		25.00
			02	FLAT REPAIR/#13	80-00-62-6220		25.00
						INVOICE TOTAL:	50.00 *
						CHECK TOTAL:	352.26
132340	POW603	POWEER SOLUTION SERVICES					
	16929	04/01/15	01	EMERG LIGHTING TEST/DECK	51-00-62-6280		985.00
						INVOICE TOTAL:	985.00 *
						CHECK TOTAL:	985.00
132341	RIX470	RIXON CUSTOM EQUIPMENT					
	155251	03/31/15	01	2 BELIMO REPL ACTUATORS/PD	01-10-62-6220		350.00
						INVOICE TOTAL:	350.00 *
						CHECK TOTAL:	350.00

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132342	SEY3807	SEYFORTH SHAW LLP					
	2399153	02/23/15	01	LEGAL SVCS THROUGH 2-11-15	01-04-62-6238		2,700.00
						INVOICE TOTAL:	2,700.00 *
	2417415	03/31/15	01	LEGAL SVCS THROUGH 3/17/15	01-04-62-6238		3,500.00
						INVOICE TOTAL:	3,500.00 *
						CHECK TOTAL:	6,200.00
132343	SHA250	SHAW MEDIA					
	0315100745803	03/31/15	01	LGL NTCS:ZBA #605 & #608	01-12-62-6271		270.15
						INVOICE TOTAL:	270.15 *
						CHECK TOTAL:	270.15
132344	SOR10	SORRELLS SIGNATURE PORTRAITS					
	150324	03/24/15	01	UPDATE PHOTOS OF VILL. PRES.	01-12-68-6860		445.00
						INVOICE TOTAL:	445.00 *
						CHECK TOTAL:	445.00
132345	STA8368	STAPLES ADVANTAGE					
	3260769400	03/19/15	01	MISC OFFICE SUPPLIES	01-07-61-6100		253.92
						INVOICE TOTAL:	253.92 *
	3261347364	03/19/15	01	COMPUTER MOUSE	01-07-61-6100		37.98
						INVOICE TOTAL:	37.98 *
	8033922328	04/04/15	01	MISC OFFICE SUPPLIES	01-02-61-6100		73.49
			02	MISC OFFICE SUPPLIES	01-03-61-6100		36.75
			03	MISC OFFICE SUPPLIES	01-06-61-6100		36.75
						INVOICE TOTAL:	146.99 *

4-E-11

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132345	STA8368	STAPLES ADVANTAGE					
	8033922330	04/04/15	01	COMPUTER MOUSE	01-07-61-6100		13.59
						INVOICE TOTAL:	13.59 *
						CHECK TOTAL:	452.48
132346	STRASSER	RENEE STRASSER					
	150420	04/20/15	01	REIMBURSE:FUNERAL ARRGMT/MD	01-07-61-6100		137.33
						INVOICE TOTAL:	137.33 *
						CHECK TOTAL:	137.33
		*** THIS CHECK IS EITHER MISSING VENDOR NAME OR ADDRESS INFO.***					
132347	SUB1209	SUBSURFACE SOLUTIONS					
	170350	04/14/15	01	DIRECT CON LEAD SET/SL LOCATOR	01-11-62-6223		76.86
						INVOICE TOTAL:	76.86 *
						CHECK TOTAL:	76.86
132348	SWA9500	SWAN CLEANERS					
	8206	03/24/15	01	BLANKET CLEANING	01-07-62-6241		25.00
						INVOICE TOTAL:	25.00 *
						CHECK TOTAL:	25.00
132349	TAM7500	TAMELING INDUSTRIES					
	0100511	04/09/15	01	2 LOADS TOP SOIL/STUMP HOLES	01-11-62-6259		672.00
						INVOICE TOTAL:	672.00 *
						CHECK TOTAL:	672.00
132350	THI4170	DAN THIESSE					

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
132350	THI4170	DAN THIESSE					
	150421	04/21/15	01 32	PLUMBING INSPECTIONS	01-06-62-6229		1,136.00
						INVOICE TOTAL:	1,136.00 *
						CHECK TOTAL:	1,136.00
132351	THI4200	THIRD MILLENNIUM ASOC., INC					
	18004	03/31/15	01	MAR PRINT/MAIL WATER BILLS	50-00-62-6230		927.07
						INVOICE TOTAL:	927.07 *
						CHECK TOTAL:	927.07
132352	THO1302	THOMPSON ELEVATOR					
	14-4423	12/17/14	01	PLAN REVIEW	01-00-35-3511		100.00
						INVOICE TOTAL:	100.00 *
	15-015	04/01/15	01	PLAN REVIEWS	01-00-35-3511		400.00
						INVOICE TOTAL:	400.00 *
	15-038	04/01/15	01	SEMI-ANNUAL INSPECTION	01-06-62-6234		86.00
						INVOICE TOTAL:	86.00 *
	15-0929	03/28/15	01	SEMI-ANNUAL INSPECTIONS	01-06-62-6234		301.00
						INVOICE TOTAL:	301.00 *
	15-0954	03/30/15	01	PLAN REVIEWS	01-00-35-3511		200.00
						INVOICE TOTAL:	200.00 *
	15-1089	04/07/15	01	PLAN REV@42 S ASHLAND	01-00-35-3511		100.00
						INVOICE TOTAL:	100.00 *
	15-1099	04/07/15	01	SEMI-ANNUAL INSPECTIONS	01-06-62-6234		1,075.00
						INVOICE TOTAL:	1,075.00 *
						CHECK TOTAL:	2,262.00

4-E.12

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132353	TRA2090	TRANSUNION RISK & ALTERNATIVE						
	15/03	04/01/15	01	MARCH SEARCHES	01-07-60-6020		20.75	
						INVOICE TOTAL:	20.75 *	
						CHECK TOTAL:	20.75	
132354	TRA31	TRAFFIC CONTROL PROTECTION INC						
	82810	03/30/15	01	3 TRF FROM LEFT DOES NOT STOP	01-11-62-6264		163.60	
						INVOICE TOTAL:	163.60 *	
	82828	03/31/15	01	FLARED LEG BRACKETS	01-11-62-6264		198.05	
						INVOICE TOTAL:	198.05 *	
						CHECK TOTAL:	361.65	
132355	URB31	THE URBAN MUTT						
	68387	03/27/15	01	FOOD	01-07-68-6890		117.87	
						INVOICE TOTAL:	117.87 *	
						CHECK TOTAL:	117.87	
132356	VER2550	VERIZON WIRELESS						
	9743419951	04/04/15	01	3-5/4-4	01-07-62-6210		507.07	
						INVOICE TOTAL:	507.07 *	
						CHECK TOTAL:	507.07	
132357	VIS804	VISU-SEWER OF ILLINOIS						
	6673	07/30/14	01	SEWER TV & CLEANING JUL 2014	40-00-66-6686		6,000.00	
						INVOICE TOTAL:	6,000.00 *	
						CHECK TOTAL:	6,000.00	

INVOICES DUE ON/BEFORE 04/27/2015

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
132358	WAR1601	WAREHOUSE DIRECT						
	2661754	04/09/15	01	MISC OFFICE SUPPLIES	01-11-61-6101		73.08	
						INVOICE TOTAL:	73.08 *	
						CHECK TOTAL:	73.08	
132359	WAS4648	WASTE MANAGEMENT						
	0019001-2033-6	04/01/15	01	DECLASSIFIED SOIL/28 TILDEN	01-11-62-6263		979.30	
						INVOICE TOTAL:	979.30 *	
						CHECK TOTAL:	979.30	
132360	WES6200	WESTFIELD FORD						
	605859	03/05/15	01	PARTS FOR SEAT/#77	01-11-62-6220		71.21	
			02	PARTS FOR SEAT/#77	50-00-62-6220		71.21	
						INVOICE TOTAL:	142.42 *	
						CHECK TOTAL:	142.42	
132361	WHO5620	WHOLESALE DIRECT INC						
	213831	04/02/15	01	OVAL LCD;LED PLUG	01-11-62-6220		31.71	
						INVOICE TOTAL:	31.71 *	
	213901	04/07/15	01	MINI GUARD AMBER/SKIDSTEER	01-11-62-6220		79.16	
						INVOICE TOTAL:	79.16 *	
						CHECK TOTAL:	110.87	
132362	WIN6714	WINZER CORPORATION						
	5308159	03/31/15	01	CLEANING SUPPLIES	01-09-61-6100		293.49	
						INVOICE TOTAL:	293.49 *	
						CHECK TOTAL:	293.49	
						TOTAL AMOUNT PAID:	92,709.81	

4-E.13

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
01	01-00-34-3402	YARD WASTE STICKERS	ALL9001	0551-011546016	500 YRD WASTE STICKERS	2,300.00	
02	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	HEU2315	15-035	PLAN REV0720 S 12TH AVE	260.83	
03	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	KES2915	28105	PLAN REV041 S LG RD	1,500.00	
04	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	THO1302	14-4423	PLAN REVIEW	100.00	
05	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	THO1302	15-015	PLAN REVIEWS	400.00	
06	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	THO1302	15-0954	PLAN REVIEWS	200.00	
07	01-00-35-3511	PROFESSIONAL SVCS - REIMB.	THO1302	15-1089	PLAN REV042 S ASHLAND	100.00	
08	01-02-61-6100	TOOLS & SUPPLIES	HOR60	170683	BATTERIES/AUDITORIUM MIC	11.99	
09	01-02-61-6100	TOOLS & SUPPLIES	STA8368	8033922328	MISC OFFICE SUPPLIES	73.49	
10	01-02-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	451.25	
11	01-02-66-6600	NEW EQUIPMENT	AIS6428	3869	MONITOR/RP	166.40	
12	01-03-60-6020	TRAINING & MEMBERSHIP	IGFOA	150409	MEMBERSHIP RENEWAL/LC	250.00	
13	01-03-60-6020	TRAINING & MEMBERSHIP	IGFOA	150409	MEMBERSHIP RENEWAL/JM	100.00	
14	01-03-61-6100	TOOLS & SUPPLIES	HIN6605	2478819-040315	7 BTLS. DRINKING WATER	81.90	
15	01-03-61-6100	TOOLS & SUPPLIES	STA8368	8033922328	MISC OFFICE SUPPLIES	36.75	
16	01-03-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	71.25	
17	01-04-62-6233	LEGAL-PROSECUTOR	FAL5	21120	MAR PROSECUTING SVC	1,080.00	
18	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21121	UNSAFE PROPERTY@310 W CALEND	472.50	
19	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21123	CODE VIOL@46 N MADISON	418.50	
20	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21124	CODE VIOL@324 FRANKLIN	1,353.00	
21	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21125	CODE VIOL@870 S 12TH	1,076.50	
22	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21126	CODE VIOL@133 WASHINGTON	391.50	
23	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21128	CODE VIOL@712 W BELL	243.00	
24	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21129	CODE VIOL@34 EAST AVE	175.50	
25	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21131	CODE VIOL@802 S SPRING	391.50	
26	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21132	CODE VIOL@26 W CALENDAR	148.50	
27	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21133	CODE VIOL@119 HAYES	451.50	
28	01-04-62-6234	LEGAL-PROSECUTOR (OTHER)	FAL5	21134	CODE VIOL@221 WAIOLA	175.50	
29	01-04-62-6238	LEGAL-PERSONNEL	SEY3807	2399153	LEGAL SVCS THROUGH 2-11-15	2,700.00	
30	01-04-62-6238	LEGAL-PERSONNEL	SEY3807	2417415	LEGAL SVCS THROUGH 3/17/15	3,500.00	
31	01-06-61-6100	TOOL & SUPPLIES	STA8368	8033922328	MISC OFFICE SUPPLIES	36.75	
32	01-06-61-6101	PRINTING, POSTAGE, & STATIONE	ALP417	74650	1000 PERMIT CARDS	208.25	
33	01-06-61-6101	PRINTING, POSTAGE, & STATIONE	ALP417	74651	1000 INSPECTION REPORTS	575.90	
34	01-06-61-6101	PRINTING, POSTAGE, & STATIONE	FED6720	064500003489	ICSC POSTER	47.50	
35	01-06-61-6101	PRINTING, POSTAGE, & STATIONE	HAN9933	999-01	UPDATE PUBLISHABLE ZONING MA	350.00	
36	01-06-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	237.50	
37	01-06-62-6220	MTCE-EQUIPMENT	FUL5550	15/03-421	MARCH VEHICLE WASHES	35.95	
38	01-06-62-6229	CONTRACTUAL PLUMBING INSP	THI4170	150421	32 PLUMBING INSPECTIONS	1,136.00	

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
39	01-06-62-6230	PROFESSIONAL SERVICES	HEU2315	15-031	LG MISC	746.53	
40	01-06-62-6234	ELEVATOR INSPECTIONS	THO1302	15-038	SEMI-ANNUAL INSPECTION	86.00	
41	01-06-62-6234	ELEVATOR INSPECTIONS	THO1302	15-0929	SEMI-ANNUAL INSPECTIONS	301.00	
42	01-06-62-6234	ELEVATOR INSPECTIONS	THO1302	15-1099	SEMI-ANNUAL INSPECTIONS	1,075.00	
43	01-06-62-6239	ECONOMIC DEVELOPMENT	INT7300	JW031516	LGBA WORKSHOP	550.00	
44	01-07-60-6010	INSURANCE-HOSPITALIZATION	OHE1070	1521852	3 MAGLINK COUPLER	59.85	
45	01-07-60-6020	TRAINING & MEMBERSHIP	COMSTOCK	150420	REIMBURSE JACKET EMBROIDERY	36.72	
46	01-07-60-6020	TRAINING & MEMBERSHIP	FB15	49667	SPRVSR LDSHP INST:LJUBENKO	650.00	
47	01-07-60-6020	TRAINING & MEMBERSHIP	IRIZARRY	150406	TUITION REIMBURSEMENT/4 CLAS	1,800.00	
48	01-07-60-6020	TRAINING & MEMBERSHIP	NOR355	194106	ST CRIMES PROGRAM/IRIZARRY	275.00	
49	01-07-60-6020	TRAINING & MEMBERSHIP	TRA2090	15/03	MARCH SEARCHES	20.75	
50	01-07-60-6021	UNIFORMS	AFF6453	5427753	PANTS/STRASSER	125.81	
51	01-07-60-6021	UNIFORMS	GAL2429	3246012	BATON/HOLDER/KIELCZYNSKI	63.98	
52	01-07-60-6021	UNIFORMS	OHE1070	1519698	RADIO POUCH;CUFF KEY/UHER	46.98	
53	01-07-60-6021	UNIFORMS	OHE1070	1520384	RETURN RADIO POUCH/UHER		38.99
54	01-07-60-6021	UNIFORMS	OHE1070	1520386	SHOES;BOOTS;MACE/MONCIVAIS	383.83	
55	01-07-60-6021	UNIFORMS	OHE1070	1520387	CHEVRONS;PATCH/LJUBENKO	20.48	
56	01-07-60-6021	UNIFORMS	OHE1070	1520479	DRESS COAT;ETC/LJUBENKO	250.86	
57	01-07-60-6021	UNIFORMS	OHE1070	1520651	SHIRTS;FLASHLIGHT/CIMBALISTA	197.87	
58	01-07-60-6021	UNIFORMS	OHE1070	1520652	PANTS;SHIRTS;ETC/IRIZARRY	384.81	
59	01-07-60-6021	UNIFORMS	OHE1070	1521624	PANTS/COMSTOCK	69.99	
60	01-07-61-6100	TOOLS & SUPPLIES	COM3001	150406	4-16/5-15	87.63	
61	01-07-61-6100	TOOLS & SUPPLIES	STA8368	3260769400	MISC OFFICE SUPPLIES	253.92	
62	01-07-61-6100	TOOLS & SUPPLIES	STA8368	3261347364	COMPUTER MOUSE	37.98	
63	01-07-61-6100	TOOLS & SUPPLIES	STA8368	8033922330	COMPUTER MOUSE	13.59	
64	01-07-61-6100	TOOLS & SUPPLIES	STRASSER	150420	REIMBURSE:FUNERAL ARRGMT/MD	137.33	
65	01-07-61-6101	PRINTING, POSTAGE, & STATIONE	LAD524	11498	BUSINESS CARDS/HON	78.00	
66	01-07-62-6210	TELEPHONE FEES	VER2550	9743419951	3-5/4-4	507.07	
67	01-07-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	570.00	
68	01-07-62-6220	MTCE-EQUIPMENT	BR09545	15/03	MARCH WASHES	255.00	
69	01-07-62-6220	MTCE-EQUIPMENT	FUL5550	15/03-281	MAR SQUAD WASHES	44.00	
70	01-07-62-6220	MTCE-EQUIPMENT	HAV5501	352320	OIL CHANGE/#520	31.21	
71	01-07-62-6220	MTCE-EQUIPMENT	HAV5501	358912	OIL CHANGE/#522	33.21	
72	01-07-62-6220	MTCE-EQUIPMENT	HAV5501	359298	OIL CHANGE/#523	33.21	
73	01-07-62-6220	MTCE-EQUIPMENT	HAV5501	363617	OIL CHANGE/#526	33.21	
74	01-07-62-6241	PRISONER MEALS	SWA9500	8206	BLANKET CLEANING	25.00	
75	01-07-68-6890	CANINE UNIT	URB31	68387	FOOD	117.87	
76	01-09-60-6021	UNIFORMS	FIR245	13874	FIRE GEAR/FF POULOS	1,855.00	

4-E.14

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
77	01-09-61-6100	TOOLS & SUPPLIES	AND1662	62294	PHONE DIRECTORY;VM BOXES	155.00	
78	01-09-61-6100	TOOLS & SUPPLIES	ARA2525	2078996117	MATS & MOPS	47.58	
79	01-09-61-6100	TOOLS & SUPPLIES	HOR60	170717	WD40	14.37	
80	01-09-61-6100	TOOLS & SUPPLIES	ILT2700	G15644756	TOLLS 1-1-15 TO 3-31-15	12.80	
81	01-09-61-6100	TOOLS & SUPPLIES	OFF8804	762867667001	INK CARTRIDGES	302.73	
82	01-09-61-6100	TOOLS & SUPPLIES	WIN6714	5308159	CLEANING SUPPLIES	293.49	
83	01-09-62-6210	TELEPHONE FEES	NEX4181	665512518-158	MAR CALL SERVICE/FD	150.18	
84	01-09-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	855.00	
85	01-09-62-6220	MTCE-EQUIPMENT	CER560	R16386	REPAIRS/CO1111	1,021.97	
86	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2668	OIL CHANGE/#1101	47.49	
87	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2721	OIL CHANGE/#1183	52.74	
88	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2722	PREVENT MTC;OIL CHANGE/CO111	875.30	
89	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2725	OIL CHANGE/#1182	49.24	
90	01-09-62-6220	MTCE-EQUIPMENT	DMJ603	2726	PREVENT MTC;OIL CHANGE/CO111	591.98	
91	01-09-62-6220	MTCE-EQUIPMENT	ILC300	99338	REPL VHF ANTENNA/CO1101	178.75	
92	01-09-62-6220	MTCE-EQUIPMENT	LGP447	LGPK 2015	SHARED COST AIR QUAL TEST ET	873.85	
93	01-09-62-6253	EMERGENCY MED. SUPPLIES	BIO1733	35232	ANNUAL ZOLL DEFIBR SERVICE	850.00	
94	01-09-66-6600	NEW EQUIPMENT	TRT245	14021	TRT TEAM IDENTIFIERS	378.50	
95	01-10-62-6220	MTCE-EQUIPMENT	AM8623	501723	BATTERY;CORE DEP;FILTERS/PD	603.31	
96	01-10-62-6220	MTCE-EQUIPMENT	HOR60	170617	CLAMPS	17.49	
97	01-10-62-6220	MTCE-EQUIPMENT	HOU147	1629	INSTALL RADIO CONTROLS/FD	410.15	
98	01-10-62-6220	MTCE-EQUIPMENT	HOU147	3003	SALLY PORT OH DOOR/PD	336.89	
99	01-10-62-6220	MTCE-EQUIPMENT	KLI309	52017	DOOR CLOSER/PD	328.50	
100	01-10-62-6220	MTCE-EQUIPMENT	RFX470	155251	2 BELIMO REPL ACTUATORS/PD	350.00	
101	01-10-62-6221	MTCE-BUILDING	ARA2525	2078976172	MATS	41.01	
102	01-10-62-6221	MTCE-BUILDING	ARA2525	2078996116	MATS	41.01	
103	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	CAS7911	4786	50 CASES LINERS/CBD	1,695.00	
104	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	CLO2784	4062015	UPGRADE FOR 30 DAYS STORAGE	990.00	
105	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	NAT188	150414	SPRING FERTILIZER/VH	97.50	
106	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	PE4016	34087	WINDOW CLEANING/BUS DEPOTS	40.00	
107	01-10-62-6222	MTCE-CENTRAL BUSINESS DISTRI	PE4016	34089	WINDOW CLEANING/INFO SIGNS	20.00	
108	01-10-62-6223	MTCE. WEST END BUS. DIST.	CLO2784	4062015	UPGRADE FOR 30 DAYS STORAGE	990.00	
109	01-10-62-6223	MTCE. WEST END BUS. DIST.	CLO2784	LAGRANGEMAY	MAY 1/3	286.67	
110	01-10-62-6223	MTCE. WEST END BUS. DIST.	CLO2784	LAGRANGEMAY	MAY 1/3	286.66	
111	01-11-60-6020	TRAINING & MEMBERSHIP	MUN45	150406	2015 ANNUAL DUES/MFMA	30.00	
112	01-11-60-6021	UNIFORMS	ARA2525	2078996252	4/10/15 UNIFORM SVCS	57.68	
113	01-11-60-6021	UNIFORMS	ARA2525	2080008366	4/17/15 UNIFORM SVCS	57.68	
114	01-11-60-6021	UNIFORMS	LEZON	150414	REIMBURSE FOR STEEL TOED BOO	150.00	

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
115	01-11-61-6100	TOOLS & SUPPLIES	GEN5228	082344	DRILL SHANKS/SKIDSTEER	61.26	
116	01-11-61-6100	TOOLS & SUPPLIES	GEN5228	082355	14" CARBIDE BLADE/CUT OFF SA	144.00	
117	01-11-61-6101	PRINTING, POSTAGE, & STATIONE	WAR1601	2661754	MISC OFFICE SUPPLIES	73.08	
118	01-11-61-6102	GAS & OIL	BP7088	15/04	APR GAS/FUEL CHARGE	26.00	
119	01-11-62-6211	ELECTRIC FEES	COM6111	15/03-SL	MAR STREET LIGHTS	2,393.44	
120	01-11-62-6211	ELECTRIC FEES	CON1421	23517488	MAR STREET LIGHTS	749.21	
121	01-11-62-6220	MTCE-EQUIPMENT	AIR8025	9926436311	ACETYLENE;AIR;ARGON;O2/SHOP	92.28	
122	01-11-62-6220	MTCE-EQUIPMENT	AIS6428	3867	MAR: IT SERVICES	47.50	
123	01-11-62-6220	MTCE-EQUIPMENT	AM8623	501919	AIR FILTER;BRAKES;SHOCKS/#77	263.00	
124	01-11-62-6220	MTCE-EQUIPMENT	AM8623	502149	CUT ROTORS/#77	34.00	
125	01-11-62-6220	MTCE-EQUIPMENT	AM8623	502400	SPARK PLUG;TUNE-IT/MOWERS	47.04	
126	01-11-62-6220	MTCE-EQUIPMENT	AM8623	502521	CORE DEP;RETURN ROTORS/#77		121.94
127	01-11-62-6220	MTCE-EQUIPMENT	AM8623	503325	BULBS;TRAILER WIRES/SHOP	34.15	
128	01-11-62-6220	MTCE-EQUIPMENT	AM8623	504100	SPARK PLUGS;FILTERS;OIL/MOWE	54.29	
129	01-11-62-6220	MTCE-EQUIPMENT	CAT6298	5990119	HOSES/#7	31.48	
130	01-11-62-6220	MTCE-EQUIPMENT	KEE44	399557	AIR FILTERS;GASKET CRANK SHA	28.80	
131	01-11-62-6220	MTCE-EQUIPMENT	KEE44	399608	HYDRAULIC FILTER/SKAG MOWER	18.58	
132	01-11-62-6220	MTCE-EQUIPMENT	KEE44	638646	THROTTLE CONTR;BLADE ADAPT	29.14	
133	01-11-62-6220	MTCE-EQUIPMENT	KEE44	638828	FILTER OIL;CRANKCASE COVER	18.05	
134	01-11-62-6220	MTCE-EQUIPMENT	KEE44	638865	RETURN THROTTLE CONTROL		14.81
135	01-11-62-6220	MTCE-EQUIPMENT	LIC2818	13523172	PAINT;RAGS	59.46	
136	01-11-62-6220	MTCE-EQUIPMENT	LIC2818	13523850	RETURNED PAINT;RAGS		59.46
137	01-11-62-6220	MTCE-EQUIPMENT	MAR1840	91398	CUTTING EDGE;NUT;BOLT	335.20	
138	01-11-62-6220	MTCE-EQUIPMENT	MET9012	316193	SKIDSTEER MARS LIGHT BRACKET	20.21	
139	01-11-62-6220	MTCE-EQUIPMENT	MET9012	316668	METAL FOR MARS LIGHT	10.38	
140	01-11-62-6220	MTCE-EQUIPMENT	MON2726	308111	LADDER/#8 BED	262.02	
141	01-11-62-6220	MTCE-EQUIPMENT	POM1630	470023671	2 TIRES/TRACKLESS	302.26	
142	01-11-62-6220	MTCE-EQUIPMENT	POM1630	470025421	FLAT REPAIR/#13	25.00	
143	01-11-62-6220	MTCE-EQUIPMENT	WES6200	605859	PARTS FOR SEAT/#77	71.21	
144	01-11-62-6220	MTCE-EQUIPMENT	WHO5620	213831	OVAL LCD;LED PLUG	31.71	
145	01-11-62-6220	MTCE-EQUIPMENT	WHO5620	213901	MINI GUARD AMBER/SKIDSTEER	79.16	
146	01-11-62-6223	MTCE-STREET LIGHTS	PIN749	01782	REP CABLE/700 S LG RD	2,094.28	
147	01-11-62-6223	MTCE-STREET LIGHTS	PIN749	01783	REMOVE SL SVC POLE;REWIRE	1,856.77	
148	01-11-62-6223	MTCE-STREET LIGHTS	PIN749	25524	MONTHLY MTC TILDEN SIGNAL	115.00	
149	01-11-62-6223	MTCE-STREET LIGHTS	SUB1209	170350	DIRECT CON LEAD SET/SL LOCAT	76.86	
150	01-11-62-6259	TREE REMOVAL/MISC	LEO816	C115036016	2 DOZ NITRILE WORK GLOVES	155.75	
151	01-11-62-6259	TREE REMOVAL/MISC	TAM7500	1000511	2 LOADS TOP SOIL/STUMP HOLES	672.00	
152	01-11-62-6263	STREET CLEANING	WAS4648	0019001-2033-6	DECLASSIFIED SOIL/28 TILDEN	979.30	

4-E-15

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
GENERAL FUND							
153	01-11-62-6264	STREET SIGNS/MARKERS	TRA31	82810	3 TRF FROM LEFT DOES NOT STO	163.60	
154	01-11-62-6264	STREET SIGNS/MARKERS	TRA31	82828	FLARED LEG BRACKETS	198.05	
155	01-12-62-6271	ZBA/PLAN COMMISSION	SHA250	0315100745803	LGL NTCS:ZBA #605 & #608	270.15	
156	01-12-68-6860	PUBLIC/EMPLOYEE RELATIONS	SOR10	150324	UPDATE PHOTOS OF VILL. PRES.	445.00	
157	01-19-62-6230	PROFESSIONAL SERVICES	AIS6428	3867	MAR: IT SERVICES	878.75	
158	01-19-62-6230	PROFESSIONAL SERVICES	AIS6428	3871	MACAFEE/MDT'S 1 MO	16.00	
159	01-19-62-6230	PROFESSIONAL SERVICES	COM3001	0005420-15/05	MAY CABLE SVC/VH	12.62	
160	01-19-62-6230	PROFESSIONAL SERVICES	COM3001	0130848-15/05	MAY HIGH SPEED INTERNET	147.85	
161	01-19-62-6230	PROFESSIONAL SERVICES	COM3001	0130871-15/05	MAY HIGH SPEED INTERNET	147.85	
162	01-19-62-6283	CLAIMS - POLICE	IRMA	14088	CLAIMS: POLICE	2,814.51	
163	01-19-62-6286	CLAIMS - PUBLIC WORKS	IRMA	14088	CLAIMS: DPW	2,008.53	
164	01-19-68-6890	FLEXIBLE SPENDING ACCT.	PAY1080	121468-651020	APR 2015 FLEX SPENDING FEES	123.75	
165	01-19-68-6899	MISCELLANEOUS EXPENDITURES	ALL9001	AUG2014	AUG 2014 FLOOD DAMAGE PICKUP	1,565.00	
166	01-00-00-1010	CASH-FNBLG-CHECKING			ACCOUNTS PAYABLE OFFSET		65,996.75

ETSB FUND							
167	24-00-62-6210	TELEPHONE	ATT911	15/847734606004	APR E911 LINE SVC:847 734-60	1,363.56	
168	24-00-62-6210	TELEPHONE	ATT911	15/847734606930	APR E911 LINE SVC:847 734-60	211.39	
169	24-00-62-6220	MTCE-EQUIPMENT	AIS6428	3867	WIRELESS CARDS FOR MDT'S	1,068.75	
170	24-00-62-6220	MTCE-EQUIPMENT	JL875	88525G	PART COST NET WEST TOWER STU	1,125.00	
171	24-00-66-6600	NEW EQUIPMENT	ILC300	151146	13 MOTOROLA BATTERIES	975.00	
172	24-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		4,743.70

DRUG ENFORCEMENT FUND							
173	27-00-68-6899	MISCELLANEOUS EXPENDITURES	MUN7330	10855	MARCH	650.00	
174	27-00-20-2001	DUE TO/FRM GENERAL FUND			ACCOUNTS PAYABLE OFFSET		650.00

CAPITAL PROJECTS FUND							
175	40-00-66-6686	SEWER TELEVISION	VIS804	6673	SEWER TV & CLEANING JUL 2014	6,000.00	
176	40-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		6,000.00

WATER FUND							
177	50-00-60-6021	UNIFORMS	ARA2525	2078996252	4/10/15 UNIFORM SVCS	40.80	
178	50-00-60-6021	UNIFORMS	ARA2525	2080008366	4/17/15 UNIFORM SVCS	40.80	

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
WATER FUND							
179	50-00-62-6220	MAINTENANCE - WATER	AM8623	501919	AIR FILTER;BRAKES;SHOCKS/#77	262.99	
180	50-00-62-6220	MAINTENANCE - WATER	AM8623	502149	CUT ROTORS/#77	34.00	
181	50-00-62-6220	MAINTENANCE - WATER	AM8623	502521	CORE DEP;RETURN ROTORS/#77		121.94
182	50-00-62-6220	MAINTENANCE - WATER	HAN1562	5480112	2 LOADS STONE	663.62	
183	50-00-62-6220	MAINTENANCE - WATER	HDS9103	467211	SERV BOXES;BALL CURBS;ETC	4,327.00	
184	50-00-62-6220	MAINTENANCE - WATER	HDS9103	467245	HYMAX CPLRS;CLAMPS;ETC	1,966.80	
185	50-00-62-6220	MAINTENANCE - WATER	HDS9103	740041	RED;YELLOW;GRN;BLU TABS;LID	479.04	
186	50-00-62-6220	MAINTENANCE - WATER	HDS9103	747048	BLUE DYE TABLETS	100.00	
187	50-00-62-6220	MAINTENANCE - WATER	LIC2818	13537124	SHOE COVERS	6.18	
188	50-00-62-6220	MAINTENANCE - WATER	WES6200	605859	PARTS FOR SEAT/#77	71.21	
189	50-00-62-6230	PROFESSIONAL SERVICES	TH14200	18004	MAR PRINT/MAIL WATER BILLS	927.07	
190	50-00-66-6692	METERS	HDS9103	740042	24 TOUCH PADS	360.00	
191	50-00-66-6693	HYDRANTS & VALVES	HDS9103	708553	3 OMNI METERS;FLANGE SETS	3,105.00	
192	50-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		12,262.57

PARKING FUND							
193	51-00-62-6211	ELECTRIC FEES	COM6111	15/03-SL	MAR PARKING LOT LIGHTS	885.24	
194	51-00-62-6211	ELECTRIC FEES	CON1421	23517488	MAR PARKING LOT LIGHTS	277.10	
195	51-00-62-6225	MTCE. LA GRANGE RD DEPOT	ARA2525	2078996252	FLOOR MATS/TRAIN STN	11.00	
196	51-00-62-6225	MTCE. LA GRANGE RD DEPOT	ARA2525	2080008366	FLOOR MATS/TRAIN STN	11.00	
197	51-00-62-6225	MTCE. LA GRANGE RD DEPOT	PE4016	34086	WINDOW CLEANING/TRAIN STN	129.00	
198	51-00-62-6230	PROFESSIONAL SERVICES	FAL5	21120	MAR PROSECUTING SVC	120.00	
199	51-00-62-6280	MTCE. PARKING GARAGE	ARA2525	2078996252	FLOOR MATS/PARKING DECK	5.50	
200	51-00-62-6280	MTCE. PARKING GARAGE	ARA2525	2080008366	FLOOR MATS/PARKING DECK	5.50	
201	51-00-62-6280	MTCE. PARKING GARAGE	CLO2784	LAGRANGEMAY	MAY 1/3	286.67	
202	51-00-62-6280	MTCE. PARKING GARAGE	HOR60	170601	2 GAL SPRAYER/PARKING DECK	27.99	
203	51-00-62-6280	MTCE. PARKING GARAGE	HOR60	18500	DUCT TAPE/PARKING DECK	5.59	
204	51-00-62-6280	MTCE. PARKING GARAGE	JAC6642	62014	FLEXGRIP THERMAL GLOVES	39.95	
205	51-00-62-6280	MTCE. PARKING GARAGE	JAC6642	62039	1 PR THERMAL GLOVES	7.99	
206	51-00-62-6280	MTCE. PARKING GARAGE	PE4016	34088	WINDOW CLEANING/PARKING DECK	179.00	
207	51-00-62-6280	MTCE. PARKING GARAGE	POW603	16929	EMERG LIGHTING TEST/DECK	985.00	
208	51-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		2,976.53

SEWER FUND							
209	80-00-60-6020	TRAINING & MEMBERSHIP	FIR/DPW	001453	PARKING/MWRD MEETING	12.00	
210	80-00-60-6021	UNIFORMS	ARA2525	2078996252	4/10/15 UNIFORM SVCS	10.20	

4-E.16

DATE: 04/23/15  
 TIME: 10:22:54  
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VILLAGE OF LA GRANGE  
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PAGE: 7  
 F-YR: 15

JOURNAL DATE: 04/23/15

ACCOUNTING PERIOD: 12

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
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SEWER FUND							
211	80-00-60-6021	UNIFORMS	ARA2525	2080008366	4/17/15 UNIFORM SVCS	10.20	
212	80-00-62-6220	MTCE-EQUIPMENT	EJ665	68127	LINKAGE/#17 REAR THROTTLE	22.86	
213	80-00-62-6220	MTCE-EQUIPMENT	POM1630	470025421	FLAT REPAIR/#13	25.00	
214	80-00-20-2001	DUE T/F GENERAL FUND			ACCOUNTS PAYABLE OFFSET		80.26
INTERFUND SUMMARY							
215	01-00-20-2024	DUE T/F ETSB			ACCTS PAYABLE INTERFUND OFFS	4,743.70	
216	01-00-20-2027	DUE TO/FRM ASSET FORFEITURE			ACCTS PAYABLE INTERFUND OFFS	650.00	
217	01-00-20-2040	DUE T/F CAPITAL PROJECTS			ACCTS PAYABLE INTERFUND OFFS	6,000.00	
218	01-00-20-2050	DUE T/F WATER			ACCTS PAYABLE INTERFUND OFFS	12,262.57	
219	01-00-20-2051	DUE T/F PARKING METER			ACCTS PAYABLE INTERFUND OFFS	2,976.53	
220	01-00-20-2080	DUE T/F SEWER			ACCTS PAYABLE INTERFUND OFFS	80.26	
221	01-00-00-1010	CASH-FNBLG-CHECKING			ACCTS PAYABLE INTERFUND OFFS		26,713.06
TOTALS:						119,780.01	119,780.01

4-E.17

**CURRENT BUSINESS**

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  
Angela M. Mesaros, Assistant Community Development Director

DATE: April 27, 2015

RE: **ORDINANCE – ZONING AND DESIGN APPROVALS FOR PROPOSED DEVELOPMENT, 9601 East Ogden Avenue, BEDS Plus Care, Inc.**

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**Introduction**

Since the conclusion of the public hearing conducted by the Plan Commission, the Village Board has been considering the proposal from BEDS Plus Care, Inc. for redevelopment of the property at 9601 East Ogden Avenue. During this time, the Village Board has reviewed the record of the public hearing including voluminous correspondence from the public, conducted a public review session at its March 23 meeting at which it received public comments, and heard additional public comments at its April 13 meeting.

**Proposed Project**

BEDS is the contract purchaser of the property at 9601 Ogden Avenue. BEDS proposes to construct a three-story building on the property with the following elements:

- A social services support program and BEDS' administrative offices on the first floor.
- Twenty residential care efficiency dwelling units on the second and third floors that will be rented as long-term permanent supportive housing to individuals with a history of homelessness; and
- Parking lot, landscaping, screening, lighting, and other improvements on the property.

The property is currently vacant, and it has been vacant for more than 20 years. A gas station on the property was demolished in 1993. The site includes property that formerly were two alleys vacated by the Village. The north-south alley along the west property line was vacated in 1990. The east-west alley along the south property line was vacated in 2006.

The current zoning classification on the property is C-3 General Service Commercial District.

As provided in the La Grange Zoning Code, BEDS representatives participated in a pre-application meeting on January 7, 2015. The discussion topics at the meeting included site circulation, vehicular and pedestrian access, operations of the facility, and security, among others.

### **BEDS Applications**

In response to the discussion at the meeting, BEDS revised its site plan and the design of the building and, later in January, submitted applications to the Village requesting the following approvals:

- An amendment to the La Grange Zoning Map rezoning the property into the IB Institutional Building District from the C-3 General Service Commercial District.
- A special use permit authorizing the following uses on the property: Individual and Family Services (SIC 832) and Residential Care (SIC 836).
- A special use permit authorizing a planned development (including approval of a development concept plan and a final plan), with modifications of certain zoning regulations to allow the development to be constructed as proposed.
- Site plan approval.
- A design review permit.

### **Public Hearing**

The Plan Commission conducted a public hearing on the applications in two lengthy sessions, commencing on February 10, 2015, and reconvening and concluding on March 10, 2015.

At the public hearing sessions BEDS representatives made extensive presentations regarding the project. The following representatives testified and provided information: Tina Rounds, Executive Director, BEDS Plus Care, Inc.; Rashmi Ramaswamy, architect with Shed Studio; Steve Friedland, attorney with Applegate and Thorne-Thomsen; Don Thomas, professional land planner; Eric Russell of KLOA; and Keith Larsen of Carlton Property Management. As noted below, 79 members of the public also testified during the public hearing, 26 at the first session and 53 at the second session.

The information BEDS presented during the two public hearing sessions included the following documents and information:

- A detailed site plan, building images, and related documents constituting the planned development concept and final plans.

- Examination of local property values, sales, and market time in La Grange and particularly near the current BEDS daytime support services operation at Emanuel Episcopal church; a second opinion verifying the data; several academic studies and articles establishing the impact of various similar developments on property values and savings to the municipality; several documents supporting BEDS and verifying responsible service delivery including letters from the CEO's of Pillars, Community Nurse, West Suburban Chamber of Commerce, Adventist Hospital, Lyons Township Mental Health Board, the Local Continuum of Care and Homelessness, the Director of Social Concerns at St. Cletus, and a social worker at the La Grange Area Department of Special Education; letter to the editor from Director of the La Grange Library and 200 signatures of local residents supporting BEDS' applications.
- BEDs facts sheets, FAQs, success stories, Shed Architect's meeting notes with the Fire Chief, KLOA Traffic and Parking Study.
- Information regarding the environmental remediation of the property, including an updated Phase I Environmental Report, an independent verification of the findings by K Plus Engineering, and a copy of the No Further Remediation (NFR) letter from the IEPA.

BEDS representatives spoke extensively about the existing homeless population in and around the Village, homeless persons' need for adequate services such as placement services, job search assistance, medical services, and shelter.

BEDS representatives also stated:

- The facility will be staffed 24 hours every day and equipped with security cameras.
- Residents of the second and third floor residential care dwelling units will be required to sign a restrictive lease, pay rent up to 30 percent of their incomes, and follow established rules.
- BEDS will establish a committee including representatives of the adjacent neighborhood to review the applications of persons seeking to rent a dwelling unit. Preference will be weighted for current or former Lyons Township residents.
- The facility will be managed by a management company that has experience with similar facilities.
- BEDS will have a community outreach plan, including communications and an annual or biennial community meeting.
- Social workers will assist with transporting facility residents to stores and other destinations.
- The property has been vacant for more than 20 years and is located in a transitional area between residential and commercial districts.

- The proposed building addresses the goal of diverse housing options.

BEDS representatives stated that the development requires three modifications of zoning provisions:

- An increase in the maximum allowable floor area ratio from 0.45 to 0.65.
- A reduction in the required number of off-street parking spaces from 40 spaces to 28 spaces.
- A reduction in the width of the required parking spaces from 8.5 feet to 8 feet and from the depth of the parking space from 18 feet to 17.5 feet.

### **Public Comments**

Over the course of the public hearings, 79 people spoke during the public comments portion of the hearing (42 in opposition) and the Village received numerous e-mail messages and letters, many of which were in opposition to the proposed project. Key concerns expressed by those persons opposed to the project included:

- Traffic safety and congestion concerns related to left hand turns onto East Avenue, alley access to the residences to the south, and overflow parking.
- Public safety concerns related primarily to recent criminal activity in the neighborhood.
- Concerns about the threats posed to neighbors by homeless persons who may walk through the neighborhood, where BEDS clients will go after they leave the facility and police presence in the area.
- Claims the adverse environmental conditions still exist at the property.
- Potential adverse impact that the project may have on property values in the adjacent neighborhood.
- Potential adverse impacts on the Village's service providers.
- The lack of need for supportive, affordable housing in the community.
- Uncertainty about the proposed client selection process.

In response, BEDS representatives stated there will be a desk monitor as well as a management company with a person monitoring activity and answering questions. Ms. Rounds stated that BEDS is committed to a safe, caring, and vibrant community, and BEDS submitted an analysis by a local real estate agent, confirmed by another agent, regarding property values.

### **Plan Commission Recommendation**

Under the Zoning Code provisions regarding planned developments, the Village Board has authority to modify any provision of the Zoning Code as it applies to an approved planned development. When an applicant seeks a modification of a Zoning Code provision, then the planned development must result in a compensating amenity for the Village. A compensating amenity is a feature of the development that was not already required under Village codes. BEDS has agreed to provide the following compensating amenities in exchange for the modifications it has requested:

- Burial of overhead utilities crossing the site, from the south property line to the north side of Ogden Avenue.
- Dedication to the Village of a parcel of land at the northeast corner of the property that the Village may use for intersection improvements, a Village entrance signage, or any other purpose.
- Replacement of damaged sidewalk around the property.

At both public hearing sessions, the Plan Commissioners asked numerous questions of the BEDS representatives regarding details of the project and the standards applicable to the requested zoning relief.

At the conclusion of the public hearing and deliberations, the Plan Commission voted to recommend approval of all of the applications by a vote of four ayes and three nays. The recommendation was made with the following suggested conditions:

1. A development agreement between the Village and BEDS with appropriate terms and conditions including among others: (a) the Village right to approve a transfer of ownership and/or operation of the facility for the proposed uses, (b) the property comply with strict property maintenance standards, (c) the applicant agrees to relocate its operations into the new facility from the First Presbyterian Church and the Emmanuel Episcopal Church (except the emergency overnight shelters), (d) on-site management and supervision must include 24-hour staffing and security, (e) the applicant must limit the number of clients that they can serve at one time at the facility, and (f) terms related to the land-banking of parking spaces.
2. Final lighting plans showing location, size, and arrangement of all exterior lighting must be submitted by the applicant for compliance with the Code.
3. A construction staging plan filed with the Village for review and approval, including delivery routes, construction parking, and street clean-up.
4. Grading and storm water management plans approved by the Village Engineer.

5. Final engineering plans approved by the Village.
6. Burial of overhead utilities crossing the site to the south side of Ogden Avenue.
7. Final landscaping plans with a tree preservation plan.
8. Final building materials and samples identified fully as to manufacturer, make and model.
9. Full screening of refuse containers by a masonry enclosure of a height to completely screen the containers.
10. Conditions, covenants, and restrictions on the project satisfactory to the Village.
11. Permits from outside entities as required, including the MWRD, the Cook County Highway Department, and IDOT.
12. Final Fire Department review of plans.
13. Transfer of land rights to the Village at the northeast corner of the property for Village use for a sign or other Village amenity.
14. Repair or replacement of sidewalk surrounding the property that is in poor condition, to meet Village standards.

### **Village Board Consideration**

At its March 23 meeting, the Village Board heard a presentation from BEDS representatives and asked numerous questions about the elements of the project; the consistency of project with the Zoning Code standards applicable to recommended zoning approvals; details of the staffing and security plans; the financial viability of the project; the plans BEDS will implement, and the conditions BEDS will be willing to impose on the project to protect adjacent homeowners and the neighborhood as a whole; and many other topics.

The Village Board also took comments from members of the public, most of which were the same as, or very similar to, comments that were made during the public hearing.

The Village Board also heard from the Village staff regarding various elements of the project, including compensating amenities, public safety matters, police data, and others.

At the Village Board's request, the Village staff and Village Attorney prepared two memorandums related to the BEDS applications. The first memorandum discusses the regulatory structure that the Village could impose on the BEDS facility as conditions on the zoning approvals. The purpose of the regulatory structure is to address the special impacts the project might have, particularly the concern of residents that homeless persons will walk through the adjacent neighborhood and frighten children or commit offenses. The memorandum includes the following potential conditions, many of which were recommended by the Plan Commission and all of which BEDS has accepted or stated it is willing to discuss:

5-A,5

- The Village's right to review and approve the criteria applicable to residency in the building and rules of conduct for residents.
- BEDS will provide periodic updates to the neighborhood regarding the status of project development and construction.
- BEDS will conduct a meeting with residents in the neighborhood, as defined by the Village, to discuss the operation of the facility and the development of pro-active safeguards.
- 24-hour staffing of the building, with electronic security.
- Detailed record-keeping and periodic filing of key records with the Village.
- The Village's right to audit BEDS' records related to the number of current residents and the number of clients receiving social services daily, monthly, and annually.
- High-quality property maintenance standards.
- Relocation of all of BEDS' administrative and daytime support services operations into the new facility.
- Village right to approve a transfer of operational control of the facility.
- Village right to approve a transfer of ownership of the property.
- Monitoring or oversight of BEDS' clients as they travel to and from the facility.
- A protocol created in consultation with the Police Department for communications with Village representatives.
- A limitation on the number of clients to whom BEDS provides daytime support services each day in the new building.
- Biennial review of facility standards and operations, including community forums as appropriate and identification of activities or trends of concern to the neighborhood.
- A contingency plan if operations within the facility must be suspended due to a catastrophic event (such as loss of funding).
- Relocation of two La Grange-based emergency overnight shelters to other locations outside of La Grange, and revising the schedule for the emergency overnight shelters to avoid consecutive nights of sheltering within La Grange.
- No alteration of any plans or specification for the building that would inhibit adaptive reuse of the building in the event BEDS no longer occupies the building.

The second memorandum addresses the various Zoning Code standards applicable to the zoning approvals requested by BEDS and the decision-making process. The memorandum notes that there is no "standard of proof" imposed on the decision-making process. Instead, because the

decision of the Village Board will not be an adjudication or verdict but rather a legislative decision, the Village Board may consider all of the relevant and valid information produced at the public hearing sessions, the recommendation of the Plan Commission, and its own knowledge when making its decision on the applications. The Village Board's decision must not be arbitrary or capricious. The Village Board's decision will have a presumption of validity and, if it is challenged, the challenger will be required to present clear and convincing evidence that the decision is arbitrary or capricious in order to have the decision invalidated.

### **Action on the Applications**

The Village staff and Village Attorney have prepared the attached ordinance that would approve the BEDS applications—that is, special use permits for the two uses with the building and the planned development, site plan approval, design approval, and the Zoning Map amendment. The ordinance includes numerous conditions recommended by the Plan Commission and the Village staff that would create the regulatory structure for the project.

The following motion may be used to present the ordinance:

*I move to approve the ordinance titled "An Ordinance Approving Development of the Property at 9601 East Ogden Avenue" which approves:*

- *Rezoning of the property at 9601 East Ogden Avenue into the IB Institutional Buildings District from the C-3 General Service Commercial District,*
- *Special use permits for individual and family services, residential care dwelling units, and a planned development,*
- *Site plans,*
- *Design review permit for the building,*
- *Planned development concept plans and final plans,*
- *Modifications to specific provisions of the La Grange Zoning Code to authorize construction of the facility as presented, and*
- *Numerous conditions as stated in the ordinance, including among others the requirement of a development agreement.*

VILLAGE OF LA GRANGE

ORDINANCE NO. O-15-\_\_\_\_

AN ORDINANCE APPROVING DEVELOPMENT  
OF THE PROPERTY AT 9601 EAST OGDEN AVENUE

WHEREAS, BEDS Plus Care, Inc. (the "*Applicant*") has applied for various zoning approvals to develop land located in the Village of La Grange known as 9601 East Ogden Avenue, which is at the southeast corner of the intersection of Ogden Avenue and East Avenue and 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 Applicant is the contract purchaser of the Property; and

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

WHEREAS, the Applicant proposes to build a three-story building on the Property including social services on the first floor and 20 small rental residential care units on the second and third floors (the "*Building*") along with landscaping, parking spaces, drive aisles, lighting, security cameras, and related improvements (collectively the "*Project*"); and

WHEREAS, the Applicant has submitted plans and specifications for the Project and for the uses proposed within the Building, which are attached to and by this reference incorporated into this Ordinance as Exhibit B (the "*Plans and Specifications*"); and

WHEREAS, to secure the approvals necessary to authorize the Project, the Applicant applied to the Village for approval of (1) a Zoning Map amendment to reclassify the Property from the C-3 General Service Commercial District into the IB Institutional Buildings District, (2) special use permits for Individual Family Services and Residential Care dwelling units within the Building, (3) a special use permit for a planned development and approval of planned development concept plans and final plans, (4) site plans, and (5) a design review permit for the exterior of the Building (collectively the "*Applications*"); and

WHEREAS, the La Grange Plan Commission conducted a public hearing to consider the Applications, including two hearing sessions commencing on February 10, 2015, and concluding on March 10, 2015; and

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

WHEREAS, the Board of Trustees has considered the findings and recommendations of the Plan Commission, the plans for the Project, the testimony, documents, and representations of the Applicant, the testimony of dozens of members of the public, hundreds of pages of written communications, and all of the facts and circumstances affecting the Applications and the Project; and

WHEREAS, the Board of Trustees finds and determines that the Applications satisfy all of 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. 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 the Property into the IB Institutional Buildings District.

Section 3. Approval of Special Use Permits for Uses in the Building. 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, approves special use permits authorizing Individual Family Services and Residential Care dwelling units within the Building as presented in the Plans and Specifications.

Section 4. Approval of Special Use Permit for Planned Development; Conditions. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois, Section 14-401 of the Zoning Code, and Article XIV, Part V of the Zoning Code, approves for the Property a special use permit authorizing a planned development, subject to the conditions set forth in Section 9 of this Ordinance.

Section 5. Approval of Planned Development Concept Plans and Final Plans; Conditions. The Board of Trustees, under the authority vested in it by the laws of the State of Illinois and Article XIV, Part V of the Zoning Code, approves the planned development concept plans and final plans for the Project in the form of the Plans and Specifications, subject to the conditions set forth in Section 9 of this Ordinance.

Section 6. Modifications of Certain Zoning Standards; Conditions. 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 Floor Area Ratio. The maximum allowed floor area ratio for the Project is modified to be 0.65.

- B. Minimum Off-Street Parking Spaces. The minimum number of off-street parking spaces required for the Project is modified to be 28 spaces.
- C. Minimum Width and Depth of Parking Spaces. The minimum width and depth of the required off-street parking spaces are modified to be 8 feet (width) and 17.5 feet (depth).

Section 7. Site Plan Approval; Conditions. 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 plans for the Project in the form included as part of the Plans and Specifications, subject to the conditions set forth in Section 9 of this Ordinance.

Section 8. Design Review Approval; Conditions. 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 Building, in the form included as part of the Plans and Specifications, subject to the conditions set forth in Section 9 of this Ordinance.

Section 9. 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. Limitation on Special Uses. The special uses for Individual Family Services and Residential Care dwelling units within the Building are granted only to BEDS Plus Care, Inc. The special uses do not authorize any other person or entity to operate within the Building, and the special uses and other approvals are not transferable to any person or entity without the prior, express approval of the Board of Trustees.
- B. Development Agreement. The Village will not issue a building permit to the Applicant for the Project until the Village and the Applicant have entered into a binding development agreement for the Project and the Property. The development agreement must include provisions related to the conditions stated in this Subsection B below, other subsections of this Section 9 as appropriate, and compliance with the Plans and Specifications. The development agreement must be in a form satisfactory to the Village President, Village Manager, and Village Attorney. The Village will cause a fully executed development agreement to be recorded against the Property in the Office of the Cook County Recorder after the Applicant has acquired title to the Property. The development agreement must address the following elements:
  - (i) The Village's right to review and approve the criteria applicable to residency in the Building and rules of conduct for residents.
  - (ii) Periodic updates by BEDS Plus Care, Inc. to the neighborhood regarding the status of project development and construction.

- (iii) A meeting conducted by BEDS Plus Care, Inc. with residents in the neighborhood (as defined by the Village) to discuss the operation of the facility and the development of pro-active safeguards.
- (iv) 24-hour staffing of the Building, with electronic security.
- (v) Detailed record-keeping and periodic filing of key records with the Village.
- (vi) The Village's right to audit BEDS Plus Care, Inc. records related to the number of current residents and the number of clients receiving social services.
- (vii) High-quality property maintenance standards.
- (viii) Relocation of all of BEDS Plus Care, Inc.'s current administrative and daytime support services operations into the new facility.
- (ix) Relocation of two La Grange-based emergency overnight shelters to locations outside of La Grange, and revising the schedule for BEDS Plus Care, Inc.'s emergency overnight shelters to avoid consecutive nights of sheltering within La Grange.
- (x) The Village's right to approve a transfer of operational control of the facility.
- (xi) The Village's right to approve a transfer of ownership of the Property so long as that right does not prohibit or adversely affect the right of any lender to foreclose its lien encumbering the Property.
- (xii) Monitoring or oversight of BEDS Plus Care, Inc. clients as they travel to and from the facility.
- (xiii) A protocol created in consultation with the La Grange Police Department for communications with Village representatives.
- (xiv) A limitation on the number of clients to whom BEDS Plus Care, Inc. provides daytime support services each day in the Building.
- (xv) Biennial review of facility standards and operations, including community forums as appropriate and identification of activities or trends of concern to the neighborhood.
- (xvi) A contingency plan if operations within the facility must be suspended due to a catastrophic event (such as loss of funding).
- (xvii) No alteration of any plans or specification for the Building that would inhibit adaptive reuse of the Building in the event BEDS Plus Care, Inc. no longer occupies the Building.

C. Revisions to Plans and Specifications; Compliance. Any revisions to the Plans and Specifications must be submitted to the Village for approval, prior to issuance by the Village of any permit for work on the Project. the final Plan and Specifications must include the following elements:

- (i) Final lighting plans showing location, size, and arrangement of all exterior lighting, in compliance with Village codes.
- (ii) A construction staging plan approved by the Village, including delivery routes, construction parking, and street clean-up.
- (iii) Grading and storm water management plans approved by the Village's Public Works Director.
- (iv) Final engineering plans approved by the Village.
- (v) Final landscaping plans.
- (vi) Final building materials schedule, identified as to manufacturer, make, and model.
- (vii) Full screening of refuse containers by a masonry enclosure of a height to completely screen the containers.

All work on the Project must conform with Village-approved Plans and Specifications.

- D. Building Materials Samples. The Applicant must submit building materials samples to the Village.
- E. Final Fire Department Review. The final Plans and Specifications must be reviewed by the La Grange Fire Department.
- F. Transfer of Land Rights. Prior to issuance by the Village of any permit for work on the Project, the Applicant must transfer rights to the Village in the parcel of land at the northeast corner of the Property as depicted in the Plans and Specifications for Village use for a Village identification sign or other Village amenity.
- G. Perimeter Sidewalk Repairs. The Applicant must repair or replace those portions of damaged public sidewalk around the perimeter frontage of the Property identified by the Village's Public Works Director.
- H. Declarations of Conditions, Covenants, and Restrictions. Prior to the issuance by the Village of a certificate of occupancy for the Building, the Applicant must provide a final "Project Declaration" as that term is defined in the Approved Development Agreement, with protective Village rights and remedies in form and substance satisfactory to the Village President, Village Manager, and Village Attorney.
- I. Burial of Overhead Utility Wires. The Applicant must provide for, subject to ComEd's consent and approval, burial of all overhead electrical, cable, telecommunications, and other utility equipment crossing the Property, to the south line of Ogden Avenue.
- J. Environmental Matters. At the time construction commences on the Property, the Property must be in compliance with applicable Illinois Environmental Protection Agency standards.

- K. 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, the Cook County Highway Department, and IDOT.
- L. 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 C.
- M. No Authorization of Work. This Ordinance does not authorize commencement of 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 10. Violation of Condition or Code. Any material violation of a term or condition stated in this Ordinance is grounds for 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 11. 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 and (b) delivery by the Applicant of the Unconditional Agreement and Consent signed by the Applicant, as provided in Subsection 9M of this Ordinance.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2015.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day \_\_\_\_\_ 2015.

\_\_\_\_\_  
Thomas Livingston, Village President

ATTEST:

\_\_\_\_\_  
John Burns, Village Clerk

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT A IN PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 5 FEET OF LOT 3) AND LOTS 27 TO 30 AND PART OF LOT 3 TOGETHER WITH VACATED ALLEY LYING WITHIN BLOCK 3 IN IRA BROWN'S ADDITION TO LAGRANGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED SOUTH 5 FEET OF LOT 3, ALL OF VACATED LOT 4 AND THAT PART OF THE 14.0 FOOT VACATED ALLEY LYING WEST OF AND ADJACENT TO THE AFOREMENTIONED LOTS IN BLOCK 3 OF IRA BROWN'S ADDITION TO LAGRANGE, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL AS VACATED PER ORDINANCE RECORDED AUGUST 16, 2012 AS DOCUMENT NUMBER 1222922133.

Commonly Known As: 9601 Ogden Avenue, LaGrange, Illinois 60525

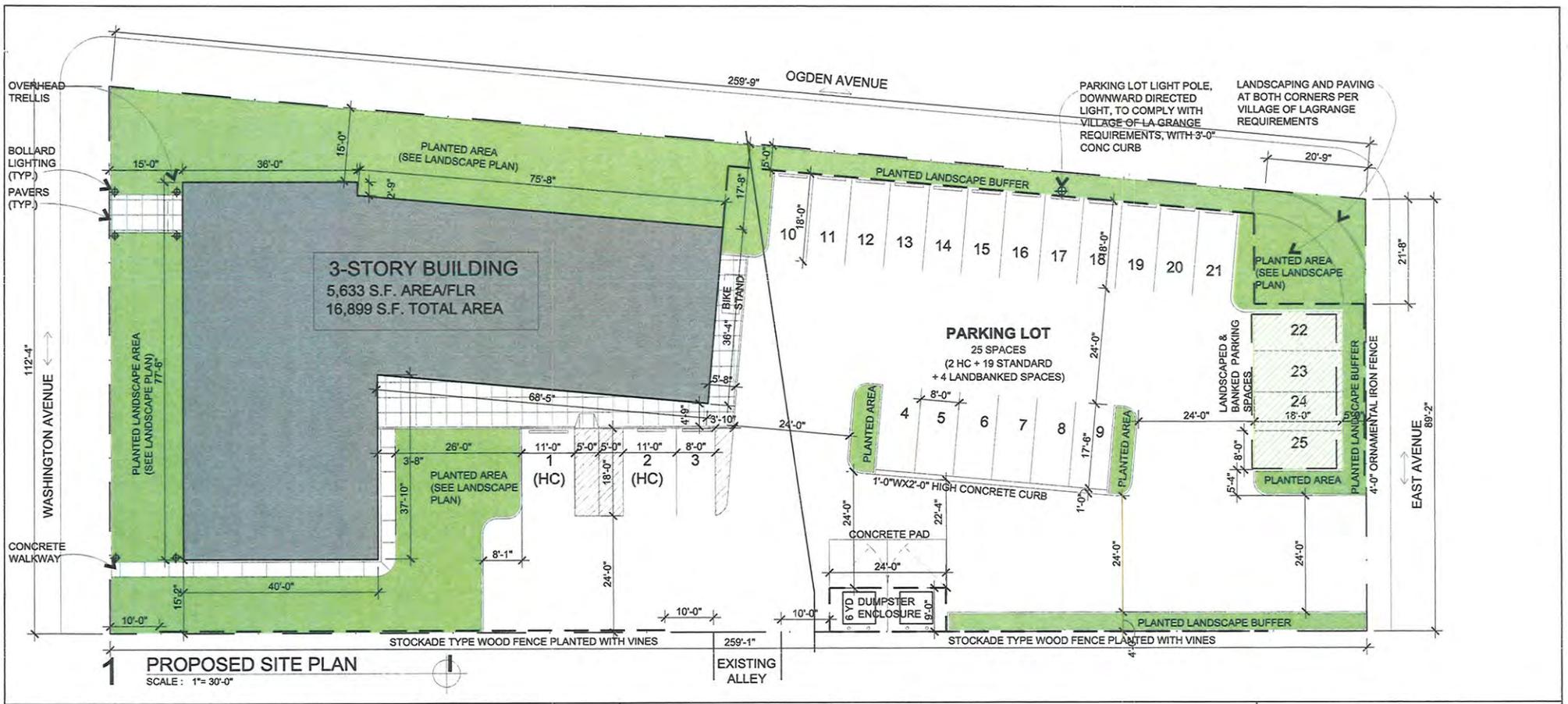
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5-A.14

EXHIBIT B

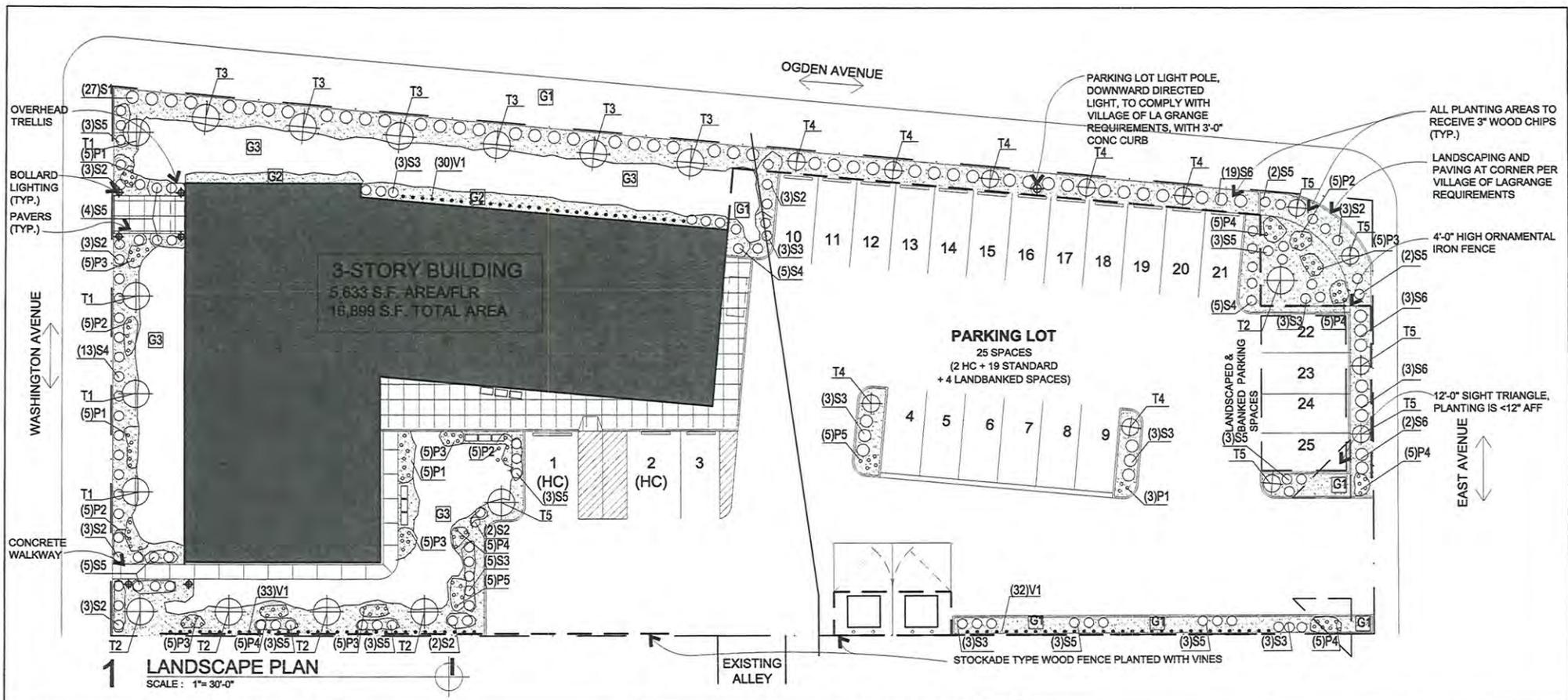
PLANS AND SPECIFICATIONS FOR THE PROJECT

[See attached.]



PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p><b>OPTION A:</b> REQUIRED PARKING: 0.25 /UNIT @ 20 UNITS = 5 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p><b>OPTION B:</b> REQUIRED PARKING: 1.5 /UNIT @ 20 UNITS = 30 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> <li>• CURRENT ZONING DISTRICT C1</li> <li>• PROPOSED ZONING DISTRICT IB</li> <li>• LOT AREA = 26,095 S.F.</li> <li>• LOT AREA / UNIT = 1,304 S.F</li> <li>• BUILDING FOOTPRINT = 5,633 S.F.</li> <li>• TOTAL BUILDING AREA = 16,899 S.F.</li> <li>• MAX ALLOWABLE F.A.R. = 0.45</li> <li>• ACTUAL F.A.R. = 0.65</li> <li>• MAX ALLOWABLE HEIGHT = 45'-0"</li> <li>• ACTUAL HEIGHT = 39'-6"</li> <li>• REQUIRED SETBACKS = 15'-0"</li> <li>• ACTUAL SETBACKS = 15'-0"</li> </ul>	<p>• BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</p> <p>• FACADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</p> <p>• PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</p> <p><b>BUILDING DETAILS</b></p> <ul style="list-style-type: none"> <li>• 3 STORY BUILDING</li> <li>• 1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER</li> <li>• 2ND &amp; 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS</li> <li>• LANDSCAPED COURTYARD</li> <li>• LAUNDRY AND STORAGE WITHIN BUILDING</li> <li>• ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY</li> </ul>	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p><b>IMPERVIOUS AREAS:</b> BUILDING = 5,633 S.F. PARKING LOT = 12,099 S.F. WALKWAYS = 981 S.F. TOTAL = 17,713 S.F. (68% INCLUDING BUILDING) = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <p><b>SHED STUDIO</b> 1945 W. RACE CHICAGO, ILLINOIS 60622 (312)731.4632 (P)</p> <p><b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15 BY: RR</p> <p><b>A.0</b></p>

5-A.16



LANDSCAPE SCHEDULE					
TYPE	BOTANIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
<b>TREES</b>					
T-1	<i>Acer x freemani "Armstrong"</i>	Armstrong Maple	4	3" cal.	7" Clearwood, Matched specimens
T-2	<i>Tilia cordata "Greenspire"</i>	Littleleaf Linden Greenspire	5	4" cal.	7" Clearwood, Matched specimens
T-3	<i>Ulmus japonica x wilsoniana</i>	Accolade Elm	4	3" cal.	7" Clearwood, Matched specimens
T-4	<i>Amelanchier "canadensis"</i>	Servicberry	7	3"	B&B
T-5	<i>Aronia arbutifolia</i>	Red Chokeberry	5	3"	B&B
<b>SHRUBS</b>					
S-1	<i>Aesculus parviflora</i>	Bottlebrush buckeye	27	48"	B&B
S-2	<i>Syringa patula "Miss Kim"</i>	Miss Kim Lilac	21	36"	B&B
S-3	<i>Viburnum trilobum "compactum"</i>	Compact Amer. cranberry	26	36"	B&B
S-4	<i>Juniperus horizontalis plumosa compacta</i>	Compact Juniper	23	36"	B&B
S-5	<i>Spiraea x bumalda "goldflame"</i>	Goldflame Spiraea	28	36"	B&B
S-6	<i>Juniperus chiensis "Sea Green"</i>	Sea Green Juniper	27	36"	B&B
<b>VINES</b>					
V-1	<i>Parthenocissus tricuspidata</i>	Boston Ivy	98	#1	Container

LANDSCAPE SCHEDULE					
TYPE	BOTANIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
<b>GRASSES/SEDGES</b>					
G-1	<i>Sporobolus heterolepis "Tara"</i>	Dwarf Prairie Dropseed	30	#1.	Container, 24" o.c.
G-2	<i>Liriopa Spicata</i>	Lilyturf	32	#1.	Container, 12" o.c.
G-3		Turfgrass sodding	-	-	Rolls
<b>PERENNIALS</b>					
P-1	<i>Echinacea Purpurea</i>	Purple Coneflower	13	1 gal.	
P-2	<i>Nepata faasseii "blue wonder"</i>	Catmint	15	1 gal.	
P-3	<i>Rudbeckia Hirta</i>	Black-eyed Susan	25	1 gal.	
P-4	<i>Hemerocallis Fulva</i>	Daylily	25	1 gal.	
P-5	<i>Liatris Spicata</i>	Blazing Star	15	1 gal.	

IMPERVIOUS AREAS
TOTAL SITE AREA = 26,095 S.F.
<b>IMPERVIOUS AREAS:</b>
BUILDING = 5,633 S.F.
PARKING LOT = 12,099 S.F.
WALKWAYS = 981 S.F.
<b>TOTAL</b> = 17,713 S.F. (68% INCLUDING BUILDING)
= 12,080 S.F. (46% EXCLUDING BUILDING)
<b>PERVIOUS AREA = 8,382 S.F.</b>

<p><b>SHED</b> STUDIO 1945 W. RACE CHICAGO, ILLINOIS 60622 (312)731.4832</p>	<b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS
	DATE: 02.04.15 BY: RR
	<b>L.O</b>

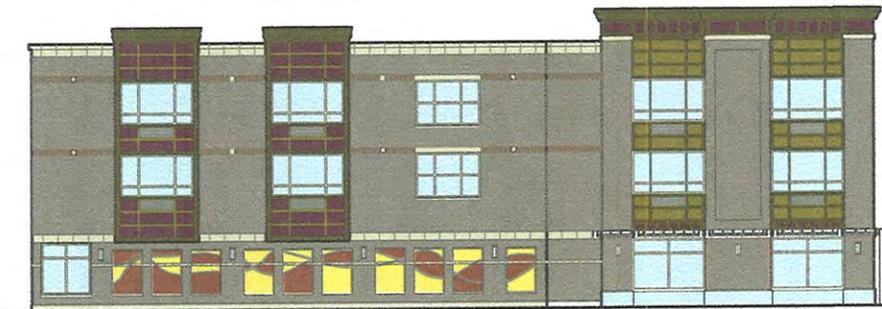
5-17-17



**1 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

**2 PROPOSED 2ND & 3RD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

BUILDING CODE DATA		LEGEND		SQUARE FOOTAGES	
APPLICABLE CODE	1996 BOCA	SUPPORTIVE LIVING APARTMENT (350-375 S.F. APPROX)	UTILITY/STORAGE/LAUNDRY	3-STORY BUILDING BUILDING: 5,633 S.F. EACH FLOOR TOTAL SQUARE FOOTAGE: 16,899 S.F.	
OCCUPANCY CLASSIFICATION	I-1	ADMIN OFFICES	LANDSCAPED AREA		
REQUIRED # OF EXITS	2	NOTES		 1945 W. RACE CHICAGO, ILLINOIS 60622 (312)421.0288 (P), 312.421.0287 (F)	
ACTUAL # OF EXITS	2				
MAXIMUM ALLOWABLE TRAVEL DISTANCE	200'-0" (SPRINKLERED)	<ul style="list-style-type: none"> <li>BUILDING IS CLOSE TO OGDEN AVENUE, MAINTAINING THE STREET CORRIDOR</li> <li>PARKING IS AWAY FROM BUILDING, HENCE COURTYARD IS NESTLED INTO THE CROOK OF BUILDING AND IS SHELTERED</li> <li>FOOTPRINT PROVIDES ROOM FOR GROWTH</li> <li>BUILDING RESPONDS TO WASHINGTON AVENUE RESIDENTIAL CONTEXT AND OGDEN AVENUE COMMERCIAL CONTEXT</li> <li>DOUBLE LOADED CORRIDORS PROVIDE EFFICIENT LAYOUT</li> </ul>	BEDS PLUS CARE 9601 W OGDEN LA GRANGE, ILLINOIS		
ACTUAL TRAVEL DISTANCE	106'-0" (SPRINKLERED)		DATE: 03.04.15 BY: RR		
CONSTRUCTION TYPE	5A, COMBUSTIBLE, PROTECTED WITH A SPINKLER SYSTEM, 2 HOUR SEPARATION BETWEEN FLOORS			<b>A.1</b>	



**1 ELEVATION AT OGDEN AVENUE**

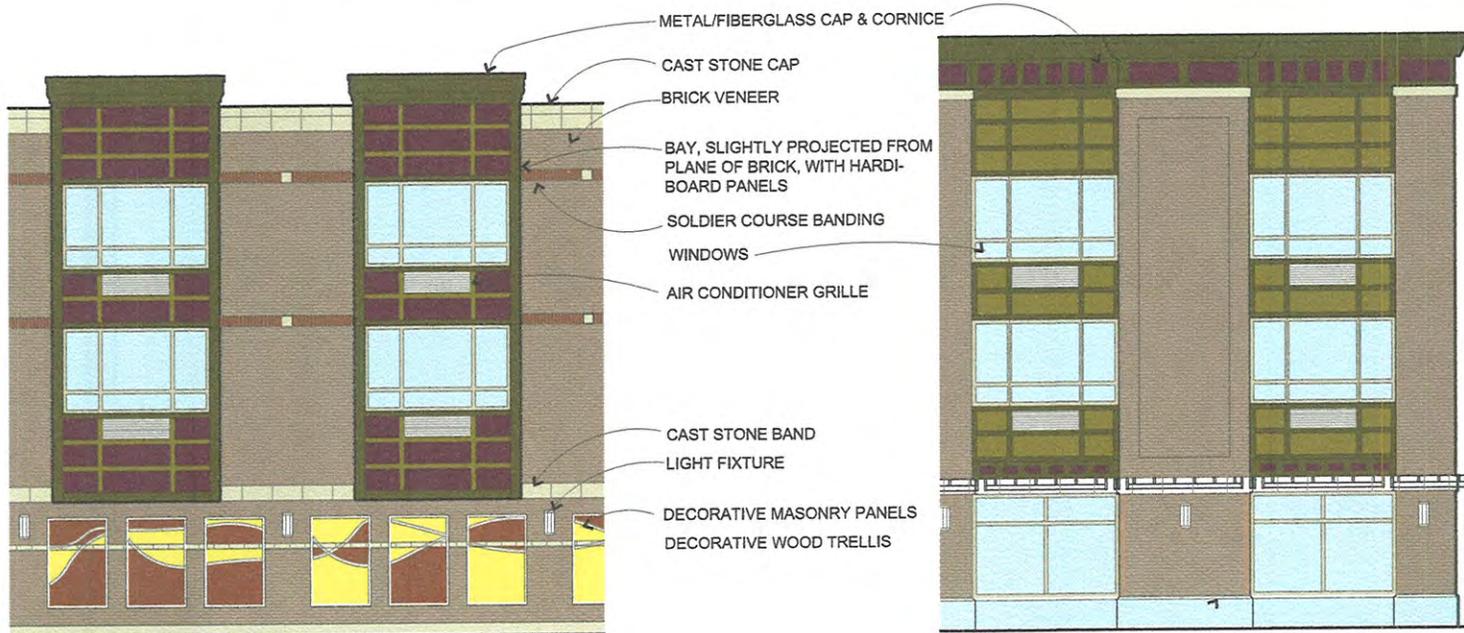
SCALE: 1/16" = 1'-0"



**2 ELEVATION AT WASHINGTON AVENUE**

SCALE: 1/16" = 1'-0"

5-A-19



**3 ENLARGED PARTIAL ELEV AT BAYS**

SCALE: 1/8" = 1'-0"

**4 ENLARGED PARTIAL ELEV AT CORNER**

SCALE: 1/8" = 1'-0"

**NOTES**

- FACADE IS A COMBINATION OF BRICK VENEER AND HARDI-BOARD
- TOWER DETAIL AT CORNER PROVIDES A VISUAL LANDMARK/GATEWAY, AND ALLUDES TO THE "GATEWAY" CREATED BY THE CHIPOTLE & CORNER BAKERY STORES
- DETAILS ARE CLASSIC, SIMILAR TO THAT USED IN THE RETAIL CORRIDOR IN LA GRANGE
- VARIATION IN ROOF LINE MEETS DESIGN GUIDELINES

**SHED**  
STUDIO

1945 W. RACE  
CHICAGO, ILLINOIS 60622  
(312)421.0288 (P), 312.421.0287 (F)

**BEDS PLUS CARE**  
9601 W OGDEN  
LA GRANGE, ILLINOIS

DATE: 01.12.15  
BY: RR

**A.2**

5-A.20



**1** VIEW AT CORNER OF OGDEN & WASHINGTON (SUMMER)  
SCALE:

<b>SHED</b> 5 STUDIO <small>1945 W. RACE          CHICAGO, ILLINOIS 60622          (312)421.0288 (P), 312.421.0287 (F)</small>	<b>BEDS PLUS CARE</b> <small>9601 W OGDEN          LA GRANGE, ILLINOIS</small>
	<small>DATE: 01.12.15          BY: RR</small>

**A.3A**



5-A, 21

**1** VIEW AT CORNER OF OGDEN & WASHINGTON (WINTER)  
SCALE: 1/16" = 1'-0"

**SHED**  
STUDIO  
1945 W. RACE  
CHICAGO, ILLINOIS 60622  
(312)421.0288 (P), 312.421.0287 (F)

BEDS PLUS CARE  
9601 W OGDEN  
LA GRANGE, ILLINOIS

DATE: 01.12.15  
BY: RR

**A.3B**

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, BEDS Plus Care, Inc. (the "Applicant") is the contract purchaser 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 approvals from the Village necessary for the development of the Property (the "Project") as described in La Grange Ordinance No. O-15-\_\_\_ adopted the President and Board of Trustees of the Village of La Grange on \_\_\_\_\_, 2015 (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 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 \_\_\_\_\_ 2015.

**BEDS Plus Care, Inc.**

Attest:

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTACHMENT A  
TO UNCONDITIONAL AGREEMENT AND CONSENT

LEGAL DESCRIPTION OF PROPERTY

**VILLAGE OF LA GRANGE  
PLAN COMMISSION**

**FINDING AND RECOMMENDATION  
Plan Commission Case #222**

To: President Livingston and Board of Trustees

March 10, 2015

**RE: CASE #222 – BEDS Plus Care, Inc. applications for Zoning Map amendment, small planned development, special uses, site plan approval, and design review approval to permit the construction of a three-story mixed use building and to operate individual and family services on the first floor and a residential care housing on the second and third floors, at 9601 West Ogden Avenue.**

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of La Grange on the proposed Zoning Map Amendment, Special Uses, Small Planned Development, Site Plan Approval, and Design Review Approval at the 9601 Ogden Avenue.

• **THE APPLICATION**

BEDS Plus seeks approval of (1) a Zoning Map amendment to rezone the subject property from its current classification of C-3 General Service Commercial District to the IB Institutional Buildings District; (2) Special Use Permits for individual and family services and residential care housing; (3) a Special Use Permit for a Small Planned Development including approval of development concept and final plans; (4) Site Plan Approval, and (5) Design Review in order to construct a three-story mixed use building at 9601 Ogden Avenue.

• **THE PUBLIC HEARING**

After public notice given in accordance with law, the Plan Commission held a public hearing on February 10 and March 10, 2015, in the La Grange Village Hall Auditorium. Present at the first session of the public hearing on February 10 were Commissioners Egan, Paice, Reich, Stewart, Weyrauch, and Williams and Chairman Kardatzke presiding. Also present were Community Development Director Patrick D. Benjamin, Interim Police Chief Renee Strasser, Assistant Community Development Director Angela M. Mesaros, and Village Attorney Mark Burkland.

At the February 10 hearing session Chairman Kardatzke read the rules and procedures of the meeting and swore in Tina Rounds, Executive Director of BEDS; Rashmi Ramaswamy, architect with Shed Studio; and Steve Friedland, attorney with Applegate and Thorne-Thomsen, who presented the application and answered questions from the Commissioners.

- BEDS provided a PowerPoint presentation, giving an overview of the organization, the proposed facility, details of the architectural plans, and requests for zoning relief.
- Ms. Rounds explained the mission of BEDS and stated that, although BEDS' services have increased, the number of emergency shelter guests has remained constant. With this proposal, BEDS would be providing permanent long-term supportive housing and services, which is an effective strategy for individuals with long-term struggles. The proposed building is 20 efficiency residential care apartments approximately 350 square feet each on the second and

5-A-24

third floors. The first floor will include daytime social support services and BEDS' administrative offices. The daytime support services currently are housed at the Emmanuel Episcopal Church and the administrative functions are housed at the First Presbyterian Church of La Grange.

- Ms. Rounds explained how residents of the residential care apartments would be selected: Individuals will need to have a disability diagnosis. Weighted preference will be for current or former Lyons Township residents, veterans, and persons considered highly vulnerable. Persons with backgrounds as sex offenders or violent felons will not qualify. Residents will be required to pay up to 30 percent of their income as rent. If that amount is insufficient to pay the entire monthly rent (expected to be about \$700 per month), then the other 70 percent is covered through grants from HUD.
- The subject property was selected for the proposed project in part because BEDS has been in La Grange for 27 years and has a strong faith-connected base of supporters and volunteers. Also the site is accessible because of the walkability of the location – they estimate that only approximately 5 out of 20 residents will have a car. The site is within a 10-minute walk to convenience stores, grocery stores, food banks, and transportation. Also Community Nurse, Pillars and other social service agencies are nearby in La Grange.
- Steve Friedland, attorney, introduced the specific requests for approvals and discussed the zoning standards applicable to those requests, including the community need for the proposed uses. The Village's *Comprehensive Plan* states as a goal to encourage the most appropriate development. The property has been vacant for 30 years and is located in a transitional area between commercial and residential. The proposed uses are a benefit to the community in that they help to solve problems associated with homelessness.
- Mr. Friedland addressed the special use and planned development standards and stated that the proposed building addresses diverse housing options. Twenty units would have minimal impact on the surrounding area, in part because most residents will not own cars.
- Rashmi Ramaswamy, architect, presented the context, design inspirations, and residential feel of the building, the landscaped easement that will be given back to the Village, parking, land-banking, architectural features, traffic circulation, environmental conditions, and other elements of the project.

Chairman Kardatzke solicited questions and comments from the Commissioners:

- Chairman Kardatzke asked about the floor layout. Answer: They will review plans with the Fire Department.
- Commissioner Stewart asked if BEDS would pay property taxes. Answer: They intend to apply for tax exempt status.
- Commissioner Egan asked about program operations and any expansion of the day program. Answer: BEDS is already doing all of the day program services within the community at the Emmanuel Episcopal Church and the Presbyterian Church.
- Commissioner Egan asked about partner agencies in La Grange. Answer: BEDS partners with Pillars, Community Nurse, La Grange Hospital, McNeal Hospital, Aging Care Connections, the VA, and other regional housing agencies.

5-A.25

- Commissioner Egan asked how they identify clients. Answer: From a network of churches and from occasional referrals from libraries, food pantries, and similar agencies.
- Commissioner Egan asked where clients originate. Answer: Lyons Township.
- Commissioner Egan asked about the case manager. Answer: One case manager is dedicated to the 20 residents. There also are the intake officer, nurses and services providers.
- Commissioner Egan asked if they have an extensive screening process. Answer: They have a selection committee with weighted preference for Lyons Township residents.
- Commissioner Egan asked about families. Answer: No families will live in the facility – families are referred to the scattered-site housing program.
- Commissioner Egan asked where the residents work. Answer: The average client is white male over 50 years old with a lower wage job—for example 20 hours at Jewel—who is not able to work full time to support himself.
- Commissioner Egan asked about rules/protocols for the facility. Answer: There will be a lease agreement with each resident which will set rules and standards. BEDS has engaged Carlton Management Company to manage the building, which also will have standards and rules.
- Commissioner Egan asked about protocols if someone breaks the rules. Answer: There will be a property manager on site to deal with rules. Serious circumstances can lead to eviction.
- Commissioner Egan asked if they would have a property manager on-site 24 hours a day. Answer: They will have monitoring 24 hours/day, an on-call case manager, and a front desk person. Daytime support center staff will be there during normal business hours, 9:00 to 5:00, working also on Saturdays. Also janitorial staff part-time.
- Commissioner Egan asked if residents would be permitted to have overnight guests. Answer: Residents must comply with the HUD standard of one overnight guest in any 30-day period.
- Commissioner Egan asked about funding. Answer: Some funding is in place. The goal is that half of the project cost will be publicly funded. BEDS will hire a capital campaign consultant to raise money privately.
- Commissioner Egan asked about the community need in La Grange. Answer: BEDS has a long history in La Grange and there has been a steady demand for services for homeless persons. Homelessness exists in La Grange so there is a need for BEDS' services.
- Commissioner Paice asked about the net change for La Grange – will all of the current services in the two churches be moved. Answer: Yes.
- Commissioner Paice asked if permanent supportive housing exists now. Answer: No, only scattered-site housing.

After questions and discussion by the Commissioners, Chairman Kardatzke opened the public testimony portion of the hearing. The following persons spoke at the meeting:

5-A-26

- Sally & Mike Moore, 48 East Avenue
- David Grayson, 76 S. 7<sup>th</sup> Avenue
- Karen Prue
- Penny Longo, warden at Emmanuel Episcopal Church
- Clay Edwards, 621 S. Stone
- Sandy Mendez, 144 Sawyer
- Thomas Furey, BEDS Volunteer
- Elizabeth Muldoon, 432 S. 8<sup>th</sup> Avenue
- Chris Moravec, 1328 W. Barry
- Thaddeus Halm, 522 S. 10th
- Bill Klump, owner of Brookfield Express Car Wash
- Josh McGee, 133 S. Spring Avenue
- Adham Alaily, 102 S. Waiola
- Ivan Poullaos, 140 Blackstone
- Rick Smith & Valandra Wallace-Smith, 30 East Avenue
- Meredith Onion, 143 S. Ashland
- Chris Kozelka-Campbell, 330 Washington Avenue
- Camille Hall, 141 Hayes
- Mike Meagher, 103 S. 8<sup>th</sup> Avenue
- Isabel Martinez Noth, 4021 Ellington, Western Springs, member of Emmanuel Episcopal Church in La Grange
- Tim Kelpsas, 67 N. Brainard, Library Trustee
- Barbara Weyrick, Lyons Township Assessor
- Mimi Meagher, 103 S. 8<sup>th</sup> Avenue
- Michelle Halm, 522 S. 8<sup>th</sup> Avenue

The public comments related to the following general areas:

- *Traffic.* Concerns included the left hand turns onto East Avenue, alley access to the residences to the south and overflow parking.
- *Security/Public Safety.* Concerns primarily about existing drug and gang crime in the neighborhood
- *Threats from Homeless Persons.* Concerns about the threats posed to neighbors by homeless persons who may walk through the neighborhood.
- *Environmental remediation.* Claims the subject property has not been fully remediated.
- *Impact on neighboring property values.* Fears the new building will reduce property values in the adjacent neighborhood because it will house social services functions.
- Tim Kelpsas, Library Trustee, stated that the comments about the library are not true or relevant. Any problems that do exist at the library are not due to homeless people.
- Barbara Weyrick, Lyons Township Assessor, stated that things have changed – in her experience this use is needed throughout the township and BEDS has a long history in La Grange.

Chairman Kardatzke solicited comments from the Commissioners:

5-A.27

- Chairman Kardatzke asked about the placement of the interior stairway and approval of Fire Department.
- Commissioner Egan asked for impact studies on schools, police, fire, all services, as well as traffic/parking study, benefits to the community, infrastructure improvements.
- Deputy Police Chief Renee Strasser stated that she has six months of data regarding Police contact/calls that they have had with homeless people in the community. In August, of 1314 calls, 7 were for homeless; in September, 1330 calls, 3 for homeless; in October, 1297 calls, 9 for homeless; in November, 1149 calls, 2 for homeless; December, 1261 calls, 9 for homeless; and in January, 1256 calls, 5 for homeless. 33 percent of homeless calls were for one person. Total of 36 calls for service in 6 months, 12 of which calls were related to a single person who is a La Grange resident and is not a BEDS client.
- Commissioner Williams asked for a parking study.
- Commissioner Weyrauch stated that she sees this as a positive impact.
- Commissioner Reich stated that any impact of this proposal would be negligible.

Chairman Kardatzke suggested that the public hearing be continued to a set date and time. A motion to continue the public hearing to March 10, 2015, at 7:30 p.m. in the same location was made by Commissioner Reich, seconded by Commissioner Williams. The Plan Commission adjourned the first session at 10:10 p.m.

The Plan Commission reconvened the public hearing on March 10, 2015, at 7:30 p.m. in the La Grange Village Hall Auditorium. Present were Commissioners Egan, Paice, Reich, Stewart, Weyrauch, Williams with Chairman Kardatzke presiding. Also present were Community Development Director Patrick Benjamin, Assistant Community Development Director Angela Mesaros, Fire Chief Don Gay, and Village Attorney Mark Burkland.

Chairman Kardatzke began the meeting by reading the rules and procedures. He then introduced the case and swore in all members of the applicant's team.

- Tina Rounds reintroduced BEDS' applications and responded to matters discussed by the Commissioners at the first hearing session.
- Ms. Rounds and other BEDS representatives then addressed each of the concerns from the last meeting and presented additional information, revisions to the design of the building and the project generally in response to discussion at the first hearing session, including BEDS' agreement to move at least two emergency overnight shelters out of La Grange before the new development is operational, BEDS' plan to continue to mitigate homelessness through prevention and stabilization services, BEDS' plan not to substantially grow the number of its clients, BEDS' goal to shift the emphasis to eventually end chronic homelessness by employing alternate strategies of prevention in housing.
- Ms. Rounds addressed the following standards: Community need for the proposed use, confirmation that the use will not substantially or unduly adverse effect adjacent properties, no interference with development of surrounding property, and undue traffic congestion. BEDS provided additional reports, studies, and documentation to the Plan Commission in advance of

this hearing session.

- Rashmi Ramaswamy presented details about site ingress/egress and meetings with the Fire Chief, and the results of the soil boring study done by BEDS' geotechnical consultant G2 Consulting. Soil borings in locations including the vacated alley assure that the building foundation can be designed without any special features. The soil tests reveal no sign of contamination.
- Don Thomas, professional land planner with 35 years of experience in the field, presented the results of impact studies. Mr. Thomas talked about the impacts on churches, schools, library, police, fire and traffic, real estate values, and property taxes. He stated the proposed building and uses are appropriate to the site and will improve the site that has been underutilized for over 20 years.
- Included in BEDS' submissions related to community impact were the following documents: Examples throughout suburban Cook County of similar buildings; examination of local property values, sales, and market time in La Grange and particularly near the current BEDS daytime support services operation at Emanuel Episcopal church; a second opinion verifying the data; numerous academic studies and articles establishing the negative or positive impact of various similar developments on property values and savings to the municipality; several documents supporting BEDS and verifying responsible service delivery including letters from the CEO's of Pillars, Community Nurse, West Suburban Chamber of Commerce, Adventist Hospital, Lyons Township Mental Health Board, the Local Continuum of Care and Homelessness, the Director of Social Concerns at St. Cletus, and a social worker at the La Grange Area Department of Special Education.
- Ms. Rounds submitted a letter to the editor from Jeannie Dilger, Director of the La Grange Library and 200 signatures of local residents supporting BEDS' applications.
- Eric Russell of KLOA presented a traffic study with the following comments: KLOA looked at traffic generation, operation of the proposed driveway on East Avenue, whether parking would be adequate as proposed, and the requested variations related to parking space dimensions. Based on field observations and data, KLOA does not recommend restrictions on access onto East Avenue because there are regular gaps (for every cycle of the traffic signal) in traffic including during peak periods during which a left turn can be made. On a daily basis during peak hours KLOA expects very low traffic numbers coming out of the subject property. Based on the proposed uses, it is appropriate to allow fewer parking spaces because there will be very few cars. KLOA's conclusion is that the 25 spaces proposed on the property are adequate to meet the needs of the use. Also, the low number of cars and car movements indicate that the 8' parking space width and the 7'6" parking space length are appropriate in this case.
- Steve Friedland presented information regarding the environmental remediation of the property. Included in documents submitted to the Plan Commission are an updated Phase I Environmental Report, an independent verification of the findings by K Plus Engineering, and a copy of the No Further Remediation (NFR) letter from the IEPA.
- Ms. Rounds discussed the Tenant Selection Plan, safety provisions, and property management. As suggested by the Plan Commission, BEDS agreed to provide 24-hour staffing of the facility. Hours of operation of the on-site support centers will be Monday through Friday, 9:00 a.m. to 5:00 p.m. Clients will be asked to leave and given transportation to another location if

5-A-29

they are not in compliance with the rules of the facility.

- Keith Larsen of Carlton Property Management spoke about the staffing and management of the property.

Chairman Kardatzke solicited comments and questions from the Commissioners:

- Commissioner Williams asked about the level of experience of the full time staff at the facility. Ms. Rounds stated there will be a desk monitor as well as a management company. However, they will not have a full security guard with a gun. It will be a person monitoring activity and answering questions.
- Commissioner Stewart asked about parking and traffic compared to a retail use. Mr. Russell stated that a retail development would generate quite a bit more traffic and that certainly the proposed parking dimensions would not work for a retail center.
- Commissioner Egan asked about funding for 24-hour staffing. Ms. Rounds stated that they have a detailed proforma that includes the costs of that staffing.
- Commissioner Egan asked about the protocol for requiring residents to participate in the programs and any legal issues. Ms. Rounds stated that programs and services are offered as part of on-going case management related to the residents.
- Commissioner Egan asked about the screening process for potential residents and whether participants in the program would have a La Grange address. Ms. Rounds stated that yes sometimes it will be the case that the residential care residents will have a La Grange address.
- Commissioner Egan asked if the residents would be exclusively male or will there be rooms available for females. The answer is that the client make-up is about 60/40 mix of male/female (traditionally more male) in the homeless population. BEDS will allow both male and female residents.
- Commissioner Egan asked if there would be restrictions on resident cars. Answer: BEDS does not have any restrictions now, but based on trends of the current and past clients, very few people use cars.
- Commissioner Weyrauch asked for more details on the day program. Ms. Rounds stated that the plan is to move the current operations from the attic of the First Presbyterian Church and the second floor of Emmanuel Episcopal Church. At any given time, right now they have between eight and 12 people being served at a time at the support center.
- Commissioner Weyrauch asked if there are certain times of the year that are busier than others. Ms. Rounds stated that certainly the coldest weather is the toughest time for people who have nowhere to go.

After discussion by the Commissioners, Chairman Kardatzke opened the public testimony portion of the public hearing. The following persons spoke:

- Father Eric Thompson, Emmanuel Church
- Glenn O'Brien
- Karen Lusson

5-A.30

- Reverend Lisa Telomen, First United Methodist Church
- Barbara Lennie, 31 N. Brainard
- Angela Curran, CEO of Community Nurse Health Center
- Werner Kiuntke
- Meredith Onion
- Jim Larsen
- Mark Rudzinski
- Nancy Ryan
- Ben Pershey, BEDS Case Manager
- Rev. Stucklensh, 1<sup>st</sup> Congregational Church
- Randy Valenta
- Rick Rius
- Sally Winkler
- Larry Pusateri
- Jane Yount, 229 S. 8<sup>th</sup>
- Rev. David Hulse
- Kathleen Valenta, teacher in La Grange
- Cynthia Schilsky, part of organizing committee for BEDS 30 years ago
- William Reilly
- Rev. John Hoffman, St. Francis Pastor
- Patricia Topps
- Kara Sandt
- Darrell Hardy, 11 Sawyer
- Megan Wenstrup
- Josh McGee
- Caroline Dillon, 240 S. Catherine
- Bill McManaman
- Liz Van Tassel
- Bob Ashby
- Kim Mosley
- Rose Ashby
- Jaylene Adamczyk, 420 8<sup>th</sup> Avenue
- Bradley Rademaker
- Arah Gibson
- Sandra Mendez
- Tonia DeVine
- David Grayson
- Liz Muldoon
- Mimi Meagher
- Adam Alaily
- Sally Moore
- Destiny Hurd, senior at LTHS with Leadershop
- Jordan Kraft
- Paul Dravillas

The public comments focused on the following general areas:

- The demonstrated need for supportive, affordable housing in the community
- The level of security to be provided for the facility

5-A,31

- Potential impacts on Village services providers
- Neighborhood safety threats from homeless persons and police presence in the area
- Environmental remediation of the property
- Whether there will be undue adverse economic impact on neighboring property
- Separating the zoning application from the issue of homelessness – “homelessness is not a crime”
- Questions about where clients go after they leave the facility
- Client selection process

Audience members had the following questions:

- Mariellen Maloney lives across from a large park and is concerned about the safety of children and asked why this was not a referendum.
- Joan Smothers, Smothers Realty Group, asked whether there would be a security guard and stated that she believes the Village services are already overtaxed.
- John Kurtz stated that he suspects the police numbers are understated and asked about the demands on the fire services.
- Michelle Davis stated she believes this proposed location is a residential area.
- Mike Horvath questioned the direct economic impact and the impact on property values.
- Val Sopic asked how long the offices had been at the Episcopal Church and why the building at 120 East Burlington was not permitted to house this use.
- Ms. Rounds stated that BEDS is committed to a safe, caring and vibrant community and BEDS submitted an analysis by a local real estate agent, confirmed by another, regarding property values. BEDS also submitted nine academic studies of similar properties. For three years, BEDS has been in pursuit of this project and a place in or near La Grange. The solution of homelessness is to go beyond kind acts.
- Ms. Rounds stated that the current crime in the neighborhood is a separate issue from BEDS’ proposal. She asks that the application be evaluated on its own merit. She further stated that BEDS does have contingency plans in place for funding.

Chairman Kardatzke solicited comments and questions from the Commissioners:

- Commissioner Weyrauch asked if BEDS is pursuing another site in Countryside. Answer: BEDS is not pursuing a site in Countryside and is not interested in creating two facilities.
- Commissioner Stewart asked about funding. Answer: It will be about 50% State/County grants and 50% capital campaigns. BEDS needs zoning approval before BEDS can secure funding.

### III. FINDINGS AND RECOMMENDATION

5-A.32

- Chairman Kardatzke presented each element of the BEDS application to the Commissioners and asked the Commissioners if they understood which standards apply to those elements. The Commissioners indicated they were knowledgeable about each element and the standards applicable to each element. The key matters noted were:
  - The suitability of the site, which currently is vacant and zoned for commercial development.
  - The adequacy of ingress and egress from the site and parking and circulation.
  - Site lighting and landscaping.
  - Any undue adverse impacts on the neighborhood or community.
  - Availability of police, fire, and public infrastructure for the site.
  - Environmental conditions on the property.
  - The effect on nearby commercial and industrial businesses.
  - The viability of the site for commercial development under its current zoning.
- Commissioner Williams stated that an amendment to the Zoning Map is significant and should meet all criteria. He questioned whether this meets community need and trends in development.
- Commissioner Egan stated that the Zoning Code says that map amendments can be exercised only when public good demands. She does not believe that this application meets that standard.

Being no further questions or comments from audience or Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Stewart that the Plan Commission recommend to the Village Board of trustees Approval of the application for amendment to the Zoning Map special use, planned development, site plan, and design plans as outlined in the Staff memorandum dated February 10, 2015 with PC Case #222.

Motion to APPROVE carried by a roll call vote 4 to 3.

AYE: Reich Stewart, Weyrauch, and Chairman Kardatzke

NAY: Egan, Paice, and Williams

ABSENT: None

BE IT THEREFORE RESOLVED that the Plan Commission recommends that the La Grange Board of Trustees grant approval of (A) a Zoning Map amendment to reclassify the subject property in the IB Institutional Buildings District, (B) a special use authorizing a small planned development and approval of the planned development concept and final plans with the requested modifications of zoning regulations as stated in the Staff Report, (C) a special use permit authorizing individual and family services on the first floor of the building, (D) a special use permit authoring 20 residential care units on the second and third floors of the building, (E) site plans, and (F) design plans, all to authorize the proposed development at 9601 Ogden Avenue described in PC Case #222, and all subject to the following conditions are recommended by Staff:

5-A.33

- . Development Agreement. The applicant must enter into a development agreement with the appropriate terms and conditions including among others:
  1. The Village would have the right to approve a transfer of ownership and/or operation of the facility for the proposed uses.
  2. The property comply with strict property maintenance standards.
  3. The applicant agree to relocate its operations into the new facility from the First Presbyterian Church and the Emmanuel Episcopal Church (except the emergency overnight shelters).
  4. On-site management and supervision must include 24 staffing and security.
  5. The applicant must limit the number of clients that they can serve at one time at the facility.
  6. Terms related to the land-banking of parking spaces.
- . Final Lighting Plans showing location, size, and arrangement of all exterior lighting must be submitted by the applicant for compliance with the Code.
- . Construction Staging Plan. The applicant must prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up.
- . Grading and Storm Water Management Plans must be submitted and approved by Village Engineer.
- . Final Engineering Plans must be approved by the Village.
- . Overhead utilities crossing the site must be buried to the south side of Ogden Avenue.
- . Final Landscaping Plans with a tree preservation plan must be submitted.
- . Final Building Materials and samples must be identified fully as to manufacturer, make and model.
- . Refuse containers and parking lot must be fully enclosed by a masonry enclosure of a height to completely screen the containers.
- . Conditions Covenants and Restrictions must be provided to the satisfaction of the Village Manager.
- . Permits will be needed for outside entities including among others the MWRD, the Cook County Highway Department, and IDOT.
- . Final Fire Department review of plans must be made.
- . Transfer of Land Rights to the Village at the northeast corner of the property for Village use for a sign or other Village amenity.
- . Repair / Replacement of Sidewalk surrounding the property that is in poor condition to meet Village standards.

Respectfully submitted,

PLAN COMMISSION  
OF THE VILLAGE OF LA GRANGE

  
\_\_\_\_\_  
Wayne Kardatzke, Chairman

5-A.34

VILLAGE OF LA GRANGE  
Community Development Department

**MEMORANDUM**

TO: Plan Commissioners

FROM: Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Community Development Director

DATE: March 10, 2015

**RE: CONTINUATION OF PLAN COMMISSION CASE #222 - (1) AMENDMENT TO THE ZONING CODE, (2) PLANNED DEVELOPMENT FINAL PLAN, (2) SPECIAL USE AND (3) SITE PLAN APPROVAL, 9601 Ogden Avenue, BEDS Plus Care, Inc.**

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At the public hearing on February 10, 2015, the following comments and questions were raised by the Commissioners and Audience:

- **Impact study on community services including Police and Fire and impact of the facility on the neighborhood.** Discussion at the hearing was specifically related to property values and safety. One Commissioner referenced research indicating that the impact of such a facility is positive on the community in cases only if the neighborhood is distressed and the program strictly controlled.
- **Traffic & Parking Study** – BEDS Plus has submitted a traffic study revised by KLOA from the 2006 study for the proposed strip commercial center. Commissioners requested a parking study to justify the relief being sought – this information is also provided in the traffic study provided by the applicant.
- **Fire Department.** The applicant met with the Fire Chief to review the preliminary architectural plans. The Minutes from that meeting are attached. Plans have been revised to reflect the comments of the Fire Chief.
- **Security.** BEDS Plus has provided information about the property management company, Carlton Management and a link to their website in the attached FAQs.

The Applicant has submitted additional documents and information that they will present at your meeting. Commissioners and the public will have an opportunity to comment on the new material at your meeting. Also attached are public comments that we received since the last Plan Commission meeting. The Plan Commission's focus at this point should be review of the project as a whole and the standards for granting a Planned Development, Special Use Permit for the social services center and the standards for re-zoning property currently zoned as C-3 to I-B Institutional Buildings.

5-A.35

to: Don Gay, Fire Marshal, Village of La Grange  
cc: Tina Rounds, Beds Plus Care, Rashmi Ramaswamy, SHED Studio, Angela Mesaros, Village of LaGrange  
from: Mike Newman, SHED Studio  
date: February 26, 2015  
re: Meeting Notes -- Preliminary Review of Architectural Plans with La Grange Fire Marshal

Present for the meeting:

- Don Gay, Fire Marshal, Village of La Grange
- Tina Rounds, Executive Director, Beds Plus Care
- Mike Newman, Shed Studio

Thank you for a positive and useful meeting. The following are my notes from our discussion:

- Sprinklered? – Yes the building will be sprinklered, therefore there are upgrades to the general travel distances and direct exiting requirements available to us.
- Egress? – General egress layout looks fine (though of course will be reviewed fully at the point of formal submission prior to build-out).
- Direct Exit Required from North Stair? – The plans right now show the first floor egress from the north stair as exiting through the lobby. Given that the building will be sprinklered, this is reasonable and acceptable (again, plans will be fully reviewed later at formal submission) as long as lobby doors are rated and appropriate egress path ratings are followed. If the formal review suggests that we add a direct door to the outside, we can easily add that without dramatically altering the egress system or layout. However, as Mr. Gay pointed out, there are lots of reasons to not do that as it could create a hard to control fast exit out toward Ogden that would be not visible to the front desk person (except through camera and alarms). We believe the layout as is meets the needs and program, but if required there is a clear approach to rectify.
- Lobby Double Door? – The main entry door from the courtyard to the main building lobby should be a double door without astragal in order to simplify access in with stretcher.
- Elevator Size? – The elevator must meet typical ADA regulations in order to make use of a stretcher by the fire department. This project will meet these requirements for many reasons.
- Fire Extinguishers? – No extinguishers in units (they become an “attractive nuisance”), but yes in the hallways of the upper residential floors. We will check specific regulations as regards travel distances in buildings with sprinklers, but presumption is that there would be two per floor in the corridor (one per building wing). Mr. Gay suggested, if possible, to use the cabinet type (as opposed to the wall hook type) so that tenants are not encouraged to misuse. Also will be required in a couple locations of the first floor, including the mechanical room.
- Fire Suppression Water Intake? – Mr. Gay would prefer that this happen near the mechanical spaces at the east end of the building.
- Trash Room and Chutes? – Trash room and chutes must be rated (and sprinklered).

Mike Newman, mike@shedchicago.com, (773) 251-6396

5-A-36

**Date:** March 5, 2015

**To:** Plan Commissioners, Village of LaGrange

**From:** Tina Rounds, Executive Director, BEDS Plus

**RE:** Materials for Consideration at March 10, 2015 Plan Commission Meeting  
9601 Ogden Avenue proposed development

Thank you for your thoughtful consideration of the submitted request by BEDS Plus. Based on your feedback and direction at the February 10, 2015 Plan Commission Meeting, BEDS Plus respectfully submits the following materials for your further consideration.

Addressing Community Impact

The document, *Summary-Community Impact Analysis*, is a report by an independent land planning contractor, Mr. Don Thomas on the development's impact on community services, impact and projected service growth. Also included is Mr. Thomas' professional resume.

Subsequent evidence to support findings related to the impact on LaGrange community services include two articles, one academic study and one from a major national publication, describing the impact of supportive housing model on community services.

Subsequent evidence to support findings related to the impact on property values including an analysis by Bonnie Hampton of Berkshire Hathaway Home Services of LaGrange home sales at different distances to current daytime support center from 2010 – 2014, while in operation at the Emmanuel Episcopal Church. This analysis was independently verified by a local Baird Warner Broker and reflected by the submitted letter. Also included is one article and one academic study examining the impact of supportive housing on property values.

Subsequent evidence to support findings related to service delivery provided at BEDS Plus, affecting or possibly impacting the community include a report from President Livingston in 2014 after examination of services at BEDS Plus. Resource charts utilized in long-term planning for the agency and in development for the facility that address the intended client and staff growth through 2022 are included (3 tabs in worksheet). Letter from Executive Director of the local Continuum of Care describing supportive housing and verifying regional collaboration for BEDS which allows agency to focus efforts on local residents is included. Also included is the executive summary of the BEDS Plus strategic plan which verifies both the intentional direction the agency is taking towards housing & stability services as well as shelter location diversification. An article from a major publication describing a similar service emphasis change by a safety net services agency has been included. Finally, included are names of local supporters of the organization, proposed facility and verification of responsible service delivery by the agency.

A list of supportive housing sites in Suburban Cook County are included in addition to local news articles featuring two of the sites has been submitted in this section for your reference.

5-A-37

Addressing Community Need For Services:

Included are five letters from partnership organizations addressing the need for services provided by BEDS Plus in the community.

Addressing Building Operations:

Included is information about the **property manager**, secured by BEDS Plus to assist with tenant selection, enforcement of leasing agreement and care of property, Carlton Management CEO professional resume and company brochure. Regarding measures to ensure community and client safety, an outline of current and intended **safety provisions** is included. A draft **tenant selection plan** is included (note: although in draft form, the criteria is restricted by funders and therefore will not substantially change). Included with this submission is a frequently asked questions document and the FY14 BEDS Plus annual report describing current program, operations and accomplishments.

Addressing Parking & Traffic:

Included is a **full traffic statement by KLOA**. A prior study done for this property in 2005 by KLOA is on file at the Village of LaGrange. Also included are walkability and transportation illustrations.

Addressing Exiting and Fire Code Compliance

Included is a memo documenting a recent meeting with between site architects, BEDS Plus staff and LaGrange Fire Marshall, Don Gay as well as **revised drawings from architects at SHED Studios**.

Soil Bearing Capacity

Included is an **analysis of general subsurface conditions of the property** after soil boring test by G2 Consulting Group.

Environmental Matters

Included is a recently updated **Phase 1 report by ESA** services as well as a NFR letter already on file with the Village of LaGrange from 2002. Also included is a letter from K-Plus Engineering verifying environmental remediation after additional, independent testing.



## BEDS PLUS FREQUENTLY ASKED QUESTIONS REGARDING PROPOSED FACILITY AT 9601 OGDEN AVENUE

### WE CAN DO MORE. WILL YOU STAND WITH US?

**Right now, BEDS Plus needs your support. How you can help:**

- 1. Become informed.** Posted on our website is information about the facility. Tina Rounds, BEDS Plus Executive Director is available to speak with or meet you in person if you have specific questions or need additional details about the proposed plans, the BEDS strategic plan, or the efficacy of supportive housing. Her direct contact information is: [rounds@beds-plus.org](mailto:rounds@beds-plus.org) or 708 354-0858 ext. 5 (office) or 708-280-5035 (cell).
- 2. Get Involved.** We urge you to make your opinion known and attend upcoming public meetings. Information about meetings and contact information for Village Trustees are located on the LaGrange website – [villageoflagrange.com](http://villageoflagrange.com).
- 3. Be counted.** If you would like your name submitted to Village officials to be counted among BEDS Plus supporters in the community. Please send your name, address, and any comments you would like submitted to [rounds@beds-plus.org](mailto:rounds@beds-plus.org). BEDS Plus will submit your comments to Village officials.



OUR MISSION IS TO HELP VULNERABLE INDIVIDUALS STABILIZE THEIR LIVES THROUGH  
HOUSING AND SUPPORTIVE SERVICES.

[www.beds-plus.org](http://www.beds-plus.org) 5-A-39

Since 1988, BEDS PLUS has given the homeless a safe place to sleep, hot homemade meals, professional counseling, and the services they need to become self-sufficient. BEDS Plus has proposed an attractive, new facility in LaGrange which will combine the current administrative and client services with twenty units of supportive housing.

With our large corps of supporters, our dedicated staff and the long term support of local faith-based communities, we have helped many homeless individuals and families come in from the cold and get back on their feet. Whatever the cause of homelessness, the solution is a home.

We welcome the input of all LaGrange residents and find that there are some concerns. We can address them here.

### How will providing this service positively impact our community?

- The net gain for the Village is 20 units of supportive housing. These housing units will decrease the homeless population by providing a permanent solution for those who need it most. It also represents a shift in our approach to solving the problem long-term. Whatever the cause of homelessness, the solution is a home.
- A land planner has been commissioned to further study the impact of the facility on community resources and the immediate residential area near the property. The results will be presented at the March 10<sup>th</sup> Planning Commission meeting.
- A study in Knoxville, TN showed a 57% decrease in costs associated with community services as a result of shifting from temporary interventions to permanent supportive housing. Similar studies in cities and towns across the United States have found notable reductions in service utilization and community cost when implementing supportive housing over short-term interventions.
- To read this study in full, visit: <http://www.cityofknoxville.org/development/FINALTYPCostStudy.pdf>

### How will this facility affect my safety?

- Last year, the Village's Board of Trustees' investigation found that police calls involving the homeless were only 30-35 calls out of 15,128 received in 2013, and in 2012 a similar pattern existed.
- Criminalizing homelessness is the most costly and least effective strategy for dealing with this issue. Supportive housing is the most efficient and effective way to stabilize vulnerable people who cannot otherwise maintain housing stability on their own. BEDS Plus offers these services with no cost to the community and in fact brings back tax dollars designated for these

purposes from the county, state & federal government and matches those funds with private fundraising and volunteer service hours.

- BEDS Plus will have staff at the facility 24 hours a day. The building residents will use a key card to enter and exit the building, which will allow staff to monitor activity. In addition, security cameras will monitor points inside and outside the facility.
- BEDS will employ one case manager to exclusively support the 20 residents of the building and will be on-call 24/7.
- BEDS Plus also anticipates each resident will have a volunteer client advocate to assist with additional needs and act as a support system for the client.
- BEDS has a long-term committed volunteer core of 400+ local residents who will assist in a variety of ways with the operation.
- The property will be supervised by a professional property management company (Carlton Management) with extensive experience in affordable and homeless housing. <http://www.carltonmc.com/>
- Extensive environmental testing has been completed on the property, and qualifying reports have been submitted to the Village of LaGrange.

### Will there be adequate parking?

- BEDS Plus has allotted 25 parking spaces in its plan. Four will be in a land bank, if needed. BEDS Plus estimates the building residents will use up to 5 spots regularly. Most clients will utilize public transportation. The rest will be used by staff and visitors to the daytime support center. By comparison, our parking allotment exceeds the requirements for senior residential facilities.
- The zoning variance for parking is, in part, due to the priority placed on adding green space to the property.
- A traffic study has been commissioned to further ensure the proper number of parking spaces needed will be provided to support the activities of the facility and eliminate any traffic concerns.

### Will this facility increase traffic significantly?

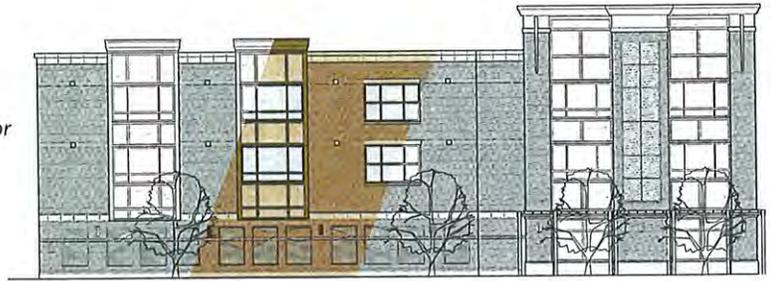
- Cars will enter on East Avenue.
- Based on the current traffic patterns at our current support center, the maximum number of people including administrative staff, during the last year was no more than 30 individuals throughout the day, with a maximum of 12 parking spaces needed.
- The property has a walkability score of 64, indicating there are many walkable community amenities within a 10-minute walk and plenty of public transportation options. This is one of the reasons this site was chosen.
- Clients will be encouraged to use the main thoroughfares (i.e. Ogden) to access these amenities, reducing any excessive traffic through the residential streets.

5-A.40

## How will this facility affect my property value?

- Studies show supportive housing developments have neutral or positive effect on property values, particularly in strong neighborhoods, such as LaGrange.
- For further information: <http://www.nhc.org/media/documents/Dontputithere.pdf>
- An analysis of the property around the current support center from 2010 – 2014 by Berkshire Hathaway Home Services, showed the property increased in value with shorter time on the market than homes anywhere else in LaGrange.

Proposed exterior view  
(Ogden Ave.)



Proposed exterior view  
(Washington Ave.)

## Will this facility bring in additional people from outside of the community?

- Weighted preference will be given to residents and former residents of Lyons Township and the Village of LaGrange.
- For each resident of the facility, there will be an interview process, selection committee and a due diligence review from an independent property manager.
- Clients will have to sign and comply with an apartment lease and strict house rules including no soliciting or loitering in the surrounding community.
- BEDS Plus will mobilize a client selection committee to review applications. At least one position will be reserved for someone living within 500 feet of the new building.
- BEDS Plus does not “recruit” individuals into its program. Rather, clients are referred by local pastors/churches, local food banks, police departments, hospitals and other agencies. Over the last two years, we have been able to house hundreds of homeless individuals, including a woman who lived at the LaGrange train station for 10 or more years. There are no plans to increase the number of homeless people served by the agency. In fact, through housing and prevention strategies, BEDS Plus anticipates a reduction in the homeless population over the next several years. Supportive housing is the solution to chronic homelessness.
- The increase in BEDS Plus services over the last several years includes homelessness prevention and housing services, not just addressing persons and families already living on the streets. The agency’s desire is to direct resources towards preventing homelessness and keeping newly -housed individuals stable.
- In FY14, utilization with the highest concentration per zip codes was as follows:
  - 60525 LaGrange Area (57 households)
  - 60513 Brookfield (40 households)

churches (and now with other community churches) LaGrange residents, Village staff and Boards.

- BEDS Plus, along with other vital social service agencies (i.e. Community Nurse Health Association, Pillars, Aging Care Connections and the LeaderShop, to name a few) provide a safety net for people who need it.
- The number of those living at or below the poverty level living in the suburbs has steadily increased by 53% over the last 10 years. Suburban communities must respond by addressing the needs of this growing segment of the suburban population. <http://confrontingsuburbanpoverty.org/>
- This site was selected because of its access to public transportation, community amenities and its location at a transitional site between residential and commercial/ other uses.
- This site has been vacant and under utilized for 30 years.
- BEDS Plus has been investigating possible sites for the past 3+ years.

## What kind of neighbor can we expect BEDS Plus to be?

- Some area residents recently raised concerns about a perceived increase in crime and the possibility of reduced property values. This is, quite simply, false. The incidents listed in a circulated petition had scant or no relationship to BEDS clients. The LGPD, as stated above, have received a statistically insignificant number of calls related to the homeless population. BEDS Plus worked diligently with the Village Board of Trustees to respond to these concerns. The Village Board report stated, in part, “BEDS Plus registers, interviews, and does background checks on all of its clients. Persons with outstanding warrants or who are listed in the state sex offender registry are not admitted into BEDS’ program. BEDS Plus also has a set of rules governing conduct. Certain infractions will cause a person to be expelled from the BEDS program. It is however,

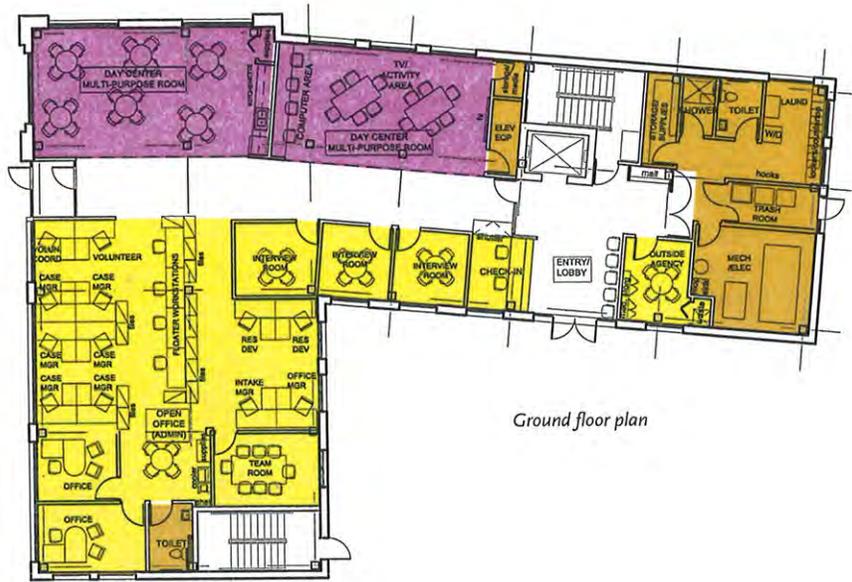
## Why is this facility being constructed in LaGrange?

- Founded by LaGrange Churches, BEDS Plus has enjoyed a 27-year history of partnering with these

5-A-41

BEDS' policy never to release anyone who could be a community threat. For this reason, BEDS is regularly in contact with the Police Department.”

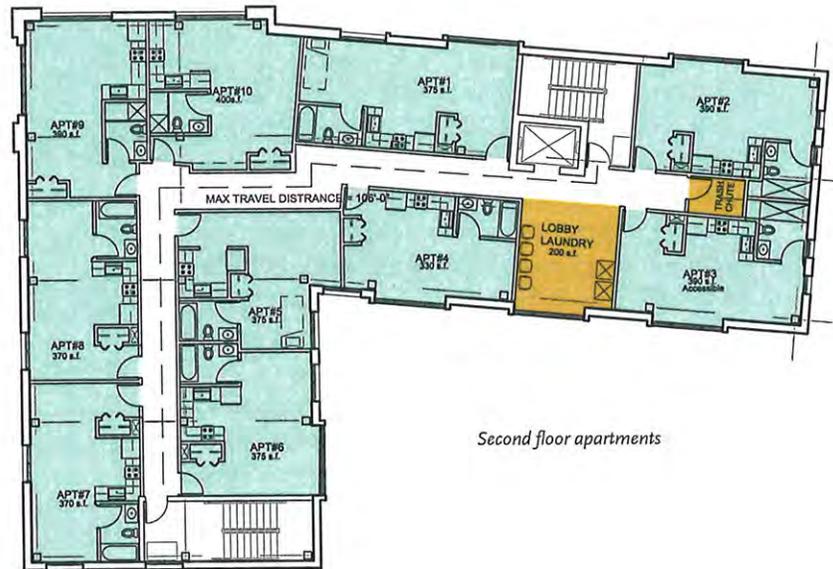
- Each client participating in the BEDS Plus program must sign a client agreement which outlines appropriate behavior. As part of that agreement, clients must respect the community businesses and assets in order to stay enrolled in our program.
- BEDS Plus willingly made reasonable accommodations and continues to be a conscientious neighbor at its shelters, support centers and in working with clients placed in independent housing facilities within the greater community.



Ground floor plan

**What services does BEDS Plus provide clients?**

- BEDS Plus connects clients with necessary services and resources to stabilize their lives.
- Some of those interventions include connections to health and counseling programs, housing placements, employment, benefit enrollment and distribution of basic needs. BEDS Plus employs a team of case managers who work closely with clients of the program.
- BEDS Plus is the area's lead agency in administering state and county grants to prevent homelessness.
- The 20 units of supportive housing will help the residents live more stable and productive lives. A case manager employed by BEDS Plus will meet with residents on a daily basis. Supportive housing combines affordable housing with services that help people who face complex challenges to live with stability, an appropriate level of autonomy, and dignity.



Second floor apartments

**Will BEDS Plus employ local residents?**

- As a community-based organization, BEDS Plus values connections with the community including employing qualified, local residents of the community.
- Currently BEDS Plus has four board members and two staff members who live in LaGrange.
- In the next two years, BEDS Plus anticipates hiring three additional staff and encourages anyone interested to submit an application.
- BEDS Plus currently has 876 individuals with a LaGrange address who have donated or volunteered in the last 3 years.

- BEDS Plus will work with its construction company, property manager and internally to hire and use local community members and businesses whenever possible.

**How can I get more information about this proposal?**

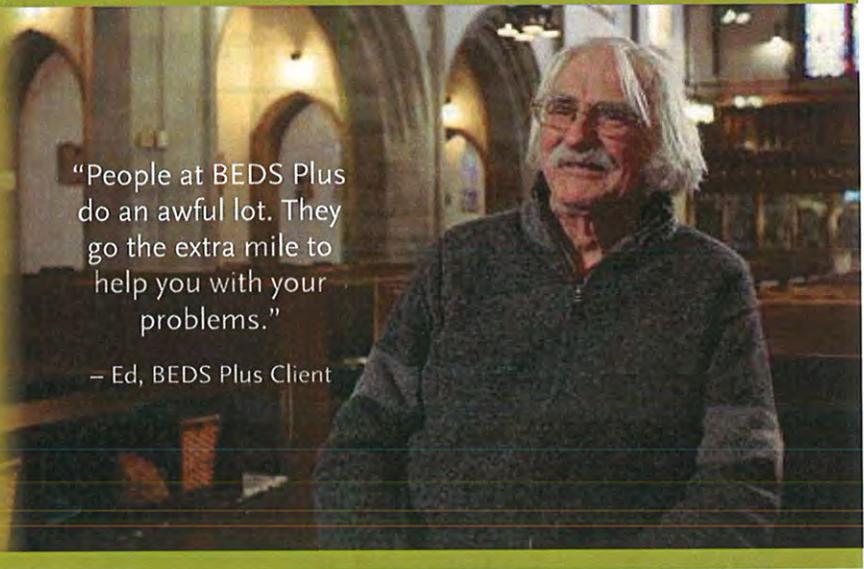
- Feel free to reach out to BEDS Plus Executive Director, Tina Rounds at [rounds@beds-plus.org](mailto:rounds@beds-plus.org) or 708-354-0858 ext. 5.
- You may also connect with your local elected officials and Village staff. Contact information may be found at: [www.villageoflagrange.com](http://www.villageoflagrange.com)





"People at BEDS Plus do an awful lot. They go the extra mile to help you with your problems."

– Ed, BEDS Plus Client



## MISSION

BEDS Plus helps vulnerable individuals stabilize their lives through housing and supportive services. BEDS Plus service delivery happens at the daytime support center, emergency overnight shelters and throughout southwest suburban Cook County. BEDS Plus provides emergency shelter, basic needs, comprehensive case management, service access through partner organizations and direct financial assistance.

## SERVICES

- **Professional Case Management:** BEDS Plus has professional case managers on staff specializing in mental health, addictions, families and employment to meet the needs of homeless community members or those at-risk of becoming homeless. Through formal, collaborative partnerships, BEDS Plus also can link clients with health care, psychiatric services, veterans benefits and targeted programming for school age children and the elderly.
- **Emergency Overnight Shelter:** Seasonal emergency overnight shelters are run from September – April. For those who qualify, temporary shelter in area hotels may be available for families, or clients may be placed in alternative shelters throughout the continuum of care in Cook County.
- **Homelessness Prevention:** Access to rental and utility assistance programs are available for qualified individuals and families.
- **Rapid Re-Housing:** Homeless clients may be eligible for direct financial assistance in order to quickly get back into stable housing. Assistance with security deposits, move-in and rental costs is available for qualified candidates.

## FUNDING PROFILE

### FY14

Program services	90%
Management/general	4%
Fundraising	6%
Total	\$1,004,845

### Total Public Support

\$1,009,668

- 62% Individuals and Faith Community donations
- 18% Private Foundation & United Way
- 12% Government Grants and Funding
- 4% Special Events
- 4% Corporations

## BEDS PLUS BOARD OF DIRECTORS

Joe Stastny  
President

Peter Eckardt  
Vice President

Janet Dahl  
Secretary

Richard Hillsman  
Treasurer

## MEMBERS AT LARGE

Dr. Tom Furey  
Bonnie Hampton  
Nancy Harris, PhD  
Thomas Hill  
Pastor David Hulse  
Dr. Issa Muasher  
Isabel Martinez Noth, PhD  
Glenn O'Brien

Tina Rounds  
Executive Director

BEDS Plus  
PO Box 2035  
LaGrange, IL 60525  
708-354-0858  
www.beds-plus.org

5-A-43



THANK YOU  
FY2014 MAJOR DONORS:

## PROGRAM IMPACT

Data are for July 1, 2013 through June 30, 2014

72,872: number of dollars in direct financial assistance for housing, employment or medical expenses

77: number of clients who received direct financial assistance

17,317: number of donated meals served to clients

9,884: number of volunteer hours of service in shelter and support center

5,541: total nights of emergency shelter provided\*

441: number of clients receiving assistance

56% male; 45% female; 65% with disabling condition – including 36% with mental health condition

212: days of emergency shelter offered

159: number of clients who attained or retained housing

33: number of homeless children assisted

31: number of clients whose income increased through employment or benefits

743: average number of dollars income increased for clients who secured employment or benefits

10: number of families provided temporary housing in local motels

\*number of individuals who were sheltered by the number of nights they received shelter

## FUNDRAISING HIGHLIGHTS

- Fundraising events, including the 5<sup>th</sup> and final PROM held in April and expanded growth of the Soup & Bread event generated \$65,500 in revenue for the organization.
- New corporate partners helped expand shelter services and upgrade technology.
- Additional foundation grants from government resources totaling \$312,062 allowed the organization to hire an additional case manager and provide direct financial assistance to clients in the form of homelessness prevention and rapid re-housing.
- A contract through the Continuum of Care for permanent supportive housing in 2015/2016.
- An increased gift from a family foundation provided funds to expand the daytime support center including a washer and dryer, lockers, a nurse's station and new carpeting.
- An Associates Board was formed and organized their first event.

Anonymous (2)  
Assisting the Homeless  
ATI Physical Therapy  
Benchmark Construction Co., Inc.  
Bolthouse Farms  
Cardiovascular & Thoracic Surgery PC  
Chapman & Cutler LLP  
Chicago Community Trust  
Community Memorial Foundation  
John & Julie Cox  
Steve & Janet Dahl  
Department of Housing & Urban Development  
Department of Planning & Development of Cook County  
Emmanuel Episcopal Church of LaGrange  
FEMA, Emergency Solutions Fund  
Fifth Third Bank  
First Congregational Church of LaGrange  
First Congregational Church of Western Springs  
First Presbyterian Church of LaGrange  
First United Methodist Church of Western Springs  
Linda Sokol Francis  
Thomas & Christine Furey  
George & Roberta Gilbert  
Jack & Rosemary Gleason  
Glenn & Venna O'Brien  
Grace Lutheran Church of LaGrange  
Tom & Victoria Hill  
Gerard Hillsman  
Richard & Linda Hillsman  
Ivy Funds  
John & Phyllis Groot Foundation  
Katten Muchin Roseman LLP  
Christian & Julianne Kemnitz  
LaGrange Crane Service  
LaGrange Women's Clinic  
Thomas & Tracy Leach  
Rich Port Y Men's Club  
Issa & Peggy Muasher  
Northrop Gruman Corporation  
Salesforce.com Foundation  
Schwab Charitable Funds  
Spirit Trucking Company  
Sisters of St. Joseph LaGrange  
Speiser Family Foundation  
Jennifer Wolf & Andrew Sprogis  
Joseph & Lucy Stastny  
The Law Offices of Brian Stephenson  
Tom Tisa  
TJ Maxx Foundation  
United Way of Metropolitan Chicago  
United Way of West Cook/DuPage  
University of Illinois Orange Krush  
Westlake Health Foundation  
Whole Foods Market Hinsdale  
Greg Wolter  
Women's Club of St. John of the Cross  
Xerox Corporation  
XR Trading LLC  
Zurich American Insurance Company

5-A-44

# INVEST IN BEDS PLUS, INVEST IN YOUR COMMUNITY.

EXECUTIVE SUMMARY STRATEGIC PLAN FY2015 - FY2017

## MISSION STATEMENT:

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Our mission is to help vulnerable individuals stabilize their lives through housing and supportive services.

## DRIVING PRINCIPLES:

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1. BEDS program will be guided by evidence-based practices and a harm reduction model.
2. BEDS will prevent homelessness through resource connection and stabilization programs.
3. BEDS efforts will be rooted in local needs and executed through collaborative partnerships with community-based service providers.
4. BEDS will optimize service delivery through effective management and maximizing available resources.

## 2-3 YEAR STRATEGY:

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### Create Permanent Housing Solutions

- a. Pursue and develop permanent supportive housing for chronically homeless individuals and families.
- b. Secure case management position focusing on post-placement care.
- c. Track and steadily increase retention rate for housed clients.

### Improve emergency shelter and basic needs response

- a. Identify alternate shelter sites throughout catchment area.
- b. Create contingency program for emergency overnight shelter including a sustainable summer program.
- c. Expand and improve daytime support center facility.
- d. Create new mechanisms and support for those who are newly homeless.

### Prevent homelessness when possible

- a. Develop new program to help stabilize homelessness prevention clients with increased skills and access to resources.
- b. Increase financial assistance programs for prevention and rapid re-housing.
- c. Employ full-time case manager for homelessness prevention.

### Increase Community Engagement

- a. Strengthen relationships with service providers and referral sources through community care meetings.
- b. Lead continuum of care initiatives.
- c. Create a major gifts program.
- d. Develop a young professionals' board.
- e. Diversify board membership.

### Strengthen business operations

- a. Adopt metrics for measuring operational results and outcomes.
- b. Institute adequate internal controls.
- c. Maintain conservative administrative expense ratio of 15% or better.
- d. Hire in-house development staff.
- e. Formalize performance management and succession planning programs for staff.
- f. Increase employee benefits.



5-17-15

March 4, 2015

Donald F. Thomas  
2509 Lawrence Lane  
Homewood, Illinois 60430

Ms. Tina Rounds  
Executive Director  
BRDS Plus  
P.O. Box 2035  
LaGrange, Illinois 60525

Re: Impact analysis for new facility at 9601 Ogden Ave., LaGrange, Illinois

Dear Ms. Rounds;

As requested I have completed an impact analysis for the proposed new facility for BEDS Plus at 9601 Ogden Ave., LaGrange (the Project). This analysis will address the impact of the building on the surrounding neighborhood and the impact of Beds Plus' expanded services on the community.

The new facility will help the agency reduce the number of homeless people in the community by providing 20 Permanent Supportive Housing (PSH) apartments for people who are currently homeless and expanding their homeless prevention and rapid rehousing services. A reduction in the homeless population will have a favorable or neutral impact on LaGrange's community services.

The proposed building will not negatively impact the environment, traffic or property values in the surrounding neighborhood.

#### **Impact on LaGrange Community Services**

- **Churches** – The Project will have a favorable impact on the churches in the community. Currently seven area churches provide space for overnight shelter services one night a week on a rotating basis; they will not be impacted by the Project. Two LaGrange churches, Emanuel Episcopal and The First Presbyterian Church, provide administrative office space and space for a Day Support Center. The Project will eliminate the need for both spaces freeing up their facilities to provide other community services.
- **Schools** – The Project will have a favorable impact on the schools in the community. Homeless families with school age children typically require a higher rate of school social services than the general population. Reducing the number of homeless families will reduce the need for these services. In addition, Beds Plus provides support services for these families and is actively involved with school social workers. Their planned increase in case managers will allow them to expand these services. The 20 PSH units will be single occupant units thus having no impact on the school population.
- **Library** – The Project will reduce the use of the LaGrange Library by the homeless. The overall reduction in the homeless population will reduce the number of visits. In addition, expanding the hours of service at the Project's Day Support Center will

reduce the need to use the library as refuge.

- **Police** – The project will have a favorable impact on LaGrange Police services. Less than .2% of all calls for police assistance in 2012 and 2013 were in response to the homeless. Consequently the current drain on resources is very small and will only decrease as the homeless population drops. It should be noted that Beds Plus meets regularly with police officials and will continue this dialogue in the future.
- **Fire** – The new build will follow all fire and safety codes.

#### **Impact on Local Neighborhood**

- **Traffic** – Overall, the Project will have a favorable impact on LaGrange traffic and a minimal impact on traffic neighboring the proposed site. Currently staff, patrons and volunteers are driving through the neighborhood and by Cossitt School to access the facilities at Emanuel Episcopal and First Presbyterian. All this traffic will be shifted to the Ogden Avenue on arterial streets.

A traffic study was completed by KLOA in 2005 to determine traffic impacts of a proposed commercial strip center. This center included two ingress/ egress locations, one right-in right-out on Ogden Ave. and a full access along East Ave. This study determined that the proposed development would have minimal impact on traffic on either Ogden Ave. or East Ave. This proposal limits access to a single full access on East Ave. Additionally, the proposed use will generate much less traffic than a commercial use. Eight to ten staff in in the morning and out in the evening along with occasional visits from volunteers and people seeking assistance. Fewer than 50% of the residents are expected to have cars.

KLOA is reviewing the 2005 study and is expected to have it updated prior to the Plan Commission meeting.

- **Security** – The new facility will have 24-hour security cameras both inside and outside the building. The LaGrange Police Department will have monitoring capability for all these cameras. In addition BEDS Plus will be contracting with Carlton Management, a security firm with experience working with the homeless and others needing social services. All building residents will be required to use a key card to enter and leave the facility, allowing staff to monitor their activities.
- **Real Estate Values** – The Project will have a neutral to favorable impact on real estate values in the adjacent neighborhood. An analysis of home sales in the area surrounding the existing facilities at Emanuel Episcopal and First Presbyterian churches indicates steady property value growth over the past few years. (Midwest Real Estate Data Multiple Listing Services, included in the submittal) Also a vast majority of studies have found that affordable housing does not depress the value of surrounding properties, particularly if it is an attractive and modestly sized development.

The perception that facilities such as this proposal, a small scale housing and support facility, negatively impact real estate values is not supported by empirical evidence. In a Chicago area suburb similar to LaGrange a facility similar to the Ogden Ave. project has had no measurable impact on real estate values in the

neighborhood at this time. Meyers Place in Mt. Prospect has 39 units serving people with physical and mental disabilities. It is located on Dempster St. near its intersections with Algonquin Road and Busse Road. Similar projects are under construction or have recently opened in Wheeling and Glenview.

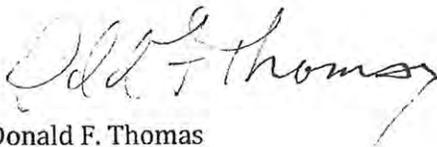
A variety of studies in more urbanized locations indicates that affordable and supportive housing that is attractive and well managed improves property values in the immediate neighborhood. It should be noted though these studies focus on developments in much more urbanized areas than LaGrange. (See *Insights*, from the Center for Housing Policy and *The Impact of Supportive Housing on Surrounding Neighborhoods*, Furman Center for Real Estate and Urban Policy, University of Illinois Chicago, included in the submittal)

- **Taxes** – The Project will have a small unfavorable impact on taxes. The current owner pays approximately \$3000 in property taxes. Beds Plus will apply for, and likely receive, a tax exempt status.
- **Land Use Plan** – The *LaGrange Land Use Plan* recognizes this corner as a gateway to the community; it is the northeast corner of the village. BEDS Plus proposes to donate the land at the corner of Ogden Ave. and East Ave. to the village for a welcome sign.

It is my opinion that the proposed building and use are appropriate to the site and will improve a location that has underutilized for over twenty years. This will be an attractive improvement in the neighborhood and an appealing gateway to the village of LaGrange.

I am an independent land use planning contractor and past member of the American Institute of Certified Planners (AICP).

Thank you,



Donald F. Thomas

**DONALD F. THOMAS**  
**2509 Lawrence Lane**  
**Homewood, Illinois 60430**  
**708 957 9576**

A planning professional with over twenty-five years of experience working with municipal governments and regional associations.

- EDUCATION** M.A. Urban Studies, Loyola University, Chicago  
B.A. Political Science, University of Dayton  
Additional graduate level studies in Public Administration at  
Governors State University, University Park, Illinois
- PRESENTATION** “*The City’s Role in the Environmental Partnership,*” International  
Partnerships in Education Conference, Paris France, July 1994
- EXPERIENCE** **Baxter & Woodman, Inc.**  
8840 192nd Street  
Mokena, Illinois 60448  
1998 - 2010  
As the only planner working for a municipal engineering firm, I  
provided client communities with planning services such as subdivision  
review, annexation negotiations and impact fee analysis. This included  
serving as Village Planner for Beecher, Maple Park, Lakemoor, Big  
Rock, and Olympia Fields, all in Illinois. I also occasionally assisted  
other communities including Oak Forest, Country Club Hills and  
DeKalb.
- Working with Plan Commissions I completed Comprehensive Land Use  
Plans for Lakemoor, Country Club Hills, Beecher, Ringwood, Momence  
and McCullom Lake.
- City Planner**  
**City of Hammond, Indiana**  
5925 Calumet Avenue  
Hammond, Indiana  
1990 - 1998  
Heading a staff including two other professionals I worked with  
Economic Development, Community Development and all other city  
departments to assure that all developments and other improvements  
benefit the city. As City Planner I chaired the Mayor’s Gambling  
Commission and guaranteed that Hammond negotiated the best revenue  
sharing agreement in the State of Indiana.

**Community Development Director  
Village of Homewood**

2020 Chestnut Street  
Homewood, Illinois  
1988 - 1990

I was responsible for all planning, economic development and other development-related issues for the village and provided staff assistance to the Zoning Board of Appeals, Plan Commission and Appearance Commission.

**Senior Planner  
Regional Transportation Authority**

Chicago, Illinois  
1980 - 1988

As a planner for the RTA I participated in long-range planning studies, served as staff liaison to the Northeastern Illinois Planning Commission and coordinated activities between the service boards, CTA, Metra and Pace.

REFERENCES

Upon request

# Parking Applicants Submittal

PC #222

## Daytime clients

Type	Headcount (avg. per day)**			Facilities Usage							Misc.
	Current	Jan 2016	Jan 2022	Kichenette	Workstations	1st Floor Laundry	Lockers	Computers	Interview Room	Parking*	
Shelter Clients for day services (Appointments & Basic Needs)	14	12	8	X	X	X	X	X	X	1	
Intake Clients "NEW"	1	1	1					X	X	1	Average visit 45 minutes
Case Management Appointments (Follow-up appointments with housed clients)	6	8	12	X				X	X	4	Average visit 45 minutes

6

\*reflects maximum parking needs for Jan 2022

\*\*Client services shift from primarily shelter clients to primarily stabilization services for the housed

5-A.SI



March 3, 2015

To Whom It May Concern:

I reviewed all of the materials on the proposed Beds Plus new facility and I can concur with the research that Bonnie Hampton did on property values. There does not seem to be any negative impact in the past from the current daytime support center. I was a broker in Oak Park in the past and there was an affordable housing complex built there just a few years ago and some people had similar concerns about property values, if anything it added to the neighborhood and took a vacant building and made it modern and useful again. I have not seen any negative impact there, only positive.

Sincerely,

Molly Surowitz  
Managing Broker  
Baird & Warner La Grange



5-A-52

Property Value Comparison LG 2010

Applicant's Submitted  
PC #222

Detached Single Family Solds

difference 2010 to 2014

All Of La Grange	Ave	Ave	Ave			
# Sold	Mkt Time	List Price of Solds	Sales Price	% diff		
2009	137	203	\$471,604	\$438,024		
2010	154	144	\$477,998	\$447,991	2%	
2011	124	172	\$510,312	\$479,395	7%	
2012	176	136	\$452,433	\$429,542	-10%	
2013	180	78	\$495,911	\$474,301	10%	
2014	162	84	\$543,533	\$526,062	11%	17%
2015	11	77	\$707,590	\$675,136	28%	01/01/2015-02/15/2015

47th to tracks, Brainard to La Grange Road

2009	16	243	\$659,384	\$602,062		
2010	27	164	\$563,776	\$531,055	-12%	
2011	25	125	\$752,843	\$708,574	33%	
2012	26	139	\$597,088	\$558,942	-21%	
2013	30	115	\$699,041	\$672,179	20%	
2014	24	101	\$667,287	\$640,088	-5%	21%
2015	4	120	\$718,975	\$699,000	9%	01/01/2015-02/15/2015

Within 1/4 Mile circle of Support Center

2009	13	260	\$657,826	\$599,653		
2010	16	93	\$600,918	\$570,593	-5%	
2011	18	126	\$821,949	\$770,131	35%	
2012	17	173	\$595,064	\$561,073	-27%	
2013	18	104	\$757,861	\$724,159	29%	
2014	12	63	\$734,266	\$710,000	-2%	24%
2015	3	133	\$750,300	\$723,666	2%	01/01/2015-02/15/2015

Within 1/8 mile circle of support center

2009	5	321	\$678,760	\$633,600		
2010	3	145	\$686,300	\$644,666	2%	
2011	2	179	\$947,450	\$882,500	37%	
2012	4	308	\$631,175	\$597,250	-32%	
2013	2	157	\$700,000	\$672,000	13%	
2014	2	76	\$1,178,500	\$1,117,500	66%	73%
2015	1	166	\$797,000	\$760,000	-32%	01/01/2015-02/15/2015

All information taken from Midwest Real Estate Data Multiple Listing Service

5-A-53

**Village President Tom Livingston's report  
On homelessness and BEDS services  
March 10, 2014**

**Introduction**

As we indicated we would do at our January 13 regular board meeting, I'd like to report on the study we have undertaken regarding homelessness in La Grange and the impact on our Village of overnight shelters and daytime counseling services that are provided to homeless persons.

My report will be in two parts. First, I'll talk about the information from people and organizations that are engaged with the homelessness issues. In general, this has been meetings or communications with residents who expressed concern with safety as it relates to homelessness; BEDS leadership; Library leadership; LaGrange business leaders; other municipal leaders; church leaders, volunteers, legal counsel, and our own police leadership.

Second, I'll discuss the conclusions we have reached and the 5 initiatives that the Village and others will be taking to balance the administration of important services and continue with sensitivity about neighborhood impacts.

**BEDS**

BEDS is a local not-for-profit organization whose mission is to serve the homeless by providing shelter, food, and casework to end their situation. BEDS has hosted overnight shelters in LaGrange for about 25 years. The organization began as a collaborative ministry among area churches in partnership with other agencies. It was incorporated in 1989 by 4 LaGrange residents and many of the original volunteers are still involved today. BEDS coordinates an the emergency overnight shelter program, using seven area churches from 7:00 p.m. to 7:00 a.m. one day each the week from October 1 to April 30. The overnight sheltering program serves about 30 clients each day.

BEDS operates under the US Department of Housing and Urban Development Continuum of Care model. Each state has service or catchment areas through out its borders. In Illinois, such areas exist from the far southern parts of the state continuously through our area.

Our local BEDS catchment area are the townships of Lyons, Riverside, Stickney, and ½ of Proviso Township.

Two-thirds of the BEDS clients come from within the service area. 20% of BEDS clients are right here in LaGrange and LaGrange Park. Forty percent of are on the verge of becoming homeless due to long term unemployment, abrupt life events, low-income or recently become homeless and living in the area with friends. Overnight shelters exist one night each in LaGrange Park, St. Francis in LaGrange, Countryside, The Emmanuel Episcopal Church in LaGrange, The First Methodist Church in LaGrange, The Second Baptist Church in LaGrange, and Western Springs. The First Congregational Church has provided a Saturday meals program for approximately 10 years. The program serves 25-35 clients for breakfast and anywhere from 40 to 80 for lunch. The Saturday meals program is not a BEDS program and our police department has not had reports of issue from the meals program.

One church, Emmanuel Episcopal Church hosts a daytime program called BEDS Plus. First about the church and then about the BEDS Plus. The Emmanuel Episcopal Church at Catherine and Elm was founded in 1874—that in fact makes it 5 years older the village of LaGrange itself. The original property was selected and provided by Franklin Cossitt, our founder and other LaGrange volunteers. I have met with several of the congregants of the church and serving the homeless is an important part of their mission. At least 25% of their members are volunteers or part of BEDS activities. The church is one of LaGrange's architectural and religious treasures.

BEDS Plus provides a daytime counseling program for its homeless and preventative clients, which includes assessments, referrals, and support for clients as they address the core issues which contributed to their homelessness. The day program operates year-round, Monday through Friday from 10:00 a.m. - 2:00 p.m. The program serves about 25 clients each day during that four-hour time period. The program has been located at Emmanuel Episcopal Church since January 2011.

BEDS Plus registers, interviews, and does background checks on all of its clients. Persons with outstanding arrest warrants or who are listed on the State sex offender registry are not admitted into BEDS' program.

BEDS Plus also has a set of rules governing conduct. Certain infractions will cause a person to be expelled from the BEDS program.

It is, however, BEDS' policy never to release anyone who could be a community threat. For this reason, BEDS is regularly in contact with the Police Department.

BEDS Plus does encounter clients from time to time who are intoxicated when they arrive at a shelter. Rather than turning these people away to fend for themselves in our neighborhoods, BEDS evaluates their condition and will call an ambulance if necessary. BEDS has a certified alcohol and drug counselor on staff that works in the shelter and the day program with clients who have substance use problems.

Overall, BEDS Plus has approximately 600 volunteers helping it administer its services.

Again, Two-thirds of BEDS Plus clients come from four townships. The other 1/3 are transients. The goal there is to move those folks along to an out of town network of family or other resources.

BEDS' Plus works with many regional partners, including the Community Nurse Association, Pillars, Aging Care Connections, the Hines VA, West Suburban PADS, South Suburban PADS, HCS Family Services, food banks at St. Cletus and St. Francis, St. Vincent DePaul Societies and mission committees at various churches, Catholic Charities, Thresholds, Grand Prairie Services, Access Health Network, and NAMI Metro Chicago.

There was some expression of concern about other shelters transporting individuals in need of care to LaGrange from West Suburban PADS in Oak Park for example. We looked further into this and wanted to know about it ourselves. This is, in fact, a partnership for overflow if it occurs with West Suburban PADS, but it is once a week to a site in LaGrange Park whereby a cab fare is offered a ride to the location and immediately following breakfast cabbled back to PADS.

In addition to what I've already noted, BEDS Plus administrators coordinate with the La Grange Police Department weekly, sharing information about particular persons and circumstances that may warrant special attention. This is part of our ongoing police operating

plan with many business, social service, and resident organizations regardless if there are incidents or not.

There has been a growth in BEDS service. In 2012 BEDS served 257 clients and 2013 served 335 clients. This broke down to 193 in the shelter and 142 in the day program.

BEDS Plus pulls state, county, and federal veterans administration dollars into the area to help supplement rent, pay utilities, and find employment for families. Many homelessness prevention clients are part of a female-headed household with children. BEDS Plus works closely with school districts to help keep kids stable and in school. Homeless families are often put in hotels in-lieu of shelter stays to reduce trauma for children. Daytime services are used by both shelter and prevention clients. Clients attending the daytime support center may have a scheduled appointment with a case manager, attend a group session, eat lunch, use computers, and meet with representatives from other social service agencies assisting with their basic needs. Generally, women with children meet case managers at the First Presbyterian Church Across the street in the nursery room.

Fifty percent of the overnight shelter clients get housed. 96% of those in the daytime program who get preventive care stay housed.

The BEDS leadership and board have been very transparent and accessible, as we have discussed this issue with them.

The daytime program appears to be the place of conflict or greater mobilization of opposition expressed to the village from residents. It did not exist before 2011. Some of the residents in the neighborhood have also expressed concerns about parking and other operational issues with the church in the past. BEDS and church members have reported the conflict as well in a timely manner.

#### The Library

The library and the village have to balance between a person's right to read and the ability to conveniently, safely serve a wide array of patrons.

The Library has adopted rules of conduct in recent years that it enforces firmly and has implemented a three-strikes-you're-out penalty. These steps are part of the Library's continuing efforts to address behavior issues beyond the homelessness issues.

In 2012, our Police Department had 56 contacts with the Library. Of those contacts, the Department indicates that approximately 16 were related to our homeless population.

In 2013, the Police Department had 85 contacts with the Library. Of those contacts, the Department estimates that 13 were related to our homeless population. In 2013, the library banned 10 people from the library for one year. Violators of the ban are or have been arrested for trespassing.

In 2012, the library made a decision to hire a security firm to help and enforce the policy. They report this provided an operational benefit to free up staff to work with patrons; there is a trend among libraries to do the same—this is targeted coverage through cold weather months—November thru March, after school and evenings, 20-25 hours a week.

Some of the measures we'll roll out shortly will enhance our tracking and law enforcement activities in and near the library. We have occasionally been told about incidences at the library as a problem with homelessness but not all of those incidences described were related to homelessness.

I believe the measures we will take will build on the public library as a vibrant place of learning.

### **La Grange Police Department**

Our police officers meet weekly with BEDS Plus representatives to exchange information such as who is new to town, names of homeless persons, and where persons are sheltering if not enrolled in BEDS' programs.

Our police not only respond to calls for service, but also engage with homeless persons proactively so that they understand Village law and policies and do not fall into unacceptable patterns of behavior. The police know our homeless persons, monitor their behavior, and respond appropriately.

Our police regularly talk to local businesses and residents, learning more about what's going on and at the same time educating us about what responses to the homeless are the best for everyone. Those responses typically include guiding a homeless person to a place where they can receive help and calling on police assistance when necessary.

In 2012, the Police Department responded to 15,128 calls for service. Of all of those calls, the Department estimates that about 30 to 35 calls were related to our homeless population.

In 2013, the Police Department responded to 15,961 calls,. Again it is estimated that 30 to 35 of the calls related to homelessness issues.

### **Village's General Conclusions**

- Asking for the village's help in looking at this issue does not mean someone is against serving the homeless.
- Communications seems to be open between law enforcement professionals and the library, residents, and BEDS.
- Public safety is something LaGrange takes very seriously and engages in police work to head off problems and keep our town vibrant.
- Under the law in general, church-provided services to the homeless can be considered part of the church's religious mission and municipalities are limited in some cases to place burdens on religious activities. The Religious Land Use and Institutionalized Persons Act, known as RLUPAH, has been interpreted by the federal courts to protect church mission services like food pantries, soup kitchens, meals, and overnight shelter.

- Homeless, near homeless, and low-income population numbers are growing in the Upper Midwest.
- The Emmanuel Episcopal Church and BEDS appear to be following our rules and serving our mission for safer streets, and understand they don't have a limitless ability to grow operations in a neighborhood. This is recognized in their strategic plan to diversify services to other locations. The church believes serving the homeless is core to their mission.
- BEDS is helping LaGrange and our objective is to maintain balance between not attracting more clients than the capacity of a neighborhood can handle and providing services that help our entire community.

I believe in situations like this that balanced, voluntary, and measurable steps are the best way to move forward in the coming months. Then we will see where things stand.

### Initiatives

The Village, in recognition of these general conclusions, has created the following five initiatives:

1. Public Safety. A new police officer patrol—or “beat”—will be developed that will include a renewed focus on the Village’s existing anti-loitering law. Our expectation is that the new beat will be effective May 1 and will be concentrated in public areas in our downtown, the Library, Cossitt School grounds, and nearby shelters during peak call months until school starts. At other times this officer will be posted at Lyons Township High School as a safety officer.

Both of the above duties are proposed in our budget which we will consider at our next meeting.

2. Data Collection. Because homelessness is not a crime, the Village has not in the past kept separate official records related to the homeless. Effective immediately the Village has made an adjustment to how it flags incident reports involving homeless persons. Chief Holub already has directed Department staff to

provide him directly with information about those incidents, so they can be accounted for and analyzed separately from other incidents.

3.

Active Collaboration. The Village will actively assist BEDS Plus in its continuing its strategic effort to expand its daytime services at other possible locations than exclusively at Emmanuel Episcopal's facilities. BEDS and the Village both want to make sure that BEDS' diversification does not take away from the great benefit they provide here in La Grange, but we do want to be sure that persons suffering from homelessness can be helped close to where they are and perhaps ease the concentration and impacts in particular areas.

4. Voluntary limits. While BEDS Plus continues its studies, it has volunteered to limit the number of clients it sees each day at its four-hour day program to a maximum of 40 per day whereby no more than 30 at one time can be present. This limitation will be implemented on May 1. Of course, this limit may be waived under extraordinary circumstances, such as a day of especially terrible weather conditions. We want to thank BEDS's volunteers, Tina Rounds, and church leadership with capping service growth while we all catch our breath as we contemplate our practices and policies.

5. Evaluation. At our regular Board of Trustees' meetings on October 13th, we will provide a status update for everyone, during which we will review May 1 to September 30 data and events. Between now and then, we will of course be making adjustments as we see fit based on what is transpiring at the time.

Finally, I would add for the record: All of what we have done and will do was initiated by the Village right away after we first heard from concerned residents many months ago.

The village had reached out with scheduled meetings to meet with residents, church officials, and BEDS. At our request. As the days approached, I was made aware of a petition being circulated for the meeting. The meeting was not scheduled in reaction to a petition. All it took for me was one email to schedule a series of meetings, set a timetable and be here tonight within a reasonable timeframe. My concern, our mutual concern for excellence in LaGrange, brings us to this evening. You all share that in this room.

I would ask in the months ahead to please respect each other in conversations about this. Words count. Staff time on numerous official Freedom of Information Act Requests count. Please be judicious with your village government's resources in service to you.

LaGrange is a leader on many fronts and I can attest to other communities that these services have really helped our community and in general we would like to work with you to make LaGrange a continued part of the solution in the region but not the only provider of the solution for daytime services.

Here in La Grange we value and welcome face-to-face and voice-to-voice contacts.

You may call the Village Hall any time—to raise a concern, to ask a question, to gain access to a document, or for any other reason that involves Village government. We invite you to do that first. We welcome your inquiries. You will get a straightforward response from the staff.



Residence Description:

The building at 9601 Ogden Avenue, LaGrange, IL consists of twenty studio-units of permanent supportive housing. Each of the approximately 350 square foot units will have a full bathroom, a living area, kitchen, dining area and closet. The first floor of the building houses the BEDS daytime client services and administrative offices.

Tenant Criteria:

Eligible individuals must meet the following criteria to apply:

- Chronically Homeless with verification from agency representative
- Diagnosed and documented disabling condition from qualified professional
- Selection preference for former residents of Lyons Township and LaGrange with verification documents

Application Requirements:

Applicants must meet and document eligibility for tenant criteria and submit a complete application with verification of identity and current income.

Applicant Selection:

Applications will be reviewed by BEDS Plus housing staff and recommended to tenant selection committee minimally consisting of one program staff, local resident, volunteer client advocate and current tenant. A client interview is conducted with members of the tenant selection committee. Recommendations from the committee are submitted to Carlton Management Company who conducts background checks and ensures selection process is in compliance with funder requirements as well as Fair Housing and Civil Rights Act. Accepted applicants will be notified in writing with a unit offer letter including a deadline for acceptance and tentative move-in date. Each tenant is required sign a unit lease and agree to pay 30% of their income as rent.

Rejection Criteria and Procedures:

Candidates may be rejected due to insufficient/inaccurate application, criminal convictions, current substance use, current or past gang affiliation or failure to respond to unit offer letter. Rejected candidates will be notified in writing.

Unit Transfers:

A unit transfer will be consider for a medical reason certified by a doctor or based on the need for an accessible unit.

Waiting Lists:

The waiting list will be maintained by housing staff with the advisement of tenant selection committee in chronological order with a record of all actions taken in regards to each applicants. BEDS Plus will maintain current applications so long as their status on the waiting lists is active. BEDS Plus will publish a notice regarding the closing and re-opening of waiting lists.

DRAFT

## BEDS Plus Safety Provisions

BEDS Plus is responsive to the community's concern for safety. Following are the provisions planned to ensure the facility is safe for residence, community members, staff and clients.

1. External cameras: There will be monitoring cameras installed with up to five points of observation feeding into a static IPA address.
2. Access Key System: Residents will utilize a key fob system. This system will allow the management company to track and restrict activity of the residents as each entry and exit is recorded by the system. One key will be issued per resident and staff member. Lost or damaged keys will be deactivated and there will be a replacement fee.



Example of Key FOB

3. 24 hour staffing: BEDS Plus will have staff present at the facility 24-hours a day. Primarily the staff will be stationed at the front desk near the front door where staff can monitor camera images.
4. Designated housing case manager: BEDS Plus will employ one full-time housing case manager to work exclusively with the 20 building residents. This case manager will be on-call for clients and assign another BEDS Plus staff member to fill-in during time off.
5. Onsite offices: The presence of the administrative and client services will provide additional monitoring for all activities of the building. The office will be open from 9AM – 5PM Monday through Friday. The daytime client services and staff offices will be locked by staff during non-business hours.
6. Current client expectations:  
BEDS Plus has always had expectations for client behavior and participation. All clients are required to do intake with case manager which documents their crisis, last permanent address, emergency contact person, social security number and copy of photo ID. No sex offenders or persons with outstanding warrants are allowed in the program.

Funding from the Cook County Department of Economic Development requires that every client has a photo ID. Clients are required to obtain their photo ID immediately if they do not have it upon intake. BEDS Plus pays for expenses associated with obtaining an ID.

All clients (literally homeless or otherwise) must sign an agreement which includes a number of behavior standards including:

- "No drugs or alcohol are allowed on site, ground or in the building."

- “Registered sex offenders or individuals with an outstanding warrant may not participate in the program.”
- “BEDS will call police immediate if there is a threat, disturbance or violation of the rules.”
- “Disorderly conduct including drinking, loitering, illegal activity and/or sheltering in place anywhere in the surrounding community is prohibited.”

Any client violating the client agreement will be suspended or released from the program indefinitely. Clients asked to leave the program are offered transportation (most often cab service) to an alternate shelter location. BEDS Plus keeps a historic *Do Not Admit* list of those who have been asked to leave at each shelter location and at the check-in desk at the daytime support center.

All clients who complete an intake, has a valid ID and sign client agreement are issued a BEDS Plus ID which is required for entry into the daytime support center and shelter.

BEDS Plus participated in a regional client management database shared with Cook & DuPage County, the Homeless Management Information System (HMIS). This allows immediate access to client records for those served by other safety-net agencies throughout the region. This partnership and access serves many positive outcomes including safety.

7. Carlton Management/Property Manager  
BEDS Plus will work in partnership with Carlton Management to enforce the parameters of the lease for clients and administer any necessary client evictions.

# Carlton Management Company, llc

D. KEITH LARSEN  
1341 W. Fullerton, Suite 173  
Chicago, IL 60614

Phone: (312) 640-5954  
e-mail: keith@carltonmc.com

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## Experience

### 2010 – Present

#### **Carlton Management Company, llc**

Manage and direct all business operations/aspects for over 200 plus Low Income Public Housing/Tax Credit/Public Based Voucher units including but not limited to:  
Operating Procedures  
Accounting  
Asset Management  
Corporate Staffing  
Field Staffing  
Maintenance Programs  
Managed (3 properties) Lease Up and Compliance ahead of Schedule  
HUD, CHA, HACC, HOME, IHDA Compliance/Reporting

#### **Property Managers Experience:**

LaTisha Fifer – 17 Yrs – IL Leasing License, TCS, COS, MOR  
Amanda Zilanis – 11 Yrs – IL Leasing, TCS, COSA, BOS  
Alexis Taylor – 7 Yrs – IL Leasing License

#### **Properties Under Management/Managed**

2012 – Present - Country Club Hills Wellness Center – New Construction – 77 Tax Credit/Project Based Voucher Units - 100% Occupied  
2011 – Present – Calumet Park Senior Apartments – 70 TC Units – 98.5% Occupancy  
2011 – Present – Riverdale Senior Apartments – New Rehabilitation Development – 35 LIPH/17 PBV Units – 100% Occupied  
2012 – Present – Summit Senior Villas – New Construction – 3 LIPH/15 PBV Units – 100% Occupied  
2011 – 2012 – Summit Midrise – New Construction – 60 LIPH Units (Lease Up)  
2011 – 2013 – Constance Apartments – 19 Market/5 CHA Units – 95% Occupancy

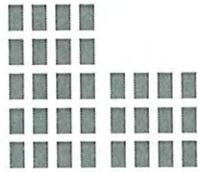
#### **Past Experience**

### 2006 – 2010

#### **Structure Management Midwest, llc**

Manage and direct all business operations/aspects including but not limited to:  
200 Residential Units  
22 Commercial Properties  
2 Estates  
5 Commercial Developments  
4 Gold Coast Single Family Home Developments/Rehabilitation  
1 Industrial Property  
Managed office staff of 5 and field employees of 6

5-A-71



# CMC

CARLTON MANAGEMENT COMPANY, LLC

Apartment Property Management Services



INVESTMENT & RETURN



5-A-72

## Investment & Return...

# IS CMC

Carlton Management Company, llc (CMC) has provided exceptional apartment property management services for clients throughout the Cook County area. By keeping a keen eye on clients' bottom line, CMC has built a reputation for creating value and delivering superior oversight. CMC is uniquely positioned to deliver management services for even the most demanding clients. Our clients' success is based on CMC employees, who combine industry experience, geographic familiarity, and a clear understanding of every real estate nuance and cycle. This allows CMC to provide the personal touch of a smaller business.



Increase Income / Enhance Property's Assets.

5-A-73

# Better Apartment Property Management....

## Immediately



A partnership with CMC yields immediate results. Starting with an in-depth analysis of your property, CMC is able to determine the most cost-efficient manner in which

to leverage your investment and maximize your income. CMC takes a close look at administrative expenses, from policies and practices to existing vendor contracts to advertising and marketing, and makes recommendations based on the property owners' goals and objectives. Equal attention is given to operational and maintenance expenses, insurance and real estate taxes, and overall financial aspects that impact your bottom line. CMC will quickly customize the perfect management solution for each owner and property.



5-A-74



## Value Delivered

CMC focuses our efforts on establishing effective operating procedures, instilling well-run maintenance programs, obtaining package discounts on insurance and other items, monitoring unit inspections and resident retention programs to increase income while preserving, protecting and enhancing the property's physical assets. CMC has involvement with governmental agencies such as: HUD, Rural Development, Housing Authority of Cook County (HACC), local housing authorities and various community development agencies that serve every residential type: cooperatives, non-profits, limited partnerships, senior residents, families and inner-city residents.



5-17-75

# Details

## Are the Difference

The key to superior service lies in the details that characterize a positive client experience. Our Yardi™ online accounting system, for example, streamlines financial transactions for our clients with a fully integrated database, including rent collection, leasing activities,



maintenance management, and other key property management functions. CMC takes pride in offering and implementing the most efficient and powerful database software solutions for property management, which ensures functionality, convenience, and security for our clients.

CARLTON MANAGEMENT COMPANY, LLC

5-A. 76

PROPERTY MANAGEMENT

CARLTON MANAGEMENT COMPANY, LLC

1341 W. Fullerton, Suite 173  
Chicago, IL 60614

www.carltonmc.com  
312.640.5954  
Fax: 312.640.5956

5-A, 77

MEMORANDUM TO: Tina Rounds  
Executive Director  
BEDS Plus Care, Inc.

FROM: Eric D. Russell, P.E., PTOE, PTP, LEED AP ND  
Principal

DATE: March 5, 2015

SUBJECT: Traffic and Parking Statement  
BEDS Plus 9601 Project  
9601 W. Ogden Avenue  
La Grange, Illinois

As a follow-up to the February 10, 2015 Plan Commission hearing for BEDS Plus Care's proposed mixed-use project at 9601 W. Ogden Avenue, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) was retained to address transportation issues discussed at the meeting pertaining to vehicular access to/from the site and the adequacy of the parking supply and variations.

It is our understanding that the BEDS Plus 9601 project will consist of a three-story building, as detailed in the site plan (see Appendix). The first floor will contain approximately 3,414 square feet of space for support services for the homeless and pre-homeless, along with administrative offices. The upper two floors will provide a total of 20 single-tenant Permanent Support Housing (PSH) units. Access to the site will be from a private driveway on East Avenue and potentially from the mid-block north-south public alley located immediately south of the property.

It is also our understanding that a rezoning of the property is being sought from C-3 to IB with special uses for individual and family services and residential care. In addition, zoning code variations are being requested regarding parking stall dimensions, the total quantity of on-site parking, and allowable FAR.

Based on this understanding of the project and the issues raised at the last Plan Commission hearing, KLOA, Inc. reviewed the site plan and access system for the project, performed field observations during the peak morning and evening commuting hours, obtained information on the building program and population, estimated traffic generation from the project, and assessed parking supply, demand and variations. The findings from this review are summarized below.

## Key Transportation Issues from Plan Commission Hearing

Transportation comments received at the February Plan Commission hearing included the following:

- How much traffic will the project generate?
- Will vehicles be able to safely enter and exit the driveway on East Avenue based on its proximity to the Ogden Avenue intersection?
- Is the project's parking supply adequate to meet its needs?
- Will the parking variances adversely affect on-site circulation or safety?

## Project Traffic Generation

The BEDS Plus 9601 project will provide support services to homeless and pre-homeless individuals, some of whom will reside within the building while others will be drop-in and day program clients. The support services will be provided on weekdays from 9:00 A.M. to 5:00 P.M. by a 10-person staff, including contract/administrative personnel and volunteers. These staff members will likely drive themselves to the building. Drop-in and day program clients that are not residents of the building will mostly arrive on foot or by public transportation, and approximately 25 non-resident clients per day are anticipated to utilize the services, most remaining on-site for two- to three hours. There are four Pace bus routes that travel within ½-mile of the site, including Route 302 (Ogden-Stanley), Route 304 (North Riverside-La Grange), Route 330 (Mannheim-La Grange Roads), and Route 331 (Cumberland-5<sup>th</sup> Avenue). In addition, the Congress Park Metra Station is located within a ¼-mile walk. Table 1 provides an estimate of the peak hour and daily traffic generation for the project. The volumes are very low and would result in minimal impact to traffic operations on the adjacent roadway system.

Table 1  
Estimated Traffic Generation by 9601 Ogden Project

Position	Daily Headcount	% Drive	Number of Vehicle Trips <sup>1</sup>						Weekday 24-Hour
			Weekday A.M. Peak Hour (8:00-9:00 A.M.)			Weekday P.M. Peak Hour (4:00-5:00 P.M.)			
			In	Out	Total	In	Out	Total	
Staff/Volunteers	10	100%	8	0	8	0	10	10	20
PSH Unit Residents	20	10%	0	2	2	2	0	2	8
Drop-In Clients	5	20%	0	0	0	0	1	1	2
Day Program Clients	<u>20</u>	10%	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>4</u>
Total	35		8	2	10	2	12	14	34

<sup>1</sup> Based on hourly headcount and travel mode data provided by BEDS Plus Care, Inc. (see Appendix).

## Site Access

The BEDS Plus 9601 project will primarily be accessed from a private driveway on the west side of East Avenue located approximately 75 feet south of Ogden Avenue. The driveway will be located at the south property line, as far from the Ogden Avenue intersection as possible, and twice as far from Ogden Avenue as the existing curb cut from the former use on the property (Martin Oil Company gas station). Secondary access to the site may be provided from the mid-block public alley that extends from the site south to Calendar Avenue.

Ogden Avenue (US Route 34) is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries approximately 25,900 vehicles per day, and has a posted speed limit of 30 miles per hour (mph). East Avenue is under the jurisdiction of the Village of La Grange, carries approximately 17,600 vehicles per day, and has a posted speed limit of 30 mph south of Ogden Avenue. The intersection of Ogden Avenue and East Avenue is under traffic signal control with countdown pedestrian signals and crosswalks on all four legs of the intersection, albeit the crosswalks are severely worn and not very visible.

Field observations performed at this intersection during the weekday morning and evening peak commuting periods indicated the following:

- The stop line on the northbound left-turn lane on East Avenue is set-back from the stop line on the northbound through/right-turn lane to allow space for wide turns from multi-unit trucks traveling from eastbound Ogden Avenue to southbound East Avenue.
- The stacking of 3 or more vehicles in the northbound left-turn lane on East Avenue will block left-turns into or out of the site.
- Vehicle queues on northbound East Avenue frequently extend beyond the south property line. Typical queues of 4-5 vehicles were observed in the evening peak hour; 5-8 vehicle queues were observed in the morning peak hour.
- All northbound vehicle queues on East Avenue clear the intersection during each signal cycle. When these vehicles cleared, there was 20-30 seconds of green time remaining in the East Avenue signal phase that presented traffic gaps that could be used by vehicles making left-turn movements into or out of the site.
- Motorists exiting the Brookfield Express car wash on the east side of East Avenue utilize these traffic gaps to make left-turns onto East Avenue.
- At times these traffic gaps are limited by right-turn-on-red movements from eastbound Ogden Avenue.
- Vehicles turning from Ogden Avenue onto southbound East Avenue are moving at very slow speeds.

Due to the proximity of the proposed access driveway to the Ogden Avenue/East Avenue intersection, and the nature of the traffic movements at this intersection, site ingress and egress by left-turn movements to/from East Avenue will be periodically blocked and the number of traffic gaps available for left-turning movements will be limited. This type of blockage is typical when properties have access drives in proximity to intersections of major roadways such as Ogden Avenue and East Avenue. However, the blockage clears with every signal cycle leaving sufficient time for vehicles to exit the site by left-turn movement, if desired. Further, because of the low speed of vehicles turning from Ogden Avenue onto East Avenue, there seems to be sufficient time for turning motorists to react to a vehicle that may be exiting the site, despite the short spacing between the access driveway and Ogden Avenue.

Based on these observations, it is KLOA, Inc.'s professional opinion that turn restrictions are not necessary on the site access driveway.

To reduce the potential for vehicle conflicts at the access driveway, KLOA, Inc. would recommend that the Village consider submitting a formal request to IDOT to implement a "No Turn on Red" restriction on eastbound Ogden Avenue at East Avenue. The right-turn volume on Ogden Avenue is high (approximately 300 vehicles in PM peak hour), however, and restricting these movements will increase queuing and vehicle delays on Ogden Avenue and potentially degrade the level of service. Consequently, this option may or may not be acceptable to IDOT for the benefit of such a low volume of site traffic.

KLOA, Inc. would also recommend that access between the site and the public alley remain open as the alley provides a secondary vehicular outlet for emergency services or in the event that the primary access drive is obstructed.

### **Parking Supply vs. Demand**

A parking analysis was performed to (1) determine project compliance with the off-street parking requirements of the La Grange Zoning Code, and (2) compare the proposed parking supply with the development's projected peak parking demand.

#### Compliance with Zoning Code

The BEDS Plus 9601 project, as proposed, will provide space for 25 parking stalls on the site. Initially, 19 standard stalls and two accessible stalls would be built. Space for four additional stalls would be land-banked and converted to use in the future, if needed. The Village of La Grange's Zoning Code does not include a land use category comparable to the single-tenant Permanent Support Housing units that will be provided within the building. The closest land use category in the Zoning Code is for Multiple Family Dwellings. Based on the application of the Zoning Code parking ratios for Multiple Family Dwellings and Business/Professional Offices, the 25-stall parking supply falls 15 stalls short of satisfying the off-street parking requirements of the La Grange Zoning Code, as shown in Table 2. The provision of two accessible parking stalls, however, exceeds the minimum requirements (one stall) of the Illinois Accessibility Code for this sized lot.

Table 2  
ZONING CODE PARKING REQUIREMENT

Land Use	Density	Parking Ratio	Parking Stalls
Multiple Family Dwellings	20 units	1.5 stalls/unit	30
Business & Professional Offices	3,414 sf	1 stall/350 sf	<u>10</u>
		Total Parking Required	40
		Total Parking Provided	<u>25</u>
		<b>Variance Required</b>	<b>15</b>

Projected Parking Demand

Since the Multiple Family Dwelling category is not a comparable land use to the project's single-tenant Permanent Support Housing units for purposes of projecting parking demand, KLOA, Inc. reviewed the parking requirements from other municipalities and counties for land uses that would provide for a more accurate comparison. These land use types include supportive housing, transitional housing, and other similar special residential uses. These parking requirements are summarized in Table 3.

Table 3  
PARKING REQUIREMENTS FOR HOUSING COMPARABLE TO PSH UNITS

City	Land Use	Parking Ratio
Milwaukee, WI	Transitional Housing	0.2 stalls/unit
Houston, TX	Special Residential Uses	0.3 stalls/bedroom
Dublin, CA	Supportive/Transitional Housing	0.33 stalls/bed
Alameda County, CA	Supportive/Transitional Housing	0.17 stalls/bed
San Diego, CA	Transitional Housing	0.33 stalls/bed <sup>1</sup>
		0.25 stalls/bed <sup>2</sup>

<sup>1</sup> Base parking ratio

<sup>2</sup> Parking ratio in transit-served area or very low income area.

The average parking ratio from these communities is 0.25 stalls/unit. In addition to the parking required for the supportive/transitional housing units, these communities generally also required parking for on-site employees at a ratio of one stall per employee.

KLOA, Inc. also obtained parking demand data from a local comparable facility, the Country Club Hills Wellness Center, which is a 77-unit supportive housing facility located at 4411 W. Gatling Boulevard in Country Club Hills, Illinois. The facility is fully-occupied and offers studio, one-bedroom and two-bedroom units. It also employs eight individuals, including six from the South Suburban Public Action to Deliver Shelter (PADS) and two from Carlton Management Company. The 83-stall parking lot is typically 40 percent utilized (33 stalls filled) at peak times. Assuming one parking stall is used by each of the eight employees, the remaining 25 occupied stalls would reflect a parking demand ratio of 0.32 stalls/unit.

Table 4 shows the projected peak parking demand for the BEDS Plus 9601 project based on the average parking ratio from Table 3 and the anticipated building population from Table 1. To provide for a conservative analysis, the same parking ratio utilized for the PSH units was applied to the drop-in and day program client visits as these residents and clients will travel by similar modes.

Table 4  
PROJECTED PEAK PARKING DEMAND – BEDS PLUS 9601 PROJECT

Position	Daily Headcount	Parking Ratio	Parking Stalls
Staff/Volunteers	10	1.0 stalls/person	10
PSH Unit Residents	20	0.25 stalls/unit	5
Drop-In Clients	5	0.25 stalls/person	1
Day Program Clients	20	0.25 stalls/person	<u>4</u>
			<b>19</b>

Based on a projected peak parking demand of 19 stalls, the proposed 25-stall parking supply would be more than adequate to meet the needs of the development without burdening the curb parking on the adjoining roadways (i.e., Washington Avenue, East Avenue). Further, four of the stalls would be able to be land-banked, as proposed, while still accommodating the project’s peak parking needs.

Utilizing a more conservative parking ratio of 0.33 stalls/person would yield a peak parking demand for the project of 25 stalls, which would also be accommodated by the proposed parking supply, albeit the four spaces proposed to be initially land-banked would be needed from the onset.

### Parking Variances

In addition to the need for a parking variance related to the on-site parking supply, parking variances will be needed for the proposed reductions in parking stall dimensions. By Village Code, the minimum parking stall dimension for 90-degree angle parking is 8’-6” wide by 18’-0” long. Specifically, the following variances are requested:

1. All standard (non-accessible) parking stalls are proposed at 8’-0” wide.
2. The 6 parking stalls within the parking lots’ center island are proposed at 17’-0” long.

#### Parking Stall Width

Practical parking stall widths that will accommodate most cars and light trucks typically range between 8’-0” and 9’-6”. Selection of the optimum width within this range depends primarily on who is to use the parking and the anticipated parking turnover. High turnover parking (fast food restaurants, convenient stores, etc.) requires stall widths of 8’-6” or wider. Lower turnover employee and commuter parking can get by with stall widths of 8’-6” or less<sup>1</sup>.

<sup>1</sup> Robert A. Weant and Herbert S. Levinson, Parking (Eno Foundation for Transportation, 1990), p. 158.

5-A.83

Those parking at the BEDS Plus 9601 project will be employees, PSH residents or clients. Once parked, most of these vehicles will remain on-site throughout the day or evening. As such, there will be a low turnover of parking on the site and the narrower 8'-0" stall width would be adequate without resulting in a propensity for vehicle damage.

#### Parking Stall Length

Parking stall lengths of 18'-0" are an industry standard, particularly in parking structures or fenced parking lots where vehicle "overhang" is not possible. When there are no walls or fences, curbs and/or concrete wheel stops are sometimes used to frame the front end of parking stalls and control vehicle incursion into pedestrian spaces or parking aisles. This infrastructure also provides the ability for the front end of a parked vehicle to overhang the curb or wheel stop by as much as 2'-6". The overhang space is not part of the 18-foot parking stall length, so in essence the physical space available for the parked car is longer than 18 feet where overhang is possible.

The six parking stalls within the BEDS Plus 9601 Project's center island will be framed by a raised curb at the front of the stall, which will allow parked vehicles to overhang the curb. The overhang will provide more physical space for the parked cars than the 17'-6" stall dimension proposed. As such, the 0'-6" stall length variation requested for these six stalls will not cause parked cars to extend into the parking aisles and will have no adverse impact on vehicular circulation through the parking lot. Due to the one-foot width of the raised curb, however, we would suggest also using concrete wheel stops on these stalls to limit the extent of the vehicle overhang to ensure that the drive aisle between the parking island and dumpster enclosure is not impacted.

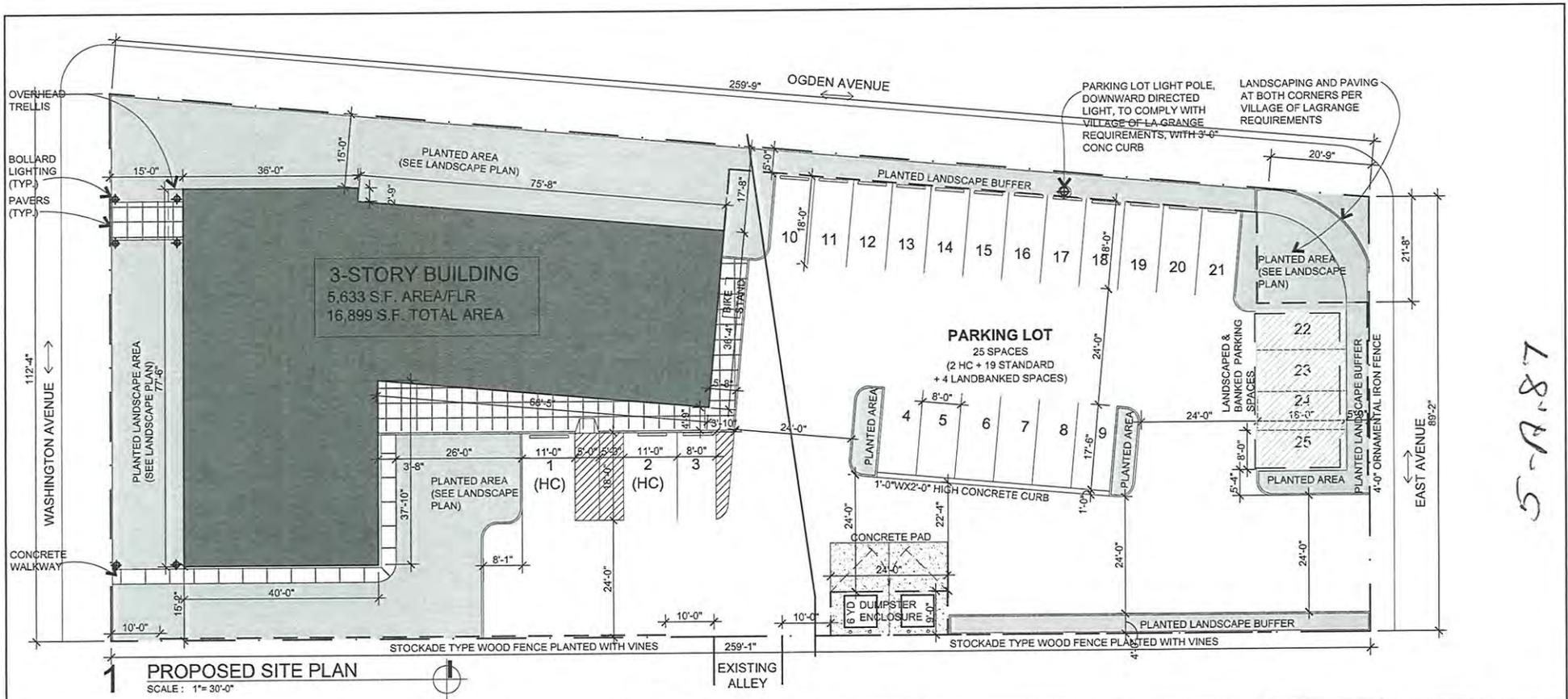
# APPENDIX

5-17.85



Aerial View of Site

5-A-86



5-17-17

PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p><b>OPTION A:</b> REQUIRED PARKING: 0.25 /UNIT @ 20 UNITS = 5 SPACES 1 /350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p><b>OPTION B:</b> REQUIRED PARKING: 1.5 /UNIT @ 20 UNITS = 30 SPACES 1 /350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> <li>CURRENT ZONING DISTRICT C1</li> <li>PROPOSED ZONING DISTRICT IB</li> <li>LOT AREA = 26,095 S.F.</li> <li>LOT AREA / UNIT = 1,304 S.F.</li> <li>BUILDING FOOTPRINT = 5,633 S.F.</li> <li>TOTAL BUILDING AREA = 16,899 S.F.</li> <li>MAX ALLOWABLE F.A.R. = 0.45</li> <li>ACTUAL F.A.R. = 0.65</li> <li>MAX ALLOWABLE HEIGHT = 45'-0"</li> <li>ACTUAL HEIGHT = 39'-6"</li> <li>REQUIRED SETBACKS = 15'-0"</li> <li>ACTUAL SETBACKS = 15'-0"</li> </ul>	<p>• BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</p> <p>• FACADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</p> <p>• PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</p> <p><b>BUILDING DETAILS</b></p> <ul style="list-style-type: none"> <li>3 STORY BUILDING</li> <li>1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER</li> <li>2ND &amp; 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS</li> <li>LANDSCAPED COURTYARD</li> <li>LAUNDRY AND STORAGE WITHIN BUILDING</li> <li>ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY</li> </ul>	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p><b>IMPERVIOUS AREAS:</b> BUILDING = 5,633 S.F. PARKING LOT = 12,099 S.F. WALKWAYS = 991 S.F. TOTAL = 17,713 S.F. (68% INCLUDING BUILDING) = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <p><b>SHED STUDIO</b> 1945 W RACE CHICAGO, ILLINOIS 60622 (312)731.4832 (P)</p> <p><b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15 BY: RR</p> <p><b>A.0</b></p>

5-A.88



Score Details

Walk Score  
**64**  
Some errands can be accomplished on foot

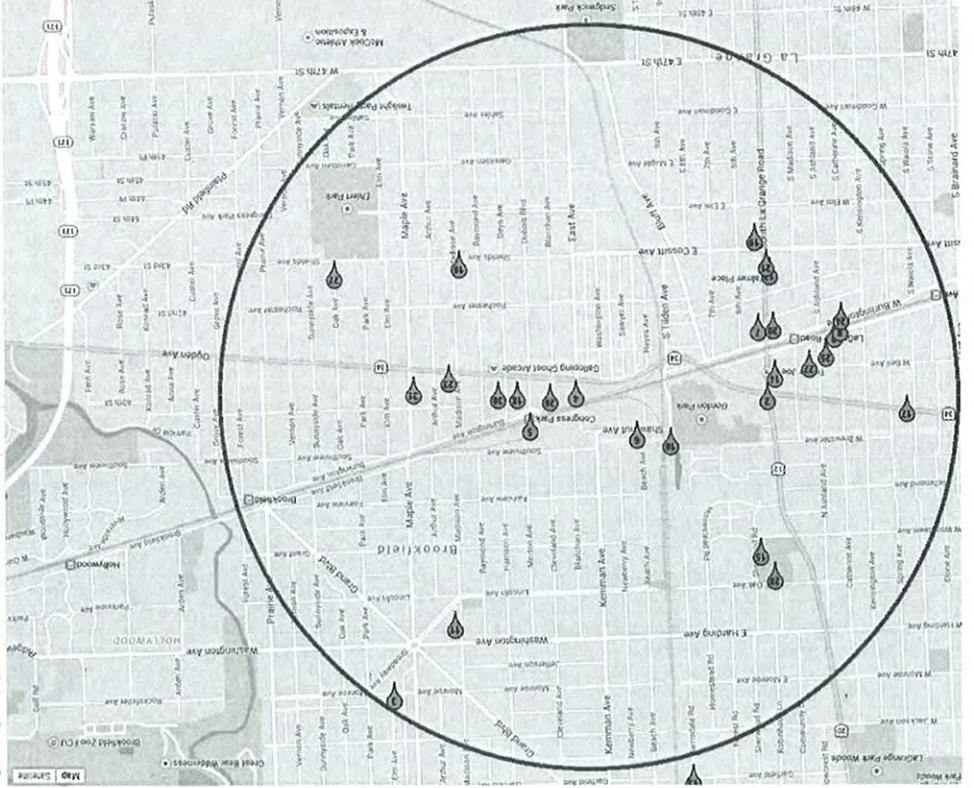
Somewhat Walkable

- Favorite
- Map
- Nearby Apartments

Commute to Downtown Brookfield  
2 min 13 min 5 min 18 min View Routes

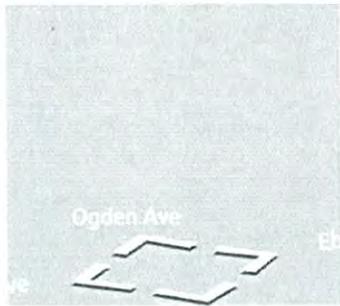
9601 Ogden Avenue  
Brookfield, Illinois, 60513

10	St Francis Xavier School	Brookfield, IL 60525, USA
11	La Cabanita	9430 Ogden Avenue, Brookfield, IL 60513, USA
12	Maneal Health Center	125 South La Grange Road, La Grange, IL 60525, USA
13	Second Baptist Church	26 South La Grange Road, Brookfield, IL 60513, USA
14	La Grange Public Library	10 West Cossitt Avenue, La Grange, IL 60525, USA
15	US Post Office	121 West Hargrove Avenue, La Grange, IL 60525, USA
16	Lead Apparel	410 Shawmut Avenue, La Grange, IL 60525, USA
17	Congress Metra Stop	949 Burlington Avenue, Brookfield, IL 60513, USA
18	302 Bus Stop	9603 Ogden Avenue, Brookfield, IL 60513, USA
19	Teacher Finer Foods	918 Broadway Avenue, Brookfield, IL 60513, USA
20	Trader Joe's	25 North La Grange Road, La Grange, IL 60525, USA
21	Police Department	304 West Burlington Avenue, La Grange, IL 60525, USA
22	Fire Department	300 West Burlington Avenue, La Grange, IL 60525, USA
23	Gordan Park	96 Hazel Avenue, La Grange, IL 60525, USA
24	Madison Park	9240 Broadway Avenue, Brookfield, IL 60513, USA
25	La Grange Theatre	80 South La Grange Road, Brookfield, IL 60513, USA
26	Amen P Zak Science Discovery Center	900 Barnsdale Road, La Grange, IL 60525, USA
27	Walgreens	2 North La Grange Road, La Grange, IL 60525, USA
28	Jewel Osco Pharmacy	507 East Woodlawn Avenue, La Grange Park, IL 60526, USA
29	Congress Park Elementary	9311 Shields Avenue, Brookfield, IL 60513, USA



Transportation and Services

BEDS Plus, Inc PC #222

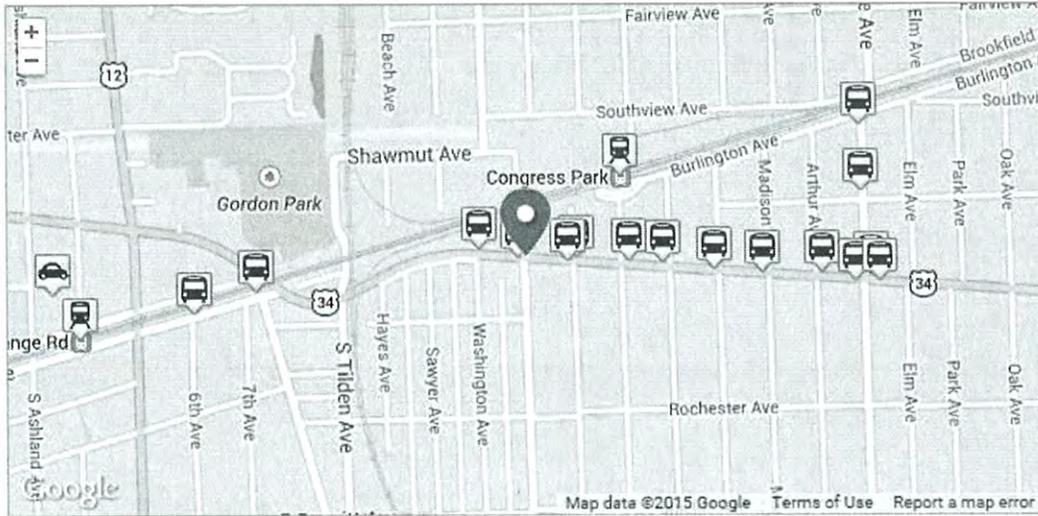


9601 Ogden Avenue has a Walk Score of 64 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

9601 Ogden Avenue is a three minute walk from the BNSF Burlington Northern at the Congress Park stop.

This location is in Brookfield. Nearby parks include Gordon Park, Madlin Park and Memorial Park.

## Nearby Public Transit



### Rail lines:

BNSF Burlington Northern 0.2 mi

### Bus lines:

302 Ogden - Stanley 0.0 mi 304 North Riverside - LaGra... 0.4 mi

331 Cumberland - 5th Aven... 0.4 mi

### Car shares:

RelayRides: 2010 Hyundai El... 0.6 mi

Less ▲

5-A.89



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

RENEE CIPRIANO, DIRECTOR

217/782-6762

CERTIFIED MAIL  
7099-3400-0014-9524-7536

JUL 26 2002

Lawrence Cadillac  
Attention: Mike Stein  
9601 Ogden Avenue  
La Grange, IL. 60525

Re: LPC #0311535055 -- Cook County  
La Grange/Lawrence Cadillac  
9601 Ogden Avenue  
LUST Incident No. 911324  
LUST Technical File

Dear Mr. Stein:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information is dated May 28, 2002; was received by the Illinois EPA June 5, 2002; and was prepared by Gabriel Environmental Services. Citations in this letter are from the Environmental Protection Act (Act) and 35 Illinois Administrative Code (35 IAC).

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 IAC Part 731 indicate remediation has been successfully completed.

Based upon the certification by David M. Pasquinelli, a Registered Professional Engineer of Illinois, and based upon other information in the Illinois EPA's possession, your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Registered Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the occurrence has been completed; and (3) no further remediation concerning the occurrence is necessary for the protection of human health, safety and the environment. This Letter shall apply in favor of the following persons:

- 1. Lawrence Cadillac;

5-A.90

GEORGE H. RYAN, GOVERNOR

PRINTED ON RECYCLED PAPER

RELEASABLE

AUG 27 2002

REVIEWER MM

Page 2

2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
4. Any co-owner or co-operator, either by joint-tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the letter is issued;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of such owner or operator;
8. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest; or
9. Any heir or devisee of such owner or operator.

This Letter, and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable County in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

#### CONDITIONS AND TERMS OF APPROVAL

##### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 IAC Part 742) rules.

5-A-91

Page 3

2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.
3. The land use limitation specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental notice of this letter.

Highway Authority Agreement

Illinois Department of Transportation agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 9601 Ogden Avenue. Specifically, as shown in the attached map, contamination will remain in the right-of-way for Ogden Avenue as indicated in the Highway Authority Agreement. The Highway Authority agrees to limit access to soil contamination under the highway right-of-way that is contaminated above residential Tier 1 remediation objectives. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this letter. Questions

5-A-92

regarding the Highway Authority Agreement should be directed to:

Illinois Department of Transportation  
District One Engineer – John Kos  
201 West Center Court  
Schaumburg, IL. 60196 - 1096  
(847)/705-4110

Groundwater Use Ordinance

The Memorandum of Understanding between the Village of La Grange and the Illinois Environmental Protection Agency regarding the use of a local groundwater water well ordinance as an environmental institutional control effectively prohibits the installation of potable water supply wells (and the use of such wells) and is an acceptable institutional control under the following conditions:

Each affected or potentially affected (as shown through contaminant modeling) property owner and the City of La Grange must receive written notification from the owner/operator desiring to use the ordinance as an institutional control that groundwater remediation objectives have been approved by the Illinois EPA. Written proof of this notification shall be submitted to the Illinois EPA within 45 days from the date of this Letter. The notification shall include:

- a) The name and address of the local unit of government;
- b) The citation of the ordinance used as an institutional control in this Letter.
- c) A description of the property being sent notice by adequate legal description or by reference to a plat showing the boundaries;
- d) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
- e) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- f) A statement as to where more information may be obtained regarding the ordinance.

5-17-93

Page 5

The following activities shall be grounds for avoidance of the ordinance as an institutional control and this Letter:

- a) Modification of the reference ordinance to allow potable uses of groundwater;
- b) Approval of a site-specific request, such as a variance, to allow use of groundwater at the site;
- c) Violation of the terms of an institutional control recorded.

As a part of its corrective action, the LUST site has relied upon the memorandum of understanding between the Village of La Grange and the Illinois Environmental Protection Agency regarding the use of a local groundwater or water well ordinance as an environmental institutional control that prohibits potable uses of groundwater as defined therein. Proof of notification of affected parties, if any, shall be submitted in accordance with 35 IAC 742.1015(b) and (c) within 45 days of the issuance of this NFR Letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan may result in avoidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed, or excavated from, or disturbed at the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 IAC Subtitle G.
7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Bureau of Land - #24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

5-A-94

Page 6

8. Should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a) Any violation of institutional controls or industrial/commercial land use restrictions;
  - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
  - c) The disturbance or removal of contamination that has been left in place in accordance with the Corrective Action Plan or Completion Report;
  - d) The failure to comply with the recording requirements for the Letter;
  - e) Obtaining the Letter by fraud or misrepresentation; or
  - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

Submit the certified copy of this letter, as recorded, to:

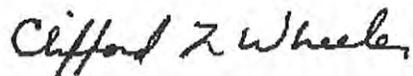
Illinois Environmental Protection Agency  
Bureau of Land - #24  
LUST Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

5-A-95

Page 7.

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217)/524-5137.

Sincerely,



Clifford L. Wheeler  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

CLW:SM:

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: Gabriel Environmental Services  
Ms. Angela Annoreno  
Division File

5-A.96



K-PLUS ENGINEERING, LLC

Direct Dial: 312.207.5700  
E-Mail: dan@kplus.com

March 5, 2015

Ms. Tina Rounds  
BEDS Plus Care, Inc.  
P.O. Box 2035  
LaGrange, IL 60525

Re: 9601 W. Ogden Avenue  
LaGrange, IL

Dear Ms. Rounds,

As we discussed during our conference call earlier this week, K-Plus Engineering was retained to review the environmental concerns that have been raised relative to the proposed development of the above-referenced Property. Previous environmental work by others related to the Property include a February 20, 2015 Phase I Environmental Site Assessment Report, numerous submittals to the IEPA as part of the response and remediation of the site following the 1991 LUST incident that was reported at the Property, and the July 26, 2002 No Further Remediation Letter which was issued by the Illinois Environmental Protection Agency documenting the successful investigation and remediation of the Property. This environmental assessment was not necessary for the design and development of the site, nor was it a necessary as part of the zoning process for the planned development of the Property. However, it is our understanding that you have requested this evaluation strictly to proactively work with the Village of LaGrange and its citizens regarding environmental concerns that have been raised.

On March 4, 2015, K-Plus Engineering was on site during the geotechnical drilling of four boreholes at the site to evaluate these holes for signs of any residual contamination from the historic use of the Property as a gasoline filling station and an automobile sales and repair facility. Additionally, we were looking to verify the geologic information contained in the Corrective Action Completion Report that was submitted to document the remedial activities that were completed between November 1994 and January 1995 at the Property to satisfy IEPA Leaking Underground Storage Tank regulations. Work planned for the site included two borings (B-1 and B-2) were located under the proposed new structure to evaluate the geology and geotechnical characteristics for use in the design of the building and two additional environmental borings (B03 and B-4) were added on the eastern half of the property to evaluate the existing environmental conditions at the site. The locations of the four boring sites are marked on the attached site plan.

In general, the borings show that the site was previously excavated to a depth of approximately 13 to 14 feet below grade and then backfilled with crushed stone. It appears that the excavation

Ms. Tina Rounds  
BEDS  
March 5, 2015  
Page 2 of 2

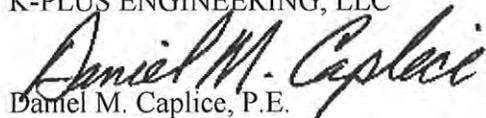
stopped at this depth because this was the depth at which natural limestone bedrock was encountered. During the borings, signs of water were consistently encountered at a depth of about 6 feet and by 10 feet the fill was saturated. K-Plus Engineering screened material from all boreholes for signs of residual contamination using a photoionization detector which is capable of detecting residual hydrocarbon contamination such as petroleum fuels. No signs of contamination were identified in any of the boreholes.

Based on our brief review of the IEPA files related to the remediation of the Property and our observations at the site during the drilling yesterday, it is our opinion that the planned development of the site will not encounter any contaminated material. Additionally, it is our opinion that the planned development and its construction will not cause any adverse impact to the adjacent or surrounding properties.

This evaluation has been performed in conformance with all applicable legal requirements and accepted practices prevailing in the environmental engineering and consulting industries. K-Plus Engineering, its officers, and its employees have no present or contemplated interest in the Property or the parties involved. Our employment and compensation for preparing this report are not contingent upon any action or event resulting from the analyses, opinions, observations, or conclusions, in or from the use of, this report. The reported opinions and conclusions are unbiased, professional, and limited only by the reported assumptions, qualifications, and conditions stated herein.

If you have any questions concerning my evaluation, findings, and conclusions, please call me.

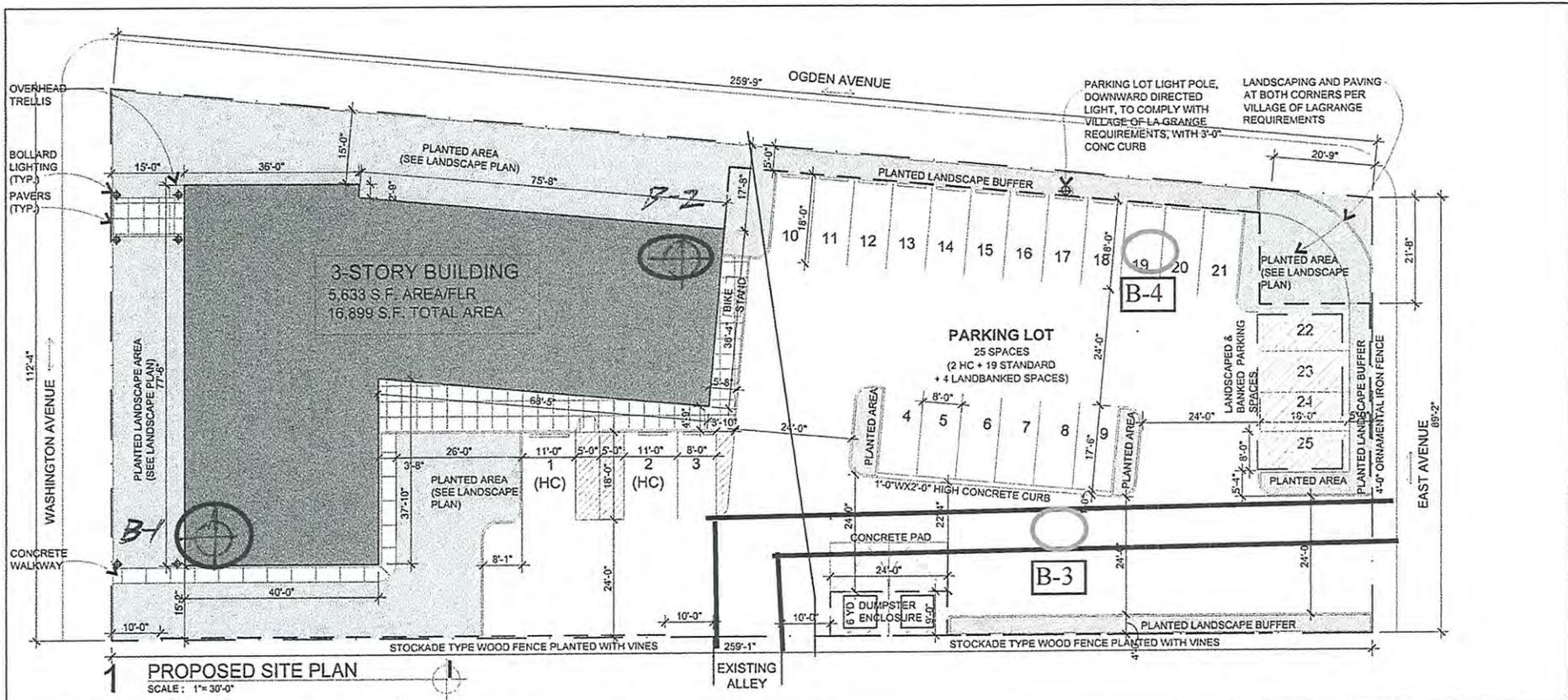
Sincerely,  
K-PLUS ENGINEERING, LLC

  
Daniel M. Caplice, P.E.

**K+**

5-A-98

5-A-99



**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p><b>OPTION A:</b> REQUIRED PARKING: 0.25 /UNIT @ 20 UNITS = 5 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p><b>OPTION B:</b> REQUIRED PARKING: 1.5 /UNIT @ 20 UNITS = 30 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> <li>CURRENT ZONING DISTRICT C3</li> <li>PROPOSED ZONING DISTRICT IB-1</li> <li>LOT AREA = 26,095 S.F.</li> <li>LOT AREA / UNIT = 1,304 S.F.</li> <li>BUILDING FOOTPRINT = 5,633 S.F.</li> <li>TOTAL BUILDING AREA = 16,899 S.F.</li> <li>MAX ALLOWABLE F.A.R. = 0.45</li> <li>ACTUAL F.A.R. = 0.65</li> <li>MAX ALLOWABLE HEIGHT = 45'-0"</li> <li>ACTUAL HEIGHT = 39'-0"</li> <li>REQUIRED SETBACKS = 15'-0"</li> <li>ACTUAL SETBACKS = 15'-0"</li> </ul>	<p><b>BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</b></p> <p><b>FAÇADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</b></p> <p><b>PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</b></p> <hr/> <p><b>BUILDING DETAILS</b></p> <ul style="list-style-type: none"> <li>3 STORY BUILDING</li> <li>1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER</li> <li>2ND &amp; 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS</li> <li>LANDSCAPED COURTYARD</li> <li>LAUNDRY AND STORAGE WITHIN BUILDING</li> <li>ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY</li> </ul>	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p><b>IMPERVIOUS AREAS:</b> BUILDING = 5,633 S.F. PARKING LOT = 12,099 S.F. WALKWAYS = 881 S.F. TOTAL = 17,713 S.F. (68% INCLUDING BUILDING) = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="1627 1258 1795 1380"> <p><b>SHED</b> STUDIO</p> <p>1545 W. RACE CHICAGO, ILLINOIS 60622 (312)731.4332 (P)</p> </div> <div data-bbox="1806 1258 1974 1380"> <p><b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15 BY: RR</p> <p style="font-size: 2em; font-weight: bold;">A.0</p> </div> </div>

## STAFF REPORT

PC Case #222

TO: Plan Commission

FROM: Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Director of Community Development

DATE: February 10, 2015

RE: (1) AMENDMENT TO ZONING MAP FROM C-3 GENERAL SERVICE COMMERCIAL TO I-B INSTITUTIONAL BUILDINGS, (2) SPECIAL USE FOR INDIVIDUAL SERVICES AND RESIDENTIAL CARE, (3) SMALL PLANNED DEVELOPMENT, (4) SITE PLANS, and (5) DESIGN REVIEW TO CONSTRUCT A THREE STORY MIXED USE BUILDING, 9601 Ogden Ave, BEDS Plus Care, INC.

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### **I. BACKGROUND:**

The applicant, BEDS Plus Care, Inc. is under contract to purchase the property at 9601 Ogden Avenue. This property is the former site of a Martin Oil Company Gas Station, which was demolished in 1993. The subject property is currently vacant land. The site includes portions of two alleys that were vacated upon petition by previous property owners – the north-south portion that ran from the existing alley to Ogden Avenue was vacated in 1990, and a 30 ft. by 134 ft. dedicated alley adjoining the southeast corner of the property was vacated in 2006 by previous owners.

Staff has met with representatives of BEDS Plus Care, Inc. to review a proposal for construction of a 3-story, 20-unit mixed use building. The first floor of this building will house the BEDS Plus daytime support center and administrative offices – services will include case management, service connections and access to partner agency programs. These services will be relocated from their current offices at the Emmanuel Episcopal Church, 203 S. Kensington Avenue and the First Presbyterian Church, 150 S. Ashland Avenue both located within single family residential neighborhoods. The second and third floors of the proposed facility will provide long-term permanent housing and supportive services to individuals with a history of homelessness.

As provided in our Zoning Code, BEDS Plus, Inc. participated in a pre-application meeting held in January 2015, which included: Village Trustees Mark Kuchler and David McCarty, Plan Commission Chairperson Kardatzke and Vice Chair Laura Weyrauch, the Village management team and Village Planner. Participants at the meeting generally liked the overall design and appearance of the building. While the site plan is constrained, it is workable given the parcel's irregular shape and frontage along two major roadways. Participants were supportive of the proposed use, citing the facts that

5-A.100

the property has been vacant for many years, and the broader objective of relocating a social service agency out of a residential neighborhood and into a more appropriate location. Participants at the conference also discussed concerns with the operations and security of the facility as well as site circulation and parking ratios. These issues will be discussed in more detail in this report.

## II. APPLICATIONS:

In order to construct the proposed development, BEDS Plus Care, Inc. has submitted the following applications:

1. Zoning Map Amendment
2. Special Use Permit
3. Small Planned Development
4. Final Site Plan Approval
5. Design Review Permit

### 1. MAP AMENDMENT

Staff and the Village Attorney discussed in detail the appropriate zoning classification for the proposed facility and advised the applicant that this use would not be authorized within the commercial or residential districts and therefore would be a better fit in the IB District. BEDS Plus, Inc. has filed an application with the Community Development Department for a Zoning Map Amendment to reclassify the property located at 9601 Ogden Avenue from its current classification of C-3 General Service Commercial to the IB Institutional Buildings District.

#### AMENDMENT CRITERIA:

In reviewing the request for Zoning Map Amendment, be guided by the principles stated in Section 14-605 of the Zoning Code: “...the power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment be made. In determining whether the principle is satisfied in any particular case...weigh the data required in 14-101E and among other factors, the following standards:”

1. *The consistency of the proposed amendment with the purposes of this Code.*

One of the key purposes of the Zoning Code according to Section 1-102, is to “implement and foster the goals and policies of the Village's Official Comprehensive Plan.”

Goal 1 of the “Community Facilities” category of the *Comprehensive Plan* is to cooperate with service providers to ensure that other facilities function effectively while minimizing impacts on nearby land uses.

In addition to general principles and policies, the *Comprehensive Plan* established a Land Use Plan for future development within the Village. The land use plan identifies this property as *neighborhood commercial* – a use that “*provides convenience goods and services, to meet the daily living needs of nearby residents.*” In addition, this corner is identified as a “Community Gateway.”

2. *The community need for the proposed amendment and for the uses and development it would allow.*

According to the applicant, the map amendment is necessary to transform an underutilized property into a viable development. This is a needed element in the community and this location has been vacant and underutilized for 30 years. At the pre-application conference, BEDS reported that preliminary feedback has been positive. Local churches see the proposed BEDS facility as an asset and an opportunity for them to have a greater role in community service. With the exception of a convenience store and strip shopping center – both of which were never constructed due to economic feasibility, the Village has not entertained any viable proposals for the property. The adjacent alleys have been vacated to make the property more viable.

3. *If a specific parcel is the subject, then the following factors should be considered:*
  - a. *The existing uses and zoning classifications for properties in the vicinity of the subject property.*
  - b. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.*
  - c. *The extent, if any, to which any diminution in value is offset by an increase in public health safety and welfare.*
  - d. *The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*
  - e. *The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.*

5-17.102

- f. *The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.*
- g. *The suitability of the subject property for uses permitted or permissible under its present zoning classification.*
- h. *The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.*
- i. *The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.*
- j. *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.*

This property is transitional between commercial properties to the north and east and two-family residential area to the south and west. In the vicinity of the proposed development is a car wash directly to the west, located in the Village of Brookfield; directly across the street to the north is a gasoline station/convenience store, zoned C-3 General Service Commercial, an industrial facility, zoned I-1 Light Industrial across Ogden Avenue to the northeast; directly adjacent to the south are two single family residential buildings, zoned R-6 Two Family Residential; and across the street to the west is a religious institution zoned IB Institutional Buildings District.

The current C-3 zoning classification *“is intended to provide areas for the development of service, commercial and retail uses requiring direct vehicular access.”* In comparison, the proposed IB district *“is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings...it is the intent of this Code to avoid the problems inherent in treating such buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.”*

Staff and the Village Attorney considered the most appropriate zoning district - commercial, residential or institutional. Through our analysis we determined that this use fits best as an institutional use. The current classification, C-3 District, does not authorize the uses proposed for the first floor – including administrative offices for BEDS Plus’s entire operation, social services related to homelessness and activity centers. Therefore, staff believes that the IB District in which individual social

services of the type proposed are authorized as a special use is a more appropriate classification for this property.

RECOMMENDATION:

In order to consider recommendations for the proposed BEDs facility, Staff suggests that the Plan Commission recommend to the Village Board of Trustees **approval of the Zoning Map amendment to reclassify the property located at 9601 Ogden Avenue from its current classification of C-3 General Service Commercial District to the IB Institutional Buildings District.**

**2. SPECIAL USE PERMIT**

Staff and Village Attorney have determined that the dwelling units in this facility would be defined as “residential care” and not as multiple family dwellings due to the nature of the facility. Clients will qualify through an extensive screening process and dwelling units will be reserved only for those individuals with a history of homelessness, multiple health conditions, and preference will be given to former community residents of Lyons Township. Rooms will be designated as single units only (couples would be referred to other facilities). Residents will be assigned a case manager and be required to comply with rules such as no alcohol on the premises, no overnight guests, etc. that are not typically part of an apartment lease.

Therefore, BEDs Plus Care, Inc. has filed an application with the Community Development Department to obtain a Special Use Permit and Site Plan Approval for construction to operate Individual & Family Services (832) on the first floor and Residential Care (836) on the second and third floors of the proposed mixed use building.

SPECIAL USE STANDARDS

In reviewing the Special Use application, please be sure the standards listed on the application have been met. In determining that consider Paragraph 14-401-E.1 of your Zoning Code:

- (a) Code and Plan Purposes
- (b) No Undue Adverse Impact
- (c) No Interference with Surrounding Development
- (d) Adequate Public Facilities
- (e) No Traffic Congestion

5-A-104

- (f) No Destruction of Significant Features
- (g) Compliance with Standards

- (a) *Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.*

The Land Use Plan of the Village's *Comprehensive Plan* identifies this property as *neighborhood commercial* – a use that “*provides convenience goods and services, to meet the daily living needs of nearby residents.*” In addition, this corner is identified as a “Community Gateway.”

The “Vision for La Grange” as established in the *Comprehensive Plan* asserts that La Grange will remain a community with diverse housing. The BEDS proposal is consistent with that vision -- it provides a type of housing that is needed in the community.

- (b) *No Undue Adverse Impact: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.*

According to the applicant, they propose to develop a parcel of land that has been vacant for the past 30 years with a development that is consistent with the goals of the *Comprehensive Plan*. Previously located on this land was a gasoline station that was demolished in 1993. The proposed facility would have impacts similar to an office/service use and is designed to be compatible with the character of the area. The proposal includes a wood fence with vines along the south property line to provide additional screening to the residences.

- (c) *No Interference with Surrounding Development: The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The BEDs Plus facility would be located in an area that includes a mix of commercial and residential properties – with the C-3 General Service Commercial District directly across Ogden Avenue to the north, a car wash and commercial properties directly to the east and northeast, a two-family residential district directly to the south, a religious institution directly to the west and an industrial facility to the northwest.

According to the applicant, the design is intended to be sensitive to the residential character and to provide a buffer between the residential area to the south and the commercial district to the north and east. Commissioners should be aware that the applicant proposes to reopen the alley to the residential neighborhood to the south.

- (d) Adequate Public Facilities: *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.*

The site plan has been reviewed by the Village Management team with the following issues identified: demand for Village services, property maintenance over the long term, site circulation, trash removal and parking.

- (e) No Traffic Congestion: *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.*

The proposed facility would serve as an activity center for approximately 100 clients with up to 15 staff (employees, specialists, counselors at any time) as well as single unit housing for 20 people. According to the applicant, only a small percentage of residents will own cars, so impact will be minimal. The proposed site plan would have only one curb cut on East Avenue but would also keep access to the residential alley to the south.

- (f) No Destruction of Significant Features: *The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant importance.*

The proposed use and development would not result in the loss of any historic feature of significant importance. This property is currently a vacant parcel.

- (g) Compliance with Standards: *The proposed use and development complies with all additional standards imposed on it by the particular provision of this code authorizing such use.*

The proposed development requires modifications from the Code from maximum floor area ratio, number of parking spaces, and parking space dimensions. The applicant has expressed a willingness to comply with any additional standards imposed by the Village.

#### CONSIDERATIONS

In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider:

5-A.106

- (a) *Public Benefit: Whether or to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.*
- (b) *Alternative Locations: Whether or to what extent, such public goals can be met by the location of the proposed site or in some other area that may be more appropriate than the proposed site.*
- (c) *Mitigation of Adverse Impacts: Whether or to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, landscaping, and screening.*

According to the applicant, the proposed services will benefit the community. BEDs Plus currently operates within a single family residential neighborhood and they believe relocating to this facility would have less impact on the community. The applicant has presented the concept to area neighbors in more than one forum.

In the Village’s public process for the creation of the Comprehensive Plan, participants identified “homelessness/vagrancy” as an issue/weakness in La Grange.

It is also important to note that in October, 2014 the Village was notified by the Illinois Housing Development Authority that we are approximately 0.6% below the 10% threshold for affordable housing stock. The Village’s Comprehensive Plan recommendations and policies states that the Village should “maintain compliance with the State of Illinois threshold for affordable housing.” This project would contribute towards progress in meeting the goal of promoting affordable housing in the community.

### 3. PLANNED DEVELOPMENT

The Village has specific regulations related to a category for smaller, infill development projects as distinct from larger, campus-style planned developments. A “Small PD” is defined as any “*project that includes less than 40,000 square feet of total land area.*” The proposed project falls within this category. Small PDs allow flexibility for infill projects. The Code also includes new standards for excellence of design

After staff evaluation of the plans, we have determined that it would be necessary for the development to be constructed as a Small Planned Development, because the total land area is less than 40,000 square feet, and the development requires relief from several provisions of the Code as outlined below.

BEDS Plus Care, Inc. has filed an application for Planned Development Final Plan approval with the Community Development Department. (Staff analysis of the site plan and application assumes that the subject property will be re-classified to the IB Institutional Buildings District). The applicant has applied for relief from the following zoning requirements:

- Maximum Floor Area Ratio
- Number of Parking Spaces
- Parking Space Dimensions

A Planned Development is a distinct category of Special Use and has the same general purposes of all special uses. Section 14-502 of the Zoning Code states, “*Within a planned development, the traditional use, bulk, space and yard regulations may be relaxed if they impose inappropriate limitations on the proposed development or redevelopment of a parcel of land that lends itself to an individual planned approach.*” Among those objectives that the Village seeks to achieve through the flexibility of the planned development technique are the following:

- *Encouragement of flexibility in the development or redevelopment of land.*
- *Creation of an appreciably more desirable environment than would be possible through strict application of Village land use regulations, whether through maximization of open space, or excellence in building and site design, or provision of amenities not possible under the otherwise applicable requirements.*
- *Promotion of creative architectural and site designs and resulting development.*
- *Promotion of quality, useful open space and recreational opportunities.*
- *Promotion of environmentally sound development practices.*
- *Facilitation of development in harmony with the Comprehensive Plan.*
- *Promotion of public health, safety, and welfare.*

A Planned Development consists of two phases: (1) Development Concept Plan to provide a basic scope of the character and nature of the development and (2) Final Plan, which serves to implement, particularize and define the Development Concept Plan. As allowed by Code, the applicant has chosen to submit the two phases concurrently.

ADDITIONAL STANDARDS FOR PLANNED DEVELOPMENTS

A Small Planned Development must meet each of the following standards in addition to the special use standards:

1. Unified Ownership Required. The applicant plans to develop the property under unified ownership. Covenants and Restrictions will be in place.
2. Covenants and Restrictions to be Enforceable by Village. The applicant will provide the Covenants and Restrictions to be recorded in connection with the Planned Development. All covenants and similar restrictions may not be modified, removed, or released without express consent of the Village Board. The Village Attorney's office will review the covenants, restrictions and easements submitted with this application. These Covenants and Restrictions will be reviewed and enforced by the Village.
3. Open Space. *The applicant must show that the largest amount of open space reasonably possible has been included in the Small PD Development Plan and that open space has been assembled and designed to maximize its quality, usefulness, beauty, and value to the development. The Village may require recorded restrictions and covenants or dedication of development rights to assure the perpetual care, conservation, and maintenance of the operation of the open space and to prevent the use of common open space for any structure, improvement, or use other than that shown on the approved Small PD Development Plan. The restrictions must be permanent and not for a given period of years and must run with the land.*  
  
Common open space for use only by residents and their guests will be located on the west side of the building.
4. Landscaping and Perimeter Treatment. *To the fullest extent possible, any area of the planned development not used for structures or circulation elements shall be landscaped or otherwise improved.* The applicant proposes to provide landscaping for the entire perimeter of the property.
5. Public Improvements. Staff recommends the following improvements: (1) overhead utilities crossing the site should be buried to the north side of Ogden Avenue. The preliminary architectural renderings show the overhead utilities very close to the proposed building. The site plan appears to have been designed to accommodate the overhead utility line. Burying the line would give more flexibility in site design for better site circulation; (2) the applicant should also

work with IDOT to identify the area of property in the northwest corner to accommodate future intersection improvements at this corner; and (3) the sidewalks around the property should be replaced.

6. Excellence of Design. The building within the planned development must be of high architectural quality, with excellence of design considering the context within which the development is being proposed and the general standards stated in the “Urban Design Principles,” and “Appendix A” of the Village of La Grange Urban Design Guidelines dated February 2009. (See attached.)

According to the applicant, this project incorporates the following features: quality and durable materials with design in keeping with the downtown La Grange commercial areas.

Staff has just received the materials for this proposal and have not had a chance to review in detail. As this facility will be a gateway building into La Grange, the Commission should pay particular attention to design of the building, the quality of materials and details.

- C. Additional Standards for Specific Small PD. *When the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.*

BULK, YARD, AND SPACE REQUIREMENTS:

The following table is a comparison of the applicable bulk, yard, and space requirements for the C-3 General Service Commercial District, IB Institutional Building District, Planned Development standards and the proposed development. Staff has also prepared an analysis of other potential district regulations, which is attached to this document for comparison of potential reclassification.

***\*\*Proposed development (column furthest to the right) assumes zoning map amendment to IB.***

Standard	C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
Use	Not permitted	Special Use Permit	Same	Individual & Family Services and 20 units of Residential Care
Height	3 stories or 45' 0" (whichever is less)	3 stories or 45' 0" (whichever is less)	May be increased to 70'	3 stories, 45 feet
Total Lot Area	None	Minimum 15,000 square feet	Minimum 15,000 square feet. May be reduced by not more than 50%	26,095 sq. ft.
Lot Area Per Unit	Min 2,000 sq. ft. per unit <b>Permitted: 13 units</b> (26,095 ft <sup>2</sup> / 2,000 = 13.05 = 13 units)	Min 1,300 sq. ft. per unit <b>Permitted: 20 units</b> (26,095 ft <sup>2</sup> / 1,300 = 20.07 = 20 units)	None specified	20 units maximum (1,304 sq. ft. per unit)
Minimum Lot Width	Minimum 50 ft.	Minimum 50 ft.	None specified	100 ft. avg.

5-19-11

5-A.112

Standard		C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
<b>Required Yards</b>	<i>Front Yard (East Ave)</i>	N/A	15 ft.	None specified	Approx. 135 ft.
	<i>Front Yard (Washington Avenue)</i>	N/A	15 ft.	None specified	15 ft.
	<i>Interior Side (South)</i>	N/A	15 ft.	None specified	15 ft.
	<i>Corner Side (Ogden Ave)</i>	N/A	5 ft.	None specified	15 ft.
	<i>Rear Yard</i>	N/A	15 feet	No yard specified	N/A
<b>Minimum Dwelling Unit Size</b>	<i>One Bedroom/ Efficiency</i>	None specified	Minimum 650 sq. ft.	N/A	350 sq. ft.
<b>Maximum Building Coverage</b>		N/A	N/A	N/A	5,633 sq. ft. (21%)
<b>Maximum Total Lot Coverage</b>		N/A	N/A	Must provide largest amount reasonably possible	18,275 sq. ft. (70%)
<b>Maximum Floor Area Ratio</b>		1.5	0.45		0.65 *Requires modification under PD

5-A.113

Standard	C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
Parking Spaces	Multiple Family: 1.5 spaces per dwelling unit (20 units x 1.5/unit = 30 spaces) + Admin & Support Center: 1 space per 350 sq. ft. net floor area (3,414 sq. ft./350 = 10 spaces) <b>Required: Min. 40 spaces</b>	Multiple Family: 1.5 spaces per dwelling unit (20 units x 1.5/unit = 30 spaces) + Admin & Support Center: 1 space per 350 sq. ft. net floor area (3,414 sq. ft./350 = 10 spaces) <b>Required: Min. 40 spaces</b>	N/A	28 spaces <b>*Requires Modification under PD</b>
Parking Space Dimensions	Minimum width: 8.5 feet	Minimum width: 8.5 feet	N/A	8 feet wide <b>*Requires modification under PD</b>
Parking Aisle Dimensions	Min width of two way aisle: 24 feet	Min width of two way aisle: 24 feet	N/A	24 feet wide
Off-Street Loading	Multiple Family: N/A Office Uses: None for the first 30,000 sq. ft. of gross floor area, then 1 for 30,001 to 100,000 sq. ft. of gross floor area or fraction thereof PLUS 1 for each additional 100,000 sq. ft. of floor area or fraction thereof <b>Min: None.</b>	Multiple Family: N/A Office Uses: None for the first 30,000 sq. ft. of gross floor area, then 1 for 30,001 to 100,000 sq. ft. of gross floor area or fraction thereof PLUS 1 for each additional 100,000 sq. ft. of floor area or fraction thereof <b>Min: None.</b>	N/A	N/A

\*\*Proposed development (column furthest to the right) assumes zoning map amendment to IB.

4. SITE PLAN

Site Plan review requires careful consideration of the site design elements. Some critical items that should be examined prior to granting Final Plan approval include site circulation, lighting/photometrics and requests for adjustments to the Planned Development.

SITE CIRCULATION

In review of the site plan at the pre-application meeting, Staff found that the internal vehicle circulation for the site was limited. Since the meeting, the applicant has revised the site plan to provide better circulation including access to the alley to the south.

In addition, the Director of Public Works has suggested that pedestrian access should be connected to sidewalks at Ogden and East Avenue. Commissioners might discuss pedestrian site circulation.

LIGHTING

Subparagraph 10-101C3 (e) of the Zoning Code, states, *in no case shall such lighting exceed three (3) foot candles measured at any lot line.* In addition, Paragraph 9-101C8 states, *except for streetlights, no exterior lighting adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half foot-candle at any residential lot line.*

The applicant has not yet submitted a photometrics/lighting plan. Staff recommends that submittal and approval of lighting plan and photometrics be a condition of the building permit review as this is directly adjacent to a residential district to the south.

SIGNAGE

The applicant has not submitted a request for relief from sign regulations.

AUTHORITY TO MODIFY REGULATIONS

Section 14-509, *Authority to Modify* of the Zoning Code, states that “the Board of Trustees, as part of an approval of any planned development, may modify any provision” of the Zoning Code subject to limitations:

1. *Will achieve the purposes for which planned developments may be approved pursuant to Section 14-502;*

5-A.114

2. *Will not violate the general purposes, goals, and objectives of this Code and the Official Comprehensive Plan; and*
3. *Will result in a development providing compensating amenities to the Village. Compensating amenities means features not otherwise required to achieve compliance with the standards of this Code or other applicable Village codes and ordinances, including such things as public art, plazas, pedestrian walkways, natural habitats, increased landscaping, buffering or screening, enhanced streetscape, enhanced pedestrian and transit supportive design, underground parking and similar features. Compensating amenities must be proposed as part of a PD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense.*
5. *Subject to the standards set forth in this paragraph, a compensating amenity may be in the form of a cash contribution. If the Board of Trustees approves a cash contribution, then the contribution must be made by the applicant to the Village prior to the issuance by the Village of any permit authorizing construction related to the project. The cash contribution must be designated by the Village specifically for use to provide one or more features of the type described in the preceding paragraph. The Board of Trustees may approve a cash contribution only if (a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, (b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and (c) there is a compelling and appropriate compensating amenity, as determined by the Board of Trustees, for which a cash contribution can be designated.*

MODIFICATIONS REQUESTED:

The site plan, as proposed, requires modifications from the IB Institutional Buildings District and Parking provisions of the Zoning Code:

1) Floor Area Ratio

The maximum Floor Area Ratio (FAR) permitted for “all other uses” within the I-B Institutional Buildings District is 0.45. With the redevelopment of the property, the FAR would be 0.65, which exceeds the maximum allowed by 0.20 or 20%. The proposed modification falls within the authorized limits of the Zoning Code.

5-A-115

2) Parking Spaces

According to Subparagraph 10-101F1 (a) of the La Grange Zoning Code, “Required Spaces,” Multiple Family Dwellings are required one and one-half (1.5) parking spaces for each dwelling unit. The proposed facility will have 20 dwelling units for a total of 30 required parking spaces ( $20 \times 1.5 = 30$  spaces). In addition, the first floor admin offices/support center requires one space for 350 sq. ft. for a total of 10 spaces. Total required parking for the site would be 40 spaces.

The site plan indicates 24 parking spaces with 4 spaces landscaped and landbanked for future use. This is a ratio of 1.0 space per unit, which is less than the required amount of spaces. The total amount of parking spaces would not meet the zoning requirements. Landbanking would allow the facility to maintain more green space until the spaces are needed. The requested modification falls within the authorized limits of the Zoning Code for a Planned Development.

According to the applicant, only a small percentage of residents will own cars, so impact may be minimal. The proposed facility would be classified as “Residential Care” (institutional) rather than multiple family residential; therefore, the number of vehicles would likely be less than a multiple family building. Parking ratios may be better calculated under a different standard. However, the Zoning Code does not have a specific parking category for residential care. Staff looked to other uses that may be similar to guide in the appropriate number of spaces. The applicant has stated that the parking ratio for Senior Citizen Housing is 1 per each 4 dwelling units PLUS 1 for each employee, may be more appropriate. Using this standard, the facility would require 25 total spaces. ( $20 \text{ units} \times 0.25 = 5 \text{ spaces} + 10 \text{ employees} = 15$ ) + (1 space for 350 sq. ft. =  $3,414/350 = 10$ ). The proposed site plan would meet the requirements of this standard.

According to the *Comprehensive Plan*, the Village should “consider reductions in required off-street parking standards for commercial and residential uses in areas within one-quarter mile of [train] station areas.” This facility would be within two blocks of the Congress Park Metra station in Brookfield.

Commissioners should discuss whether or not the number of parking spaces as currently designed would meet the daily needs of the facility for workers, specialists, therapists and some of the day clients who might also have cars. According to the applicant, the maximum number of staff at any time in the daytime support center would be 15 persons. They have the capacity for up to 20 staff. Staff would also caution against parking spill over onto nearby residential streets. Opportunity may exist for shared parking with the Church across Washington Street.

3) Parking Space Dimensions

Subparagraph 10-101C3 (j) *Space Dimensions, 90° Parking Angle, Stall Width, Required: 8'6"; Proposed: 8'0"* – Staff has concerns that larger vehicles may not easily fit within the smaller spaces. This should be addressed by the applicant at the hearing as to whether the site plan might be revised.

6. DESIGN REVIEW

In any case where a Design Review Permit is required in conjunction with the issuance of a Planned Development, the application for design review shall be heard by the Plan Commission at the same time such approval is heard. The Plan Commission shall make its recommendation to the Village Board of Trustees as provided in Paragraph 14-403D6.

STANDARDS AND CONSIDERATIONS FOR DESIGN REVIEW PERMIT.

*In acting upon applications for Design Review Permits, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of issuing the Design Review Permit in terms of its effect on the purposes for which the Design Review District is designated. In addition, the Commission and the Board of Trustees shall be guided by the following standards and considerations:*

1. Visual Compatibility.

- (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 places 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 and 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 structures to which it is visually related.*
- (h) *Roof Shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
- (i) *Walls of Continuity. Building facades 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 its directional character, whether this be vertical character, horizontal character, or nondirectional character.*

## 2. Quality and Design Site Development

- (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 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.*

Staff has just received the materials for this proposal and have not had a chance to review in detail. This facility, particularly the north and east elevations, will be a gateway view into La Grange on Ogden Avenue with high traffic counts. The Commission should pay particular attention to design of the building, the quality of materials and details. Staff has some concerns that the decorative masonry panels may not be in character with the Village's *Urban Design Guidelines*. Staff believes that this should be given further consideration by the Plan Commission.

## II. RECOMMENDATIONS:

The Plan Commission has certain options in recommending approval or denial of the combined Development Concept/Final Site Plan as follows:

- 1) Approval as presented for substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, regulations and ordinances.
- 2) Approval as above with modifications or conditions to be accepted by the applicant.
- 3) Continue the case to allow the development team to make adjustments to the Plan.
- 4) Denial of the Plan as presented for failure to be in substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, ordinances, and regulations.

Upon review of the application, should the Plan Commission determine that the standards for Planned Development have been met, with the requested modifications.

Because of several special circumstances related to this proposed development, Staff believes it is likely that a Development Agreement will be appropriate and that may include one or more of the following terms, among others:

1. Village would have the right to approve a transfer of ownership and/or operation of this use (not a change of use).

5-A.119

2. That the property comply with strict property maintenance standards.
3. That the applicant agree to relocate all of its operations into the new facility and completely out of the First Presbyterian and Emmanuel Episcopal Churches with the exception of the overnight shelters.
4. That on-site management/supervision be provided 24 hours a day.
5. That the applicant limit the number of clients that they can serve at one time at the facility.

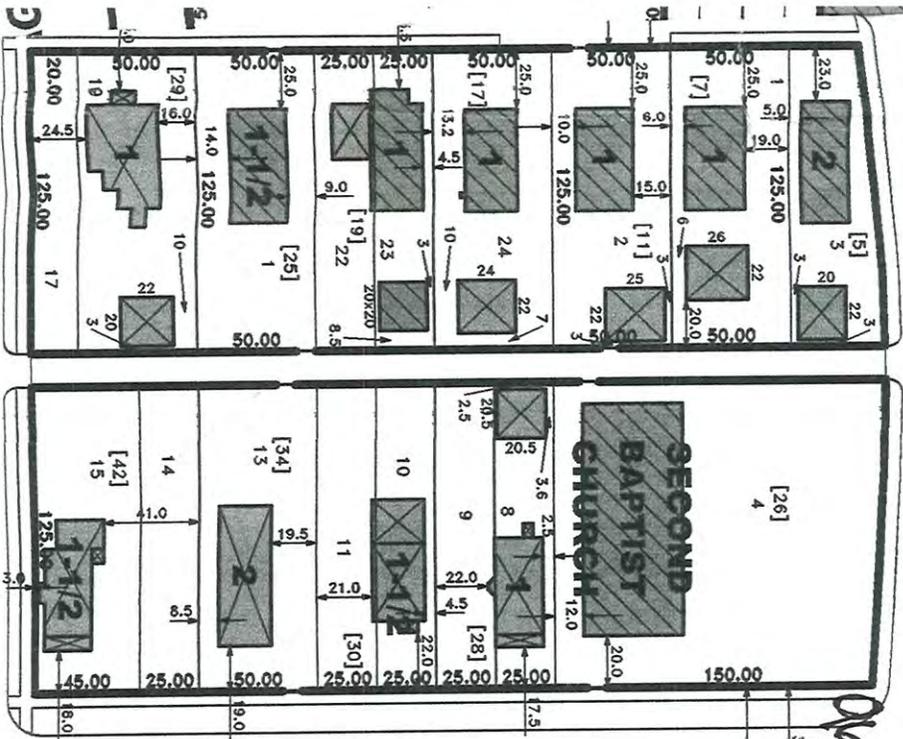
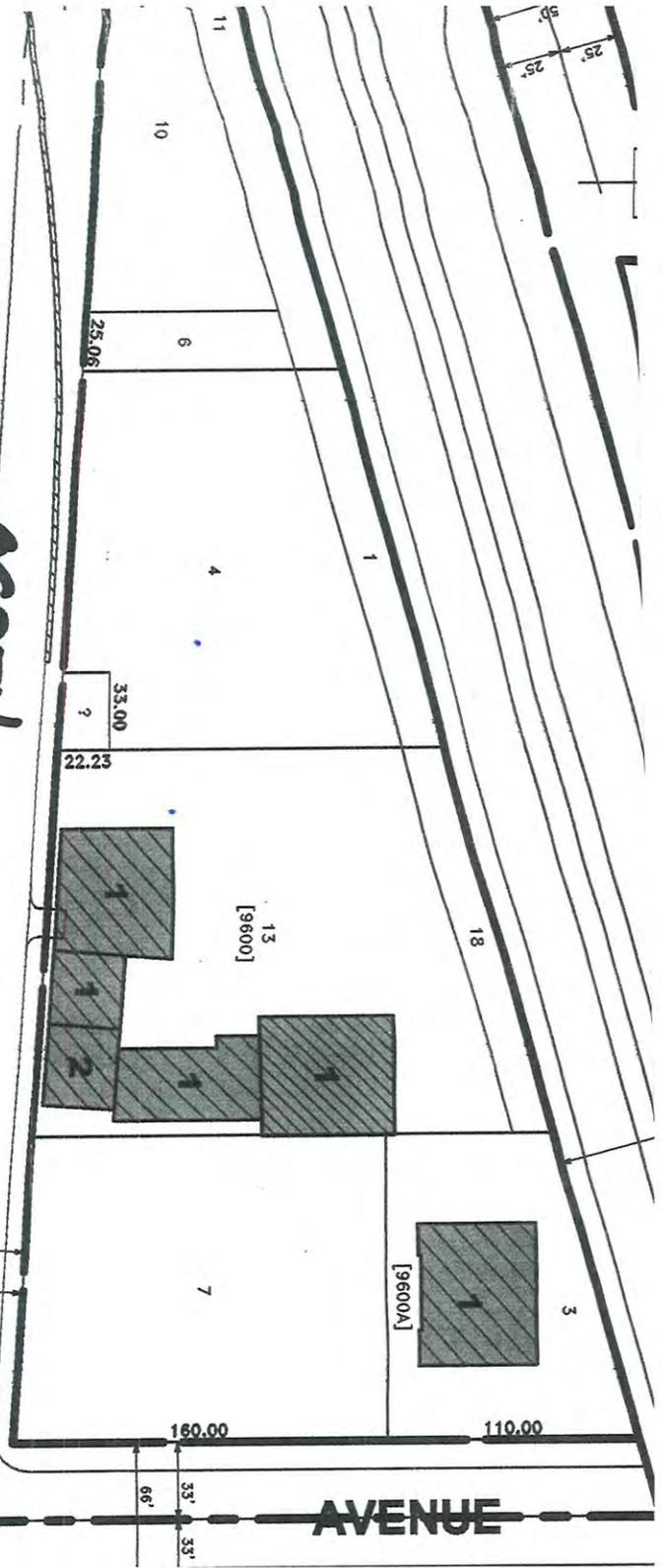
Staff suggests that if the Plan Commission recommend to the Village Board of Trustees approval of the Development Concept/Final Plans and Site Plan as submitted in Plan Commission Case #222, then the approval ordinance should include the following conditions:

1. Lighting Plans. Location, size and arrangement of all exterior lighting be submitted by the applicant for compliance with the Code, prior to issuance of a building permit, including photometrics and all fixtures.
2. Construction Staging Plan. Prior to issuance of a building permit, the applicant shall prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up.
3. Grading and Storm water Management plans shall be submitted and approved by Village Engineer prior to Village Board approval.
4. Final Engineering Plans shall be approved by the Village prior to the issuance of any building permits.
5. Underground Utilities. Overhead utilities crossing the site shall be buried to the north side of Ogden Avenue. Utility burial plan shall be approved by the Village prior to issuance of any building permits.
6. Landscaping Plans. Final landscaping details with a tree preservation plan shall be submitted with the application for building permit approval.
7. Materials. Final building material samples shall be identified fully as to manufacturer, make and model prior to Village Board approval. No deviation from approved materials will be allowed.

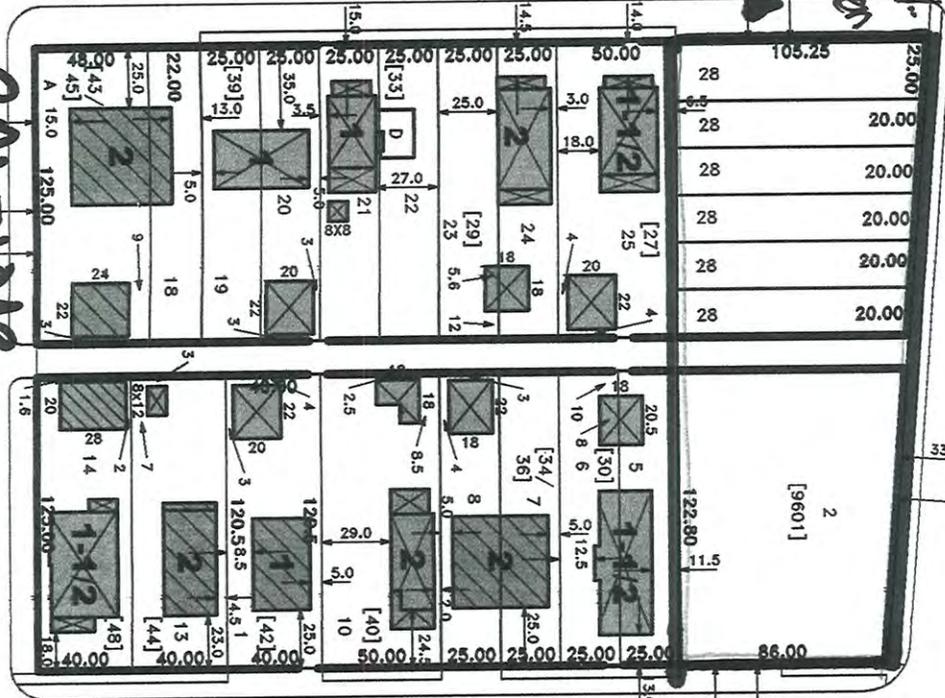
8. Screening. Refuse containers and parking lot must be fully enclosed by a masonry enclosure of a height to completely screen such containers.
9. Conditions Covenants and Restrictions must be provided to satisfaction of the Village Manager.
10. Permits. Permits will be needed for outside entities including but not limited to MWRD (development will be subject to MWRD's new watershed management ordinance), Cook County Highway Department, IDOT and IEPA.
11. Soil Borings.
12. Fire Department review prior to issuance of a building permit.
13. Landbanked Parking. Applicant must reserve four parking spaces on the site as landscaped open space for future parking should the need arise.
14. Easement/Dedication of Land. Applicant shall provide an easement or dedication of land at the NE corner of the property for traffic signal relocation and/or Village Gateway Signage.
15. Sidewalks. Applicant should replace the sidewalks surrounding the property to meet Village Standards.
16. Development Agreement. The applicant must enter into a development agreement with the Village as previously described.

5-A.121

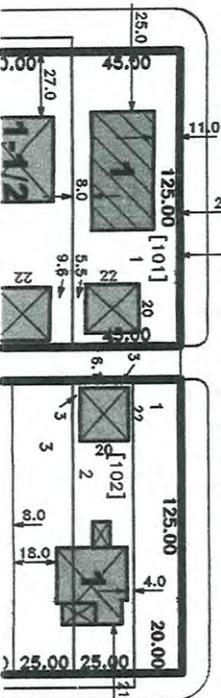
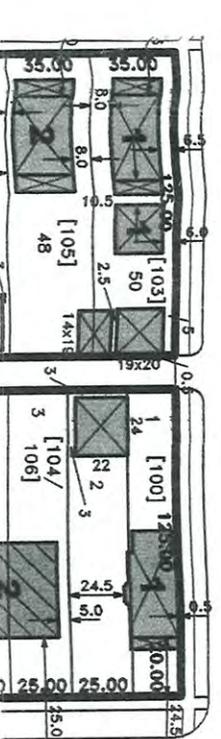
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**WASHINGTON AVENUE**



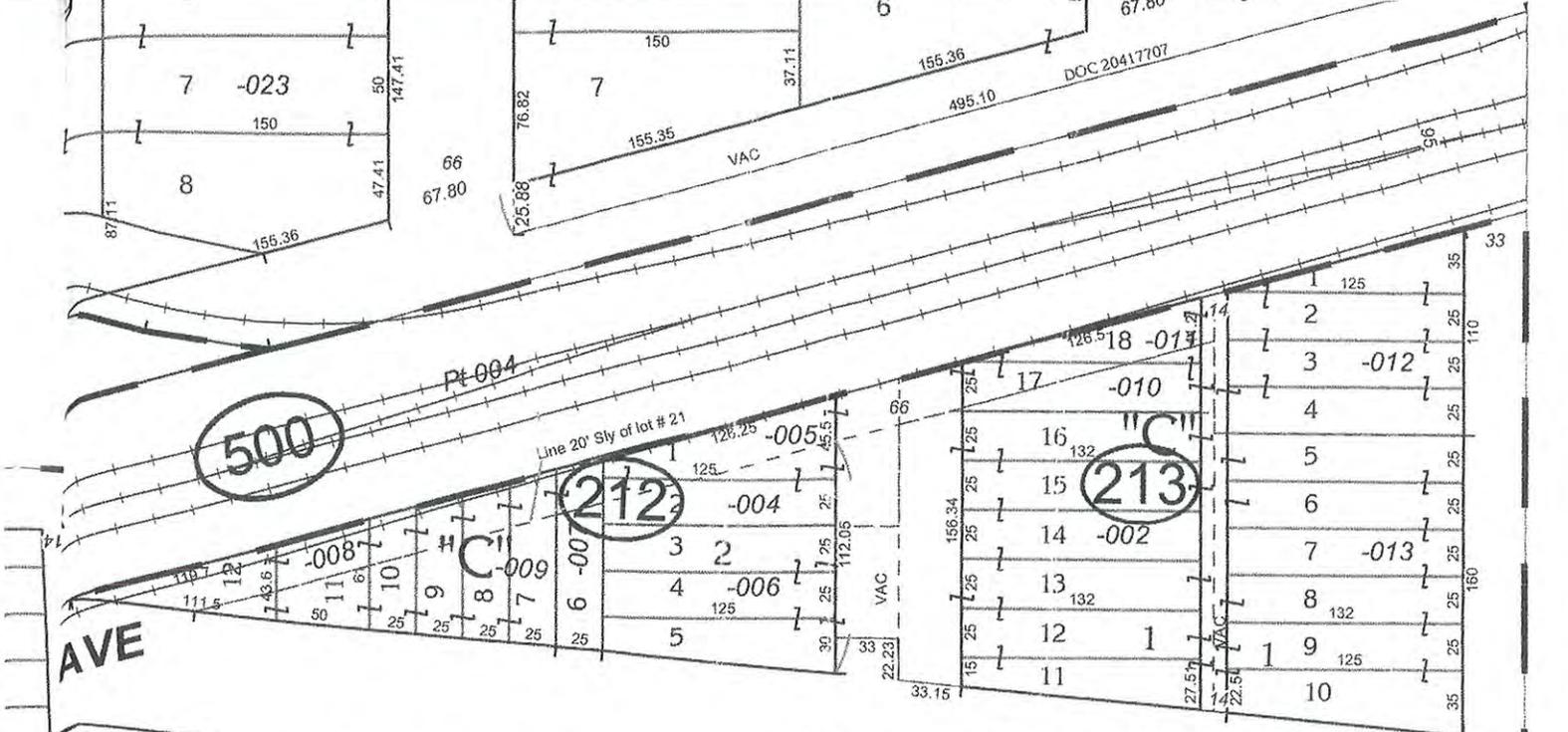
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**EAST AVENUE**

**AVENUE**

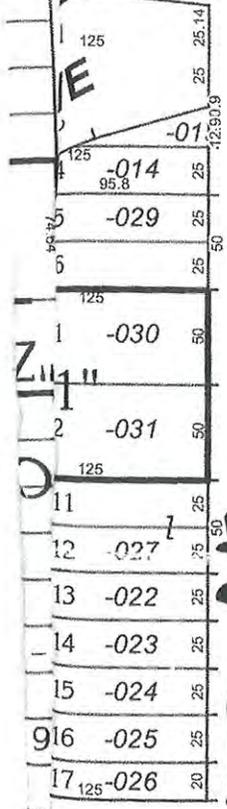
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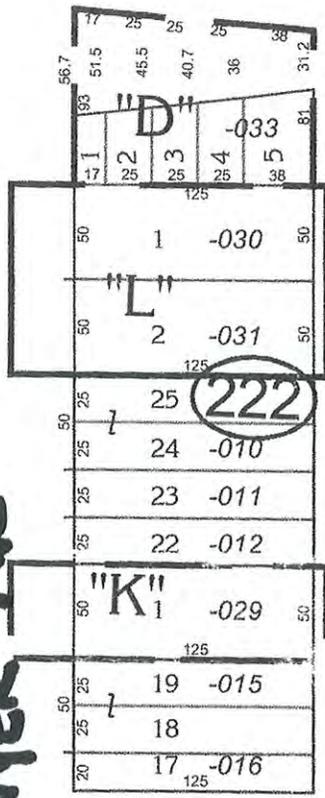
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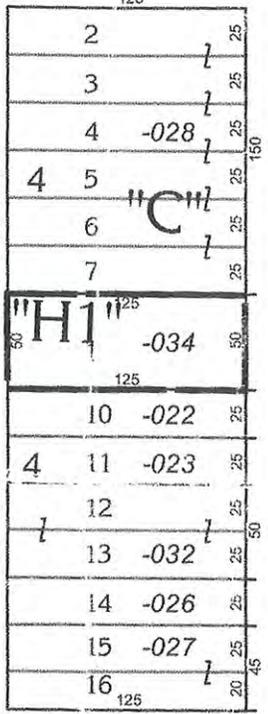
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SAWYER AVE

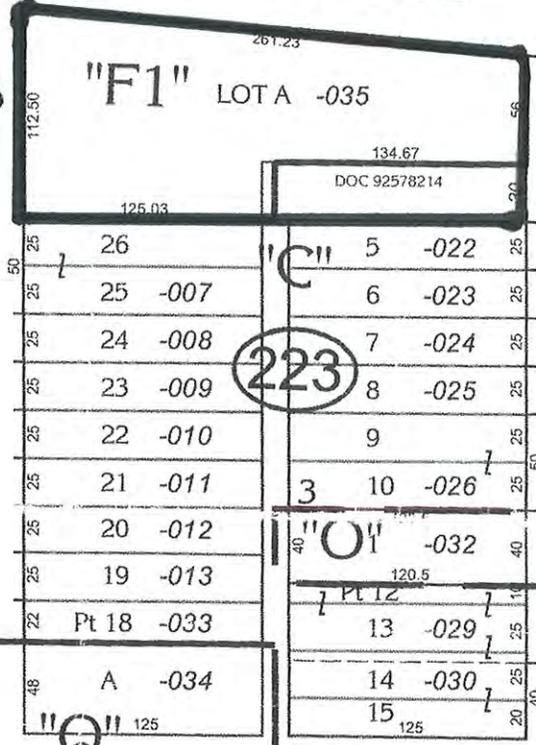


CALENDAR AVE

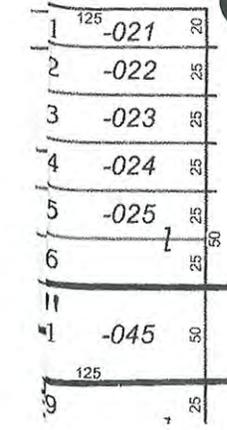


9601 W. Ogden

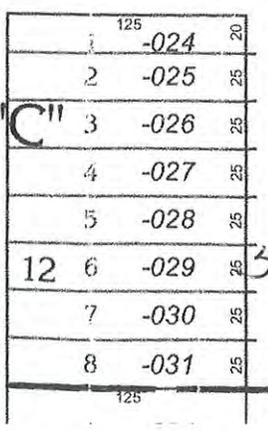
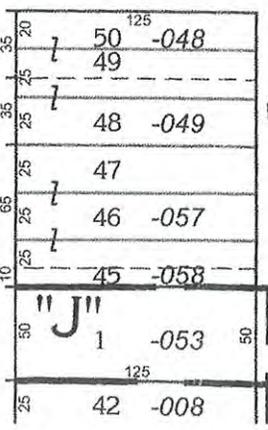
OGDEN AVE



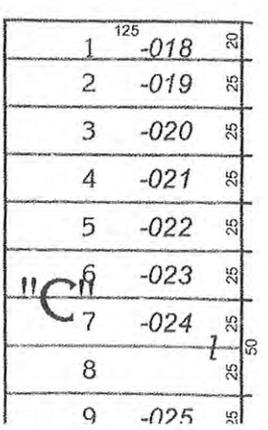
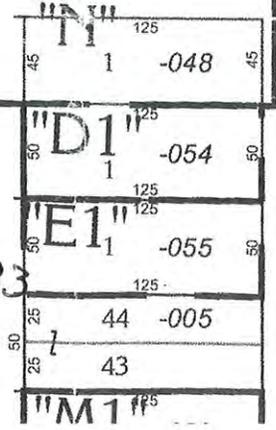
EAST AVE



SAWYER AVE



SAWYER AVE



APPLICATION FOR AMENDMENTS

Application # 222  
Date Filed: 11/2/15  
UARCO No.: 4459

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

(please type or print)

Application is hereby made by Beds Plus Care, Inc.

Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525

Phone No. (708) 354-0858

Owner of property located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No: 18-04-223-035-0000

as set forth by plat of survey attached hereto.

(1) REZONING FROM C-3 General Service Commercial TO IB Institutional Buildings

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE, as follows:  
(Indicate Article, Section, etc. where applicable) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) PURPOSE of rezoning/amendment: To permit the construction of a 3 story mixed use building with 1<sup>st</sup> floor offices for individual and family services and twenty (20) residential care units on the second and third floors.

**STANDARDS:** The petitioner should state reasons and submit any pertinent evidence to support the following factors:

(1) The consistency of the proposed amendment with the purposes of this code.

The rezoning will support the purposes of 1-102(A)(1) and (2) of the Code (implement the Comprehensive Plan and encourage the most appropriate use of land).

(2) Community need for proposed use. The community need for the proposed amendment and the uses and development it would allow.

The residential units will provide permanent housing and supportive services to individuals with a history of homelessness. This is an important component of homelessness policy in the community.

5-A.124

(3) The following standards related to a particular property:

(a) Existing Uses and Zoning. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The subject property is located in a transitional area with surrounding industrial, institutional and residential uses. The mixed use nature of the building is appropriate for this site.

(b) Trend of Development. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

The subject property has remained vacant and undeveloped for many years. This is due in part to the transitional nature of the site. The proposed use is compatible with the surrounding uses.

(c) Adverse Impact on Subject Property Value. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The subject property has not been developed in many years. The proposed rezoning will increase the value to the property because it will allow for it to be developed with appropriate uses.

(d) Presence or Absence of Offsetting Public Benefit. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

Public benefits will be increased as a result of the proposed rezoning because the subject property will be developed with uses that benefit the community.

(e) Suitability for Use as Currently Zoned. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property has not been developed for many years. The existing C-3 zoning is not suitable for the site.

(f) Lack of Development as Zoned. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property has been vacant for more than 30 years.

5-A.125

\* \* \*

**NOTICE:** This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee escrow a minimum of thirty days in advance of the public hearing date.

The escrow for the application is \$1,500.00. Should the funds in escrow fall below \$300 the Village will request that the applicant replenish the escrow funds prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after the Village Board approval and all staff and consultant work is completed.

The above 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, including but not limited to the following:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct costs);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation and Advice (direct cost)'
- (h) Copy Reproduction (direct cost);
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

5 A, 126

I, the 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) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.

*Tina Rounds*

150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

Tina Rounds

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF JANUARY, 2015.

NOTARY PUBLIC

*Peter F. Allegra, Jr.*

PLACE SEAL HERE



5-A-127

**Village of La Grange**

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

**APPLICATION FOR PLANNED DEVELOPMENT**

TO THE PRESIDENT AND  
BOARD OF TRUSTEES  
VILLAGE OF LA GRANGE

Application No. 222  
Date Filed 1/12/15  
UARCO No. 4459

(Please Type or Print)

Application is hereby made by Beds Plus Care, Inc.

Address: 150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525 Phone: (708) 354-0858

Email: sfriedland@att-law.com

Owner of property located at (contract purchaser) 9601 W. Ogden Avenue, La Grange

Permanent Real Estate Index No. 18-04-223-035-0000

as set forth by plat of survey attached hereto

Present Zoning Classification \_\_\_\_\_ Current zoning is C-3. The Applicant has requested a rezoning to IB with Special Uses for Individual and Family Services and Residential Care

Requested Modifications from the Zoning Code: Provision Modification: The applicant requests relief from (1) Parking requirements – (a) Subparagraph 10-101C3(j) Space Dimensions, 90° Parking Angle, Stall Width Required: 8’6”, Proposed: 8’0”; (b) Subparagraph 10-101F1(a) Required Spaces: 46 spaces (TOTAL), Proposed: 28 spaces; (2) FAR: Allowed Maximum: 0.45; Proposed: 0.65

**[NOTE: WE NEED TO REVIEW THIS VERY CAREFULLY TO CONFIRM THIS IS WHAT WE NEED]**

**STANDARDS FOR PLANNED DEVELOPMENTS:** The petitioner should state **FACTS AND REASONS** and submit any pertinent evidence establishing each of the following principles:

**A. Special Use Permit Standards.** The petitioner will establish that the proposed development will meet each of the standards made applicable to special uses.

- (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed use is in harmony with the Section 1-102(A)(1) and (2) of the Code. The requested special uses and specifically permitted in the IB District. The development will satisfy the special goals of the Comprehensive Plan related to diverse housing options accommodation of the service

5-A.128

needs of residents.

- (b) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed use is compatible with the surrounding area and will not have an adverse effect on adjacent property.

- (c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The adjacent properties are already developed. The proposed use is compatible with adjacent uses and the size of the development will not dominate or overpower the neighboring properties.

- (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Yes. The site is located on Ogden Avenue and is served by adequate street and public transportation options.

- (e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The subject property is located on Ogden Avenue, a major commercial street. Only a small percentage of residents will own cars so the impact on traffic from the proposed site will be minimal.

- (f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

There will be no destruction of significant features.

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5-A.129

- (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Yes

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**B. Standards for All Planned Developments.** The petitioner will establish that the proposed development will meet each of the following additional standards:

- (a) Unified Ownership Required. The entire property will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

This standard will be met.

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- (b) Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions will be recorded in connection with the planned development may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

This standard will be met.

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**C. Standards for Large Planned Developments.** The petitioner will establish that any project that includes 40,000 square feet or more of total land area or more than one principal building will meet each of the following standards (If the project site is less 40,000 square feet, skip ahead to Section B):

- (a) Protected Open Space.<sup>1</sup> The protected open space must be held in common ownership or by an entity specifically responsible for the care and maintenance of the space. The protected open space also must be (i) held for use by all residents or other occupants of the development or (ii) dedicated to, and accepted by, the Village of La Grange, the Park District of La Grange, a school district, or another public entity as permanent common open areas for parks, recreation and/or related public uses.

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<sup>1</sup> Protected Open Space may include parks, playgrounds, landscaped green space, community centers, or other similar areas and associated recreational amenities protected permanently as open space.

5-A.130

(b) Landscaping and Perimeter. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or man-made buffers. Every planned development having 20 or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district it is located or it abuts, whichever is greater.

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(c) Private Streets. Private streets are prohibited unless expressly approved by the Board of Trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a hospital or by a property owners' association meeting the requirements set forth in this Section.

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(d) Pedestrian Circulation System. Describe the proposed pedestrian circulation system including appropriate walkways, paths, trails, passageways, and other means of movement into, out of, and throughout the development and including private or public sidewalks meeting the standards of the La Grange Subdivision Code on both sides of every street in or abutting the project

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(e) Utilities. All utility lines shall be installed underground.

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(f) Compensating Amenities. Describe all proposed *compensating amenities*<sup>2</sup>:

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<sup>2</sup> *Compensating amenities* means features not otherwise required to achieve compliance with the standards of this Code or other applicable Village codes and ordinances, including such things as public art, plazas, pedestrian walkways, natural habitats, increased landscaping, buffering or screening, enhanced streetscape, enhanced pedestrian and transit supportive design, underground parking and similar features. Compensating amenities must be proposed as part of a PD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense.

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**D. Standards for Small Planned Developments.** The petitioner will establish that any project that includes less than 40,000 square of total land area (a "Small PD"), will meet each of the following additional standards:

- (a) Open Space. Show that the largest amount of open space reasonably possible has been included in the Small PD Plan and that open space has been assembled and designed to maximize its quality, usefulness, beauty, and value to the development. The Village may require recorded restrictions and covenants or dedication of development rights to assure the perpetual care, conservation, and maintenance of the operation of the open space and to prevent the use of common open space for any structure, improvement, or use other than that shown on the approved Small PD Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

Significant landscaping is included with the development. Open space will be created on the west side of the building that will be available to residents of the building.

- (b) Landscaping and Perimeter Treatment. To the fullest extent possible, any area of the planned development not used for structures or circulation elements shall be landscaped or otherwise improved. Include details of landscaped perimeter:

The entire perimeter of the subject property (along Washington Avenue, Ogden Avenue and East Avenue) will be landscaped.

- (c) Public Improvements<sup>3</sup>. Provide for all public improvements necessary to serve the PD, including without limitation streets, sidewalks, lights, signs, underground utilities, and landscaping, to be constructed or installed to Village standards at no cost to the Village.

The applicant is proposing to dedicate an approximately 20x20 foot portion of the subject property at the southeast corner of Ogden Avenue and East Avenue. The applicant will improve the dedicated area with landscaping.

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<sup>3</sup> May be in the form of a cash contribution. If approved by the Board of Trustees, then the contribution must be made by the applicant to the Village prior to the issuance of any permit authorizing construction. Must be designated specifically for use to provide one or more features defined as compensating amenities. The Board may approve a cash contribution only if (a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, (b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and (c) there is a compelling and appropriate compensating amenity, as determined by the Board of Trustees, for which a cash contribution can be designated.

5-A132

- (d) Excellence of Design. Describe the architectural quality of the building, with excellence of design considering the context within which the development is being proposed and the general standards stated in the “Urban Design Principles,” “Urban Design Framework,” and “Appendix A” of the Village of La Grange Urban Design Guidelines dated February 2009 (available on the Village website: [www.villageofLaGrange.com](http://www.villageofLaGrange.com) and at the Community Development Department offices).

The proposed building will be constructed of quality and durable materials and provide a high level of design in keeping with the aesthetic of the adjoining downtown LaGrange commercial areas.

**NOTICE:** This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 copies of any required drawings, plats of survey, etc, the necessary data called for above a minimum of thirty days in advance of the public hearing and the required filing fee escrow a minimum of thirty days in advance of the public hearing date. The escrow will be utilized to cover all costs incurred by the Village as outlined in Paragraph 14-101D2 of the Zoning Code:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct cost);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation, and Advice (direct cost);
- (h) Copy Reproduction (direct cost); and
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

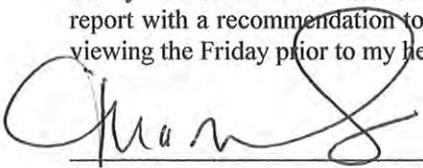
The escrow for the application is as follows:

**Planned Development - \$3,000**

Should the funds in escrow fall below \$300, the Village will request that the applicant replenish the escrow fund prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after Village Board approval and all staff and consultant work is completed.

I, the 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) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.



150 S. Ashland Ave., P.O. Box 2035, La Grange, IL

60525

(Signature of Owner or Contract Purchaser)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF JANUARY, 2015.



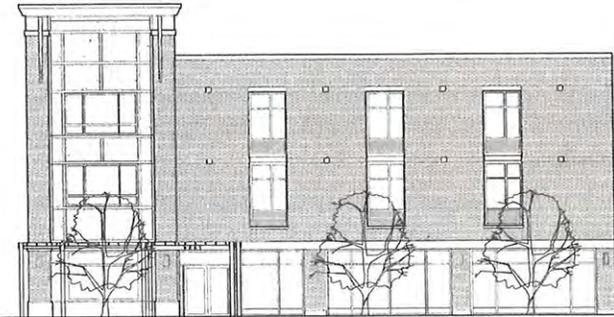
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5-A.134

# INVEST IN BEDS PLUS, INVEST IN YOUR COMMUNITY.

Proposed exterior view  
(Ogden Ave.)



Proposed exterior view  
(Washington Ave.)

## PROPOSED PROJECT

For 27 years, BEDS Plus Care, Inc. (BEDS) has worked in collaboration with faith communities, municipal partners, community based service partners and volunteers to provide safety-net services for the homeless and those at-risk of homelessness in southwest suburban Cook County. BEDS offers comprehensive case management services, emergency shelter and a variety of housing programs to stabilize vulnerable individuals in our community.

BEDS is currently pursuing the development of a new building at 9601 West Ogden Avenue in LaGrange. The first floor of the building will house the BEDS daytime support center and administrative offices. The daytime support center and administrative offices will move from the current locations at the Emmanuel Episcopal Church, 203 South Kensington and the First Presbyterian Church of LaGrange, 150 South Ashland. However, the services offered will remain consistent, including case management, service connections and access to partner agency representatives and programs. Both the second and third floor will include ten units of supportive housing. Each of the 350 square foot one-bedroom units will have a full bathroom, a living area, kitchen, dining area and closet. Clients will qualify for a housing unit through an extensive screening process and units will be reserved for those who have had a history of homelessness, have multiple health conditions with weighted preferences for former community residents of Lyons Township.

Permanent supportive housing ends homelessness by providing very low cost housing along with supportive case management to highly vulnerable individuals chronically struggling to maintain housing stability. This building will be an extension of current programs and bring intensive services to those who are most vulnerable among the population

The project will be funded by a mix of public and private sources. BEDS is applying for public grants and will hire a capital campaign consultant to lead the solicitation of private funds.

BEDS Plus is seeking a zoning change from C-4 to IB with special use and soliciting a letter of support from the Village of LaGrange. Strong local support will help secure federal, state and county funding for this project.

## In 2014, BEDS Plus:

- Assisted 441 clients
- 159 were housed by BEDS before the end of the program year.



## MEET BRIAN

Brian came to the emergency overnight shelter last fall. In 2010, both of his parents tragically died as he was going through a divorce. He was unable to cope with the loss in his life, lost touch with everyone that he knew, and became homeless. For many years, he struggled to understand and face his mental health challenges. While staying at the BEDS shelters, Brian attended counseling and worked with case managers to help address his past and become more financially stable.

Brian qualified for a permanent supportive housing placement through a partner agency and was placed in his own one bedroom apartment in July, 2014. He receives weekly visits from his case manager who assists him with the life skills he needs to live independently. Brian also continues to check-in with the BEDS Plus daytime support center staff on a regular basis. He is eligible for supportive housing until he is ready to move on to greater independence.

In his own words, "I am so appreciative of the network of support BEDS Plus was able to provide me. They helped turn a hopeless situation into one of hope and opportunities."

OUR MISSION IS TO HELP  
VULNERABLE INDIVIDUALS  
STABILIZE THEIR LIVES  
THROUGH HOUSING AND  
SUPPORTIVE SERVICES.



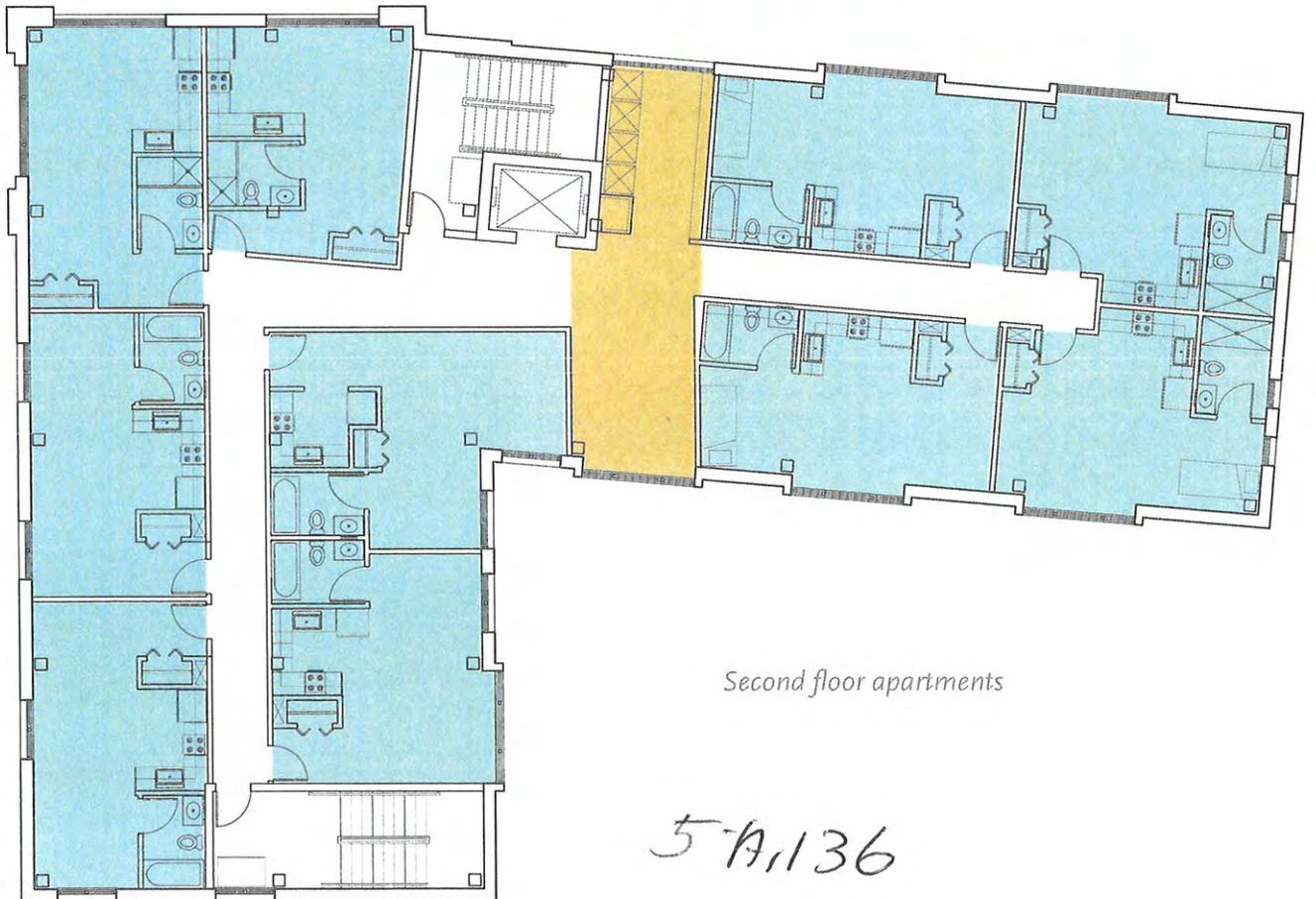
PO Box 2035, La Grange, IL 60525  
708-354-0858 • [www.beds-plus.org](http://www.beds-plus.org)

5-A-135

PROPOSED PLAN



Ground floor plan



Second floor apartments

5-A-136

**Village of La Grange**

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

**APPLICATION FOR SITE PLAN APPROVAL**

Case No.: 222  
Date Filed: 1/12/15  
UARCO: 4454

TO THE VILLAGE MANAGER and/or  
PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF LA GRANGE

Application is hereby made by Beds Plus Care, Inc

Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525

(City) (State) (ZIP)

Phone: (708-354-0858)

Owner of Property Located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No.: 18-04-223-035-0000

Present Use: Vacant land Present Zoning Class.: C-3

Please indicate if site plan approval is needed in connection with any development or redevelopment requiring:

Design Review Permit X Special Use Permit X Planned Unit Development X

PLAT OF SURVEY must be submitted with application. The plat should show existing buildings, lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

\* \* \*

I, the 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) and do hereby certify that the above statements are true and correct to the best of my knowledge.

150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

Tina Rounds

Subscribed and sworn to before me this 12th day of JANUARY, 20 15.

(Notary Public)

(Seal)

5-A, 137



Whenever an application filed pursuant to any provision of this code involves any use, construction, or development requiring the submission of a site plan pursuant to section 14-402 of this Code, seventeen (17) 11 x 17 copies of a site plan illustrating the proposed use, construction, or development, and **providing at least the following data and information**, on one or more sheets, shall be submitted as part of the application:

1. A **GRAPHIC RENDERING** of the existing conditions, which depicts:
  - a. All significant natural, topographical, and physical features of the subject property including contours at 1-foot intervals;
  - b. The location and extent of tree cover including single trees in excess of 8 inches in diameter at breast height;
  - c. The location and extent of water bodies and courses, marshes and special flood hazard areas, base flood areas and floodways on or within 100 feet of the subject property;
  - d. Existing drainage structures and patterns; and
  - e. Soil conditions as they affect development.
2. The location, use, size and height in stories and feet of structures and other land uses on properties within 250 feet of the subject property.
3. For all areas within any required yard or setback, and any proposed regrading of the subject property.
4. Data concerning proposed structures and existing structures that will remain, including:
  - a. Location, size, use, and arrangement, including height in stories and feet;
  - b. Where relevant, floor area ratio, gross floor area, and net floor area;
  - c. Where relevant, number and size of dwelling units, by dwelling unit type, and number of bedrooms;
  - d. Building coverage; and
  - e. Description of the calculation method utilized in computing all required statistics shown.
5. Minimum yard and setback dimensions and where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
6. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
7. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines. Also,

5-A.138

easements and all other utility facilities.

8. Location, size, and arrangements of all outdoor signs and lighting.
9. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
10. Location, designation, and total area of all usable open space.
11. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
12. A traffic study, if required by the Village Manager, the Board, or Commission hearing the application.
13. Final architectural working drawings of all structures indicating typical architectural elevations, style of structures, and typical building materials.

If possible, please submit electronic copies of plans.

\* \* \*

Enclosures:

5-A139

**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.:  
1/12/15 Date Submitted:  
UARCO No.:  
#4459

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

Application is hereby made by (Please Print): Beds Plus Care, Inc

Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525 Phone: (708) 354-0858

Owner of property located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No.: 18-04-223-035-0000

Present Use: Vacant Land Present Zoning Class: C-3

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.

The Design Review District is intended to help preserve the distinctive qualities of the Village, foster compatibility among uses and protect sensitive areas of transition from one land use to another. The proposed development accomplished these purposes. The subject property is located adjacent to industrial, institutional and residential uses. The site has not been developed for many years. One reason for this lack of development is likely the transitional nature of the site. The proposed development will provide a mixed-use that respects the residential use to the south but is compatible with the commercial nature of Ogden Avenue and the non-residential property adjacent to the site.

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

5-A.141

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.

*[Handwritten Signature]*

150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

(Signature of Owner or Contract Purchaser)

(Address)

Subscribed and sworn to before me this 12th day of JANUARY, 2015.

*[Handwritten Signature]*

(Notary Public)

(Seal)



Enclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5-A.142

5-A.143



The site at 9601 Ogden is bordered on three sides by institutional (church), industrial, and retail (7 / 11 & gas station, and car wash). Directly to the south is a mostly single family residential neighborhood.

<b>SHMED</b> CHICAGO WAREHOUSE 13127N 4832	5 1 0 1 1 0	<b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS
	0A TEL: (620) 15	<b>AREA</b>



S-17144

5-A-145

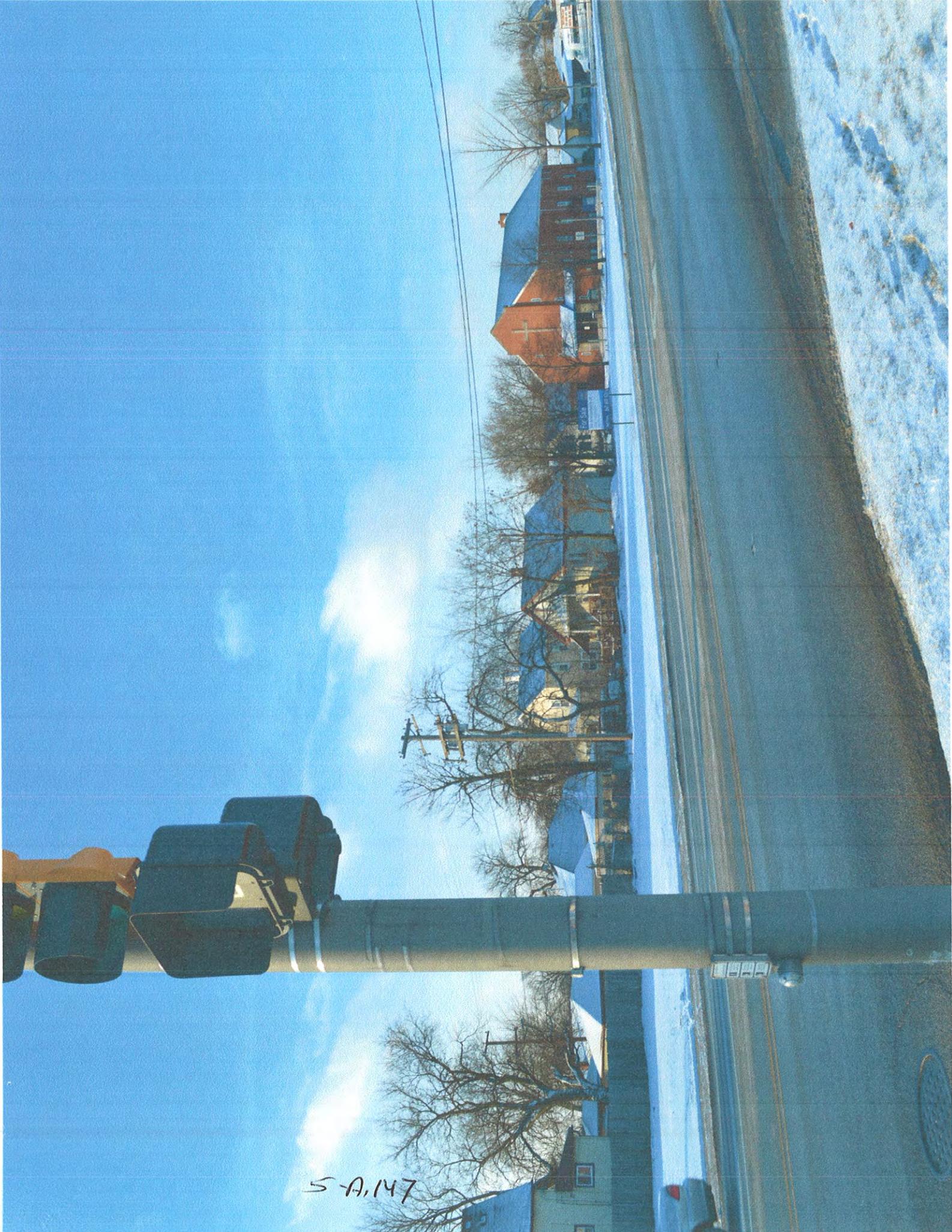
9601 Ogden Ave, Brookfield, IL 60513

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5-A.146



S-A, 147

5 A.148



5-A.149





5-A.150