

# Village of La Grange



## VILLAGE BOARD TOWN MEETING

**MONDAY, NOVEMBER 24, 2008**

**7:30 p.m.**

Community Center  
200 Washington Avenue  
La Grange, IL 60525

Elizabeth M. Asperger  
Village President

Robert N. Milne  
Village Clerk

VILLAGE OF LA GRANGE  
BOARD OF TRUSTEES REGULAR MEETING

Town Meeting – Community Center  
200 Washington Avenue  
La Grange, IL 60525

AGENDA

Monday, November 24, 2008 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

*President Elizabeth Asperger  
Trustee Mike Horvath  
Trustee Mark Kuchler  
Trustee Mark Langan  
Trustee Tom Livingston  
Trustee James Palermo  
Trustee Barb Wolf*

2. PRESIDENT'S REPORT

*This is an opportunity for the Village President to report on matters of interest or concern to the Village.*

A. Resolution of Appreciation – Retirement of Fire Captain Gary Mayor

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

*This is the opportunity for members of the audience to speak about matters that are included 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. Resolution – Authorizing The Transfer Of Property From The Village Of La Grange To The Park District Of La Grange

B. Resolution – Authorizing The Submittal Of A Subreceptient Agreement And Execution Of Documents For Distribution Of Community Development Block Grant Funds / Accessibility Improvements To Village Hall And Police / Fire Facility

C. Professional Services Agreement – Fire Department Apparatus Room Floor

D. Purchase – Public Works Department / Administrative Vehicle

- E. Consolidated Voucher 081124
  - F. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, November 10, 2008
5. CURRENT BUSINESS  
*This agenda item includes consideration of matters being presented to the Board of Trustees for action.*
  6. MANAGER'S REPORT  
*This is an opportunity for the Village Manager to report on behalf of the Village Staff about matters of interest to the Village.*
  7. 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.*
  8. TOWN MEETING  
*Comments from the audience on general topics of interest to the Village.*
  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.

**PRESIDENT'S REPORT**

VILLAGE OF LA GRANGE  
Administrative Offices

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager and  
Dave Fleege, Fire Chief

DATE: November 24, 2008

RE: **RESOLUTION OF APPRECIATION –  
RETIREMENT OF FIRE CAPTAIN GARY MAYOR**

After 35 years of dedicated service to the Village of La Grange, Fire Captain Gary Mayor announced his retirement last month effective at the end of shift change on Thursday, November 13.

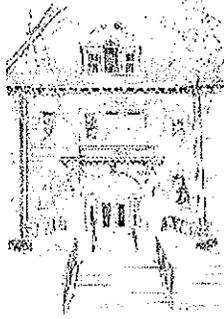
Gary joined the La Grange Fire Department as a Paid-on-Call Firefighter in 1973. Five years later, Gary was hired as a career Firefighter. He was promoted to the rank of Fire Lieutenant in 1986. In 1996, Gary was promoted to his current rank of Fire Captain.

Gary has served the La Grange Fire Department and the citizens of La Grange with honor, bravery and distinction. As a result of his calm demeanor and capable incident command, he always had the utmost trust of his shift and respect from his fellow Captains and the Fire Chief. These same attributes contributed to Gary's success as an administrator, serving as the Department's manager of equipment maintenance for many years, shift commander liaison during labor negotiations and as Acting Fire Chief for approximately six months during the recruitment which led to the appointment of Chief Fleege.

His combined service of over 35 years is nothing short of exemplary.

It is our recommendation that the Resolution of Appreciation be approved and that our thoughts and best wishes be conveyed to retired Fire Captain Gary Mayor.

2-A



**VILLAGE OF LA GRANGE**

**RESOLUTION OF APPRECIATION  
ON THE RETIREMENT OF FIRE CAPTAIN GARY MAYOR  
OVER 35 YEARS OF SERVICE**

WHEREAS, Gary Mayor joined the La Grange Fire Department as a Paid-On-Call Firefighter in 1973; and

WHEREAS, Gary Mayor was hired by La Grange as a Career Firefighter in September 1978; and

WHEREAS, Gary Mayor was promoted to the rank of Fire Lieutenant in July 1986; and

WHEREAS, Gary Mayor was promoted to the rank of Fire Captain in March 1996; and

WHEREAS, Fire Captain Gary Mayor has overseen various area of responsibility within the Department demonstrating outstanding leadership, commitment and respectfulness to his profession; and

WHEREAS, Fire Captain Gary Mayor's professionalism, dedication and compassion shown to all the citizens that you have served over thirty years is truly admirable.

NOW, THEREFORE BE IT RESOLVED that the Village President, Village Clerk and Board of Trustees of the Village of La Grange do hereby express their sincere gratitude and deepest appreciation to Fire Captain Gary Mayor for his many years of exemplary service, loyalty and dedication to the Village and convey their best wishes on his retirement.

Adopted this 24<sup>th</sup> day of November, 2008

ATTEST:

Elizabeth M. Asperger, Village President

Robert N. Milne, Village Clerk

2-A.1

**OMNIBUS VOTE**

VILLAGE OF LA GRANGE  
Administrative Offices

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager

DATE: November 24, 2008

RE: **RESOLUTION – AUTHORIZING THE TRANSFER OF PROPERTY  
FROM THE VILLAGE OF LA GRANGE TO THE PARK DISTRICT OF  
LA GRANGE**

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At its regular meeting on Monday, November 10, 2008, the Village Board unanimously approved an intergovernmental agreement and ordinance which provides for the exchange of land between the Village of La Grange and the Park District of La Grange as it relates to the comprehensive redevelopment of property at the northeast corner of La Grange Road and Ogden Avenue. More specifically, the exchange will facilitate the construction of a new public street for a Village-approved mixed use redevelopment project and for the Park District, a “greater” Gordon Park.

The intergovernmental agreement stipulated the terms and conditions of the land exchange between the two bodies. The ordinance requested that the Park District transfer title in the subject property to be used by the Village for the extension of Shawmut Avenue.

As prescribed by the Illinois Local Government Property Transfer Act, the next and final legislative step is for each governmental body to adopt a resolution approving the transfer of property that each requested by ordinance.

Attached for your consideration is a resolution prepared by Village Attorney Mark Burkland approving the transfer to the Park District, land that the Park District requested in its ordinance. The Park District Board of Commissioners approved its resolution at a special meeting on Wednesday, November 19.

After the Village adopts its resolution, the transfer to the Park District will be completed through a standard closing process — most likely simultaneously with the transfer from the Park District to the Village.

It is our recommendation that the resolution be approved.

H-A

VILLAGE OF LA GRANGE

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE TRANSFER OF PROPERTY  
FROM THE VILLAGE OF LA GRANGE  
TO THE PARK DISTRICT OF LA GRANGE

WHEREAS, the Park District of La Grange (the "*Park District*") is organized for the purposes of owning, operating, and maintaining a system of public parks and open spaces, and the territory of the Park District lie within the corporate limits of the Village; and

WHEREAS, the Village owns the property described in Exhibit A attached to and by this reference incorporated into this Resolution (the "*Transfer Property*"); and

WHEREAS, the Park District, on October 23, 2008, passed and approved an ordinance declaring that it is necessary or convenient for the Park District to use, occupy, and improve the Transfer Property for public purposes and requesting that the Village transfer the Transfer Property to the Park District, all in accordance with the provisions of the Illinois Local Government Property Transfer Act, 50 ILCS 605/0.01, *et seq.* (the "*Property Transfer Act*"); and

WHEREAS, the President and Board of Trustees of the Village of La Grange desire to transfer the Transfer Property to the Park District, pursuant to the authority conferred by the Property Transfer Act;

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as findings of the President and Board of Trustees.

Section 2. Approval and Authorization for Transfer of Property to Park District. The President and Board of Trustees hereby (a) approve transfer of the Transfer Property to the Park District, (b) authorize the Village President to execute an instrument of conveyance to accomplish the transfer, (c) authorize the Village Clerk to attest and to seal such instrument of conveyance with the Village's corporate seal, and (d) authorize the Village President and Village Clerk to take all other necessary and appropriate actions, in conjunction with the necessary and appropriate actions of the Park District, to transfer all of the Village's rights and title in the Transfer Property to the Park District, upon the terms mutually agreed by the Park District and the Village.

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Section 3. Effective Date. This Resolution will be in full force and effect from and after its passage by a vote of two-thirds of the members of corporate authorities now holding office and approval.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2008.

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

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

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

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
Elizabeth M. Asperger, Village President

ATTEST:

\_\_\_\_\_  
Robert N. Milne, Village Clerk

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VILLAGE OF LA GRANGE  
Administrative Offices

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager  
Andrianna Peterson, Assistant Village Manager

DATE: November 24, 2008

RE: **RESOLUTION - AUTHORIZING THE SUBMITTAL OF A SUBRECEIPIENT  
AGREEMENT AND EXECUTION OF DOCUMENTS FOR DISTRIBUTION OF  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS / ACCESSIBILITY  
IMPROVEMENTS TO VILLAGE HALL AND POLICE / FIRE FACILITY**

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The FY 2008-09 Building and Grounds budget provides for the installation of power-assisted doors to the public entrances at the Police Department; the Fire Department; and the disability entrance to the Village Hall. The installation of power-assisted door operators at key municipal facilities will help increase accessibility for all residents while also helping to improve quality of life. The anticipated cost of the improvements is approximately \$11,500.

Earlier this year, the Village Board authorized a funding application through the Cook County Community Development Block Grant Program (CDBG) in the amount of \$9,825 to help defray the cost of the improvements. In July, the Village was notified that the grant application was approved.

A Resolution is required at this time authorizing the Village President to sign and submit a Subrecipient Agreement and any additional documents necessary to conform with the 2008 Community Development Grant Program Year.

We recommend that the Resolution be approved.

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VILLAGE OF LAGRANGE

RESOLUTION #R-08-\_\_\_\_\_

WHEREAS, the Cook County Community Development Block Grant Program provides grant opportunities to improve accessibility to public facilities and public services; and

WHEREAS, the Village of La Grange desires to improve access to its Police, Fire and Village Hall facilities by installing power-assisted door operators at key entrances; and

WHEREAS, the installation of power-assisted door operators at municipal facilities will help increase accessibility of services available to all residents while also helping to promote a more sustainable and livable community as well as quality of life.

NOW, THEREFORE, BE IT RESOLVED BY THE Village President and Village Board of Trustees of the Village of La Grange that the Village President and the Village Clerk be and are hereby directed and authorized to submit the Subrecipient Agreement, all understandings and assurances, and to execute the 2008 Community Development Block Grant Program Year Agreements with the County of Cook, Illinois for Project Number 08-025, a copy of which is on file with the Village Clerk.

BE IT FURTHER RESOLVED BY THE Village President and Village Board of Trustees of the Village of La Grange that the Village Manager be and is hereby directed and authorized to execute any and all additional documents necessary to carry out the 2008 Community Development Block Grant Program for the Village of La Grange.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008

By: \_\_\_\_\_  
Elizabeth M. Asperger, Village President

ATTEST:

By: \_\_\_\_\_  
Robert N. Milne, Village Clerk

(seal)

4-13.1

VILLAGE OF LA GRANGE  
Fire Department

**BOARD REPORT**

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

FROM: Robert J. Pilipiszyn, Village Manager and  
David W. Fleege, Fire Chief

DATE: November 24, 2008

RE: **PROFESSIONAL SERVICES AGREEMENT – FIRE DEPARTMENT  
APPARATUS ROOM FLOOR**

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The FY 2008-09 Capital Projects Fund budget provides \$20,000 to conduct a structural engineering analysis of the Fire Station apparatus floor. The purpose of the analysis is to identify options for repairing or replacing the aging and cracking concrete floor.

As background information, the building was originally constructed in the early 1950's and housed both the Police and Fire Departments. The apparatus bays are situated over a full basement. In 1967, the center floor bay was reinforced with additional steel framing to provide support for heavy and large fire apparatus.

The building was remodeled in 1990, when a new Police Department building was constructed and attached immediately west of the existing Fire Station. The remodeling work included patching of the concrete apparatus floor and the installation of a new waterproof floor coating.

Soon after the 1990 repair work, the top surface of the concrete apparatus floor showed evidence of cracking, de-lamination and failure of the waterproof coating. On several occasions, the La Grange Public Works Department has spot-patched the concrete floor in an effort to address the surface cracking and spalling of the concrete.

Because the concrete floor is stabilized with structural steel, it is possible that the repeated exposure of the floor to water and de-icing salts, as well as an inadequate application of a floor surface coating has corroded the steel and is contributing to the problem. Age of the original concrete floor is also likely a factor.

While the Village has engaged consultants in the past to analyze and identify specific solutions, we have not been satisfied with the thoroughness of the reports. Recently, the Village has had a positive experience with the engineering firm Wiss, Janney, Elstner Associates, Inc. (WJE) related to the parking structure. We believe that this firm possesses the technical expertise and professional approach necessary to provide an analysis of the floor condition and identify options for repair or replacement. As a result, we have requested a proposal from the firm to provide

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professional services accordingly.

Attached for your consideration is a proposal from Wiss, Janney, Elstner Associates, Inc. (WJE) to provide professional services for conducting a structural analysis of the Fire Department apparatus floor. In their attached proposed Scope of Work, WJE has proposed two phases for their services: 1) Phase I – which includes field investigation, materials testing, structural analysis, development of general repair recommendations, preliminary scope and preliminary cost estimates; and 2) Phase II – which includes development of construction drawings, specifications, final scope and final cost estimate.

WJE will provide the Phase I services that are outlined in their scope of work for a fee of \$ 21,000, which includes all expenses, field coring and laboratory testing services. At the conclusion of Phase I and after the Village has determined a repair approach among the recommended options, the Village has the option of entering into a subsequent Phase II agreement with WJE. A cost estimate for Phase II services will be provided once the scope of work has been determined. Construction administration services can also be performed by WJE at the Village's discretion.

Once approved, Wiss, Janney anticipates that the analysis can be started within three to four weeks. Once analysis commences, it is expected that the Phase I report will be completed in approximately six to eight weeks.

It is our recommendation that the agreement with Wiss, Janney, Elstner Associates, Inc. for a not to exceed fee of \$21,000 be approved.

4-6.1

6 November 2007  
*Updated 25 August 2008*

Chief David Fleege  
Village of La Grange Fire Department  
300 West Burlington Avenue  
La Grange, IL 60525

Re: Village of La Grange - Fire Station Building  
WJE No. 2007.4681

Dear Mr. Fleege:

As you requested, Wiss, Janney, Elstner Associates, Inc. (WJE) is pleased to provide this proposal to the Village of La Grange for structural engineering consulting services related to the fire station building located at 300 West Burlington Avenue. The objective of this work is to investigate the cause and significance of distress in the concrete apparatus floor and to provide repair recommendations as appropriate. This letter describes our proposed approach to the project and our terms and conditions of employment.

## **BACKGROUND**

WJE met at the building with Fire Chief David Fleege, Captain Gary Mayor, and Mr. Thomas Heuer, engineering consultant to the Village of La Grange, on 1 October 2007. Mr. Ken Watkins of the Village Public Works Department, attended for a portion of the meeting. The group described the history of building to WJE, and Mr. Heuer provided us with copies of the available drawings for the building.

We understand that the building, shown in Figure 1, was originally constructed in the 1950's. The apparatus floor is located at street level and is situated over a full basement. The floor is constructed of reinforced concrete one-way slabs supported on reinforced concrete beams and columns. In 1967 the center bay of the apparatus floor was strengthened with supplemental steel framing to allow support of a "snorkel" truck. The ladder truck is currently situated in the center bay. Two smaller fire trucks occupy the west bay, and two ambulances occupy the east bay.

The building was remodeled in 1990 when the police department building immediately west of the fire station was constructed. The 1990 work included patching of the apparatus floor as well as installation of a new waterproofing coating on the floor.

Fairly soon after the 1990 repair work, the top surface of the apparatus floor showed evidence of cracking and delamination, with accompanying failure of the waterproofing coating. Patching of the concrete has been performed on several occasions by the Village of La Grange Public Works Department. Representative views of the current condition of the apparatus floor, including some of the recent patches, are shown in Figures 2 through 5.

At the underside of the front portion of the apparatus floor, as viewed from the basement, we did not see any evidence of significant water leakage through the slab. A post shore was present below one of the

**Headquarters & Laboratories—Northbrook, Illinois**

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston  
Los Angeles | Minneapolis | New Haven | New York | Princeton | San Francisco | Seattle | Washington, DC

4-6.2

slab patches that was reportedly full depth of the slab (see Figure 6). There was some water seepage along the east exterior wall where water collects at grade adjacent to the wall and where masonry flashing details are questionable (see Figures 7 and 8).

More widespread cracking and delamination of the top side of the concrete floor slab was visible at the back bay at the south side of the building, as shown in Figure 9. Directly below this location, the concrete framing exhibited heavy water staining and efflorescence, and a concrete beam was cracked and delaminated, as shown in Figure 10. Shoring for this beam was scheduled to be installed a few days after our meeting at the site.

## SCOPE OF WORK

To determine the cause and significance of the distress and to develop repairs that properly address the distress, we recommend a phased engineering approach. Phase 1 would include field investigation, materials testing, structural analysis, and development of general repair recommendations and an order of magnitude scope and cost estimate for the repairs. Phase 2 would involve the detailed engineering design of the repairs, construction documents, and a refined cost estimate.

### Phase 1

Phase 1 includes the following specific tasks:

- Review of original building drawings from the 1950's and the remodeling drawings from 1990.
- Sounding (by chain dragging or other similar means) of 100 percent of the top side of the apparatus floor.
- Overall visual examination of all accessible areas of the first floor structure, both from the apparatus floor side and from the basement below. We will also examine a few representative "study areas" in more detail. At these locations, the location and depth of cover over the reinforcing steel will be determined using a reinforcing bar locator, and material samples will be collected. We may conduct half-cell potential surveys to evaluate the probability that embedded reinforcement is corroding. At one previous patch location, we will excavate into the patch to observe previous patching details and conditions. Two days for two WJE engineers are included for this effort.
- Removal of core samples from key locations in the apparatus floor. We anticipate removing at least one core from each of the front bays of the apparatus floor and one from the back bay at the south side of the building. Cores are needed for laboratory testing to determine deterioration mechanisms.<sup>1</sup> Core holes will be patched with non-shrink grout.

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<sup>1</sup> To determine the appropriate repair techniques, laboratory testing should be performed on the in situ materials to determine the characteristics of the base concrete and the cause of the concrete distress. The top 'side' concrete distress is most likely related to some degree of chloride contamination in the concrete, but could be from other causes. Elevated levels of chlorides, in the presence of water, lead to corrosion of embedded reinforcing steel, which in turn leads to delamination and spalling of the concrete surrounding the bars. Chlorides could have been admixed into the concrete as an accelerator during original construction or transported by vehicles into the building in the form of de-icing salts.

4-C.3

- Laboratory testing of the core samples for chloride content, and petrographic examination of at least one core sample to assess general concrete quality. Chloride contents will be tested at various levels in all of the cores to assess how deeply chlorides may have penetrated the slab. Samples of the existing coating will also be examined.
- Structural review of representative portions of the floor structure to confirm that the apparatus floor structure is adequate to support the weight of the fire equipment vehicles. We recommend this analysis to confirm that the concrete distress, which appears to be more prevalent under the wheels of the vehicles, is not related to structural capacity of the slab. We will assume that the information on the available building drawings reflects the as-built conditions.
- Development of general repair recommendations to address the existing distress in the concrete and waterproofing coating at the apparatus floor. You also requested that we develop recommendations for repair of the masonry and flashing at the base of the east exterior. For all of the recommended repairs, options that provide a different service life may be provided. Recommendations will be in narrative form only. Phase 1 does not include the development of repair sketches, drawings, or specifications.
- Development of an order of magnitude scope and cost estimate for the recommended repair work. This estimate will be approximate and should be used only for planning purposes.
- Submission of a written report summarizing the findings of all of the above items. This scope also includes WJE attending one meeting with the Village and other involved parties to explain and answer questions on our findings and recommendations.

## Phase 2

After Phase 1 is completed and the Village selects the repair approach among the recommended options, WJE can develop construction drawings and specifications for the repairs, as well as a final construction scope and cost estimate. WJE can also provide construction administration services such as submittal review and periodic site visits during the construction.

## COSTS, SCHEDULE, AND STAFFING

WJE will provide the Phase 1 services as outlined above for a fee of \$21,000, including all expenses, field coring, and laboratory testing services. The work will be performed in accordance with our standard terms and conditions of employment dated 8 October 2007, a copy of which is attached. Given our current workload, we anticipate being able to start the work within 3 to 4 weeks of your notice to proceed. Once started, the work should be able to be completed in 6 to 8 weeks.

Since the nature and extent of the repairs is not known at this time, the scope and effort required in Phase 2 cannot be estimated. WJE can provide a proposal and cost estimate for the Phase 2 services upon completion of Phase 1.

The project will be directed by WJE staff experienced in evaluation and repair of concrete structures. Mr. Arne Johnson, a licensed structural engineer with 19 years experience at WJE and an extensive background in structural investigations, concrete deterioration and repair, will serve as project consultant.

4-C.4

Mr. James Donnelly, another WJE structural engineer with extensive concrete repair experience, will collaborate with Mr. Johnson. Mr. Johnson and Mr. Donnelly were responsible for WJE's consulting work on the recently constructed Village of La Grange Parking Garage. Resumes for these individuals are attached. Other WJE engineers, materials scientists and technicians will assist as needed.

Thank you for the opportunity to submit this proposal. We would be glad to elaborate on any aspect of these services or to answer any questions you may have. You may indicate your acceptance of this proposal by signing below and returning a copy to my attention.

Very truly yours,

**WISS, JANNEY, ELSTNER ASSOCIATES, INC.**



Arne P. Johnson, P.E., S.E.  
Project Manager

Attachments: Standard Terms and Conditions  
PQ's - Johnson, Donnelly  
WJE Firm Overview

**Agreed and Approved**

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_

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

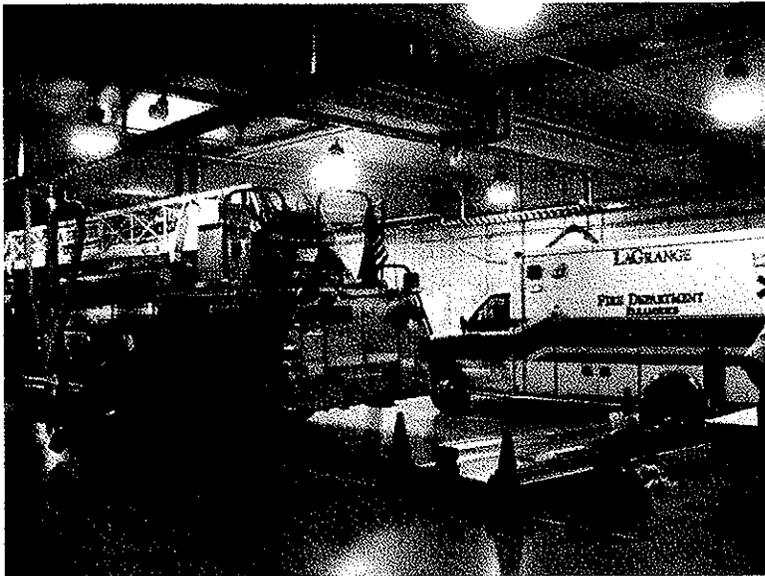
As Agent or Principal For: \_\_\_\_\_

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

4-6.5



*Figure 1. Overall view of front of fire station.*



*Figure 2. Representative view of apparatus floor, center bay.*

4-6.6

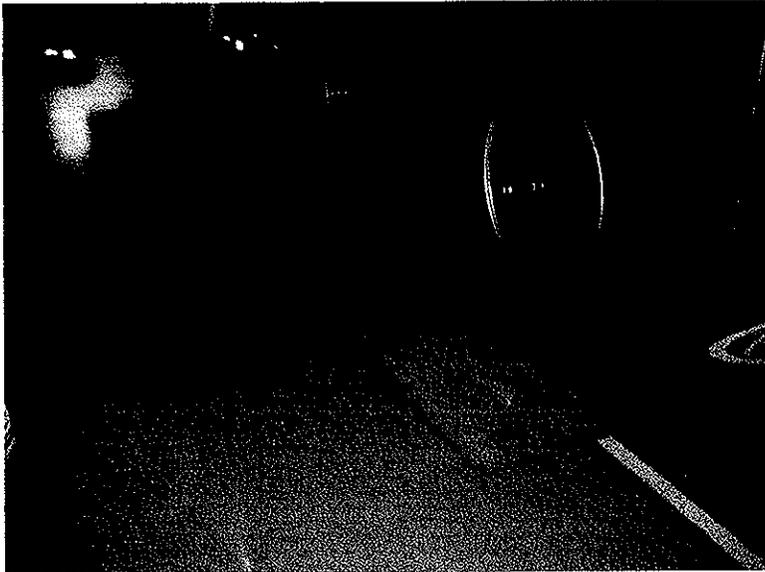


*Figure 3. Large patch in east bay near front door.*



*Figure 4. Representative patch and new cracking in apparatus floor below vehicle wheel.*

4-6.7

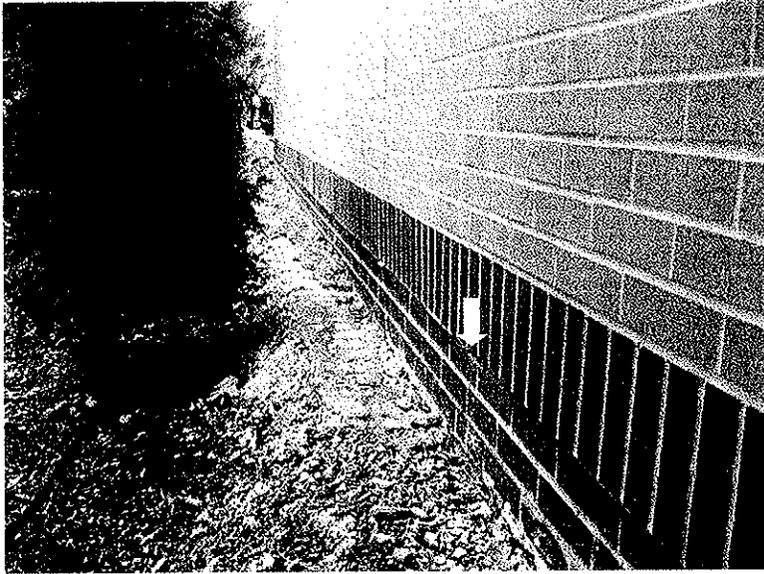


*Figure 5. Representative patch in apparatus floor below vehicle wheel.*



*Figure 6. Post shore below full-depth patch in east bay near front door.*

4-C.8

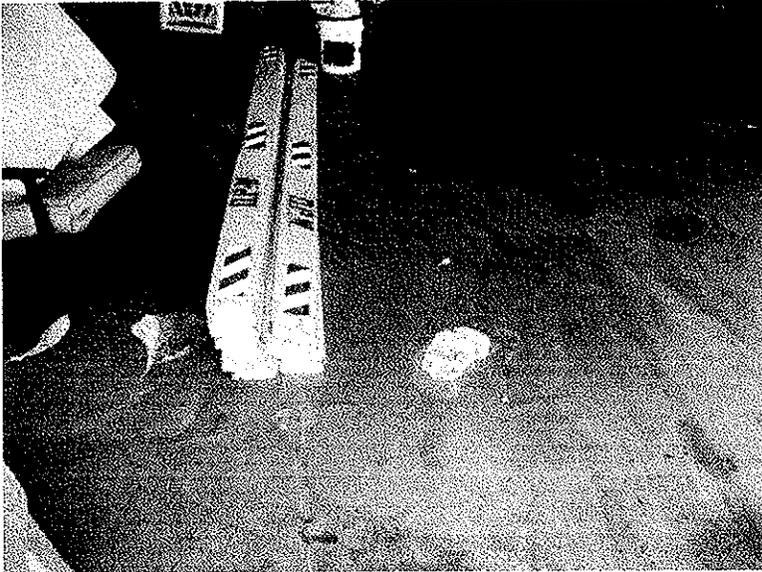


*Figure 7. View along base of east exterior wall. Note excess concrete along base of wall and flashing (arrow) located three courses above base of wall.*

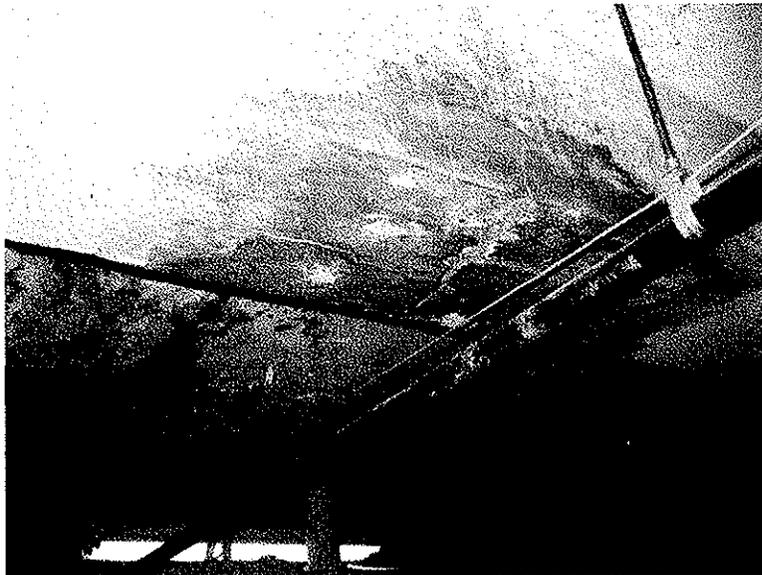


*Figure 8. Close-up at base of east exterior wall with excess concrete pulled away from masonry.*

4-C.9



*Figure 9. Top side of floor slab at back bay.*



*Figure 10. Previously patched concrete beam below back bay. Note water staining, efflorescence, cracking and delamination of concrete.*

4-C.10

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 Manger  
Ryan Gillingham, Director of Public Works

DATE: November 24, 2008

RE: **PURCHASE – PUBLIC WORKS DEPARTMENT /  
ADMINISTRATIVE VEHICLE**

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The existing Public Works administrative vehicle, a 2002 Ford F-150 truck, is currently planned for replacement in the next fiscal year, FY2009-10. We are recommending that the existing truck be replaced with a sport utility vehicle in the current fiscal year in order to transition this vehicle from operations to administration and engineering activities. Also, the Village will be able to take advantage of competitive vehicle pricing at this time of the year due to market conditions and year-end model sales.

Because the State vehicle purchase did not include the exact vehicle desired, competitive quotes were solicited from area dealers capable of providing a vehicle meeting our specifications. We have specified a 2008 Ford Explorer because it is a versatile vehicle that can be used to store equipment and drive in inclement conditions. Each dealer was also asked to provide a trade-in allowance for the existing 2002 Ford F150 Truck.

The table below reflects the competitive quotes we received for the vehicle, including the trade-in allowance.

	Rod Baker Ford	Joe Rizza Ford	Terry's Ford Lincoln- Mercury	Westfield Ford
2008 Ford Explorer	\$24,206.65	\$23,799.00	\$23,800.00	\$23,201.65
Trade-In Value	\$5,175.00	\$3,520.00	\$3,300.00	\$2,500.00
Final Price	<b>\$19,031.65</b>	<b>\$20,279.00</b>	<b>\$20,500.00</b>	<b>\$20,701.65</b>

The total price of \$19,031.65 is below the current available funds for this vehicle within the Vehicle Equipment Replacement Fund (ERF) of \$25,700.00. A budget amendment is required as no funds are budgeted for the replacement of this vehicle until next year. This can be accomplished as part of the comprehensive budget amendment prepared at the end of this fiscal year.

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Purchase – Public Works Department – Administrative Vehicle  
Board Report – November 24, 2008 – Page 2

We recommend that the Village Board waive the formal competitive bidding process and accept the quote submitted by Rod Baker Ford for a 2008 Explorer (to replace Truck No. 62) in the amount of \$24,206.65, less a trade-in of \$5,175.00, for a total vehicle cost of \$19,031.65. The ERF would be adjusted to reflect the change in vehicles.

4-P.1

**VILLAGE OF LA GRANGE**

Disbursement Approval by Fund

November 24, 2008

Consolidated Voucher 081124

<u>Fund No.</u>	<u>Fund Name</u>	<u>11/24/08 Voucher</u>	<u>11/14/08 Payroll</u>	<u>Total</u>
01	General	100,081.71	296,705.87	396,787.58
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	70.12		70.12
23	TIF	5,105.15		5,105.15
24	ETSB	295.00		295.00
40	Capital Projects			0.00
50	Water	10,190.50	43,817.01	54,007.51
51	Parking	10,345.40	23,721.26	34,066.66
60	Equipment Replacement			0.00
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	1,417.20	8,057.18	9,474.38
90	Debt Service	1,908,953.74		1,908,953.74
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>2,036,458.82</u>	<u>372,301.32</u>	<u>2,408,760.14</u>

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

\_\_\_\_\_  
Village Manager

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
President

\_\_\_\_\_  
Trustee

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Trustee

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Trustee

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Trustee

4-E

MINUTES

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

Monday, November 10, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:32 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were present:

PRESENT: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf

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  
Assistant Public Works Director Mike Bojovic  
Fire Chief David Fleege  
Police Chief Mike Holub

2. PRESIDENT'S REPORT

A. Recognition – Auxiliary Police Officer Louis Berardi, 30 Years of Volunteer Service

President Asperger introduced Auxiliary Police Officer Lou Berardi and recognized his dedication and volunteer service to the community for the past 30 years and presented him with a clock in appreciation of his dedication.

B. Oath of Office – Police Officers Matthew Gill and Scott Wolf

President Asperger stated that recent a retirement and resignation have created vacancies within the Police Department. The La Grange Board of Fire and Police Commissioners appointed Matthew Gill and Scott Wolf to the position of Police Officer effective September 22, 2008. President Asperger welcomed Matthew and Scott. Village Clerk Milne administered the oath of office.

4-F

President Asperger announced that the Robert E. Coulter American Legion Post 1941 will host a Veteran's Day Salute on Tuesday, November 11 at 11:00 a.m.

President Asperger noted the upcoming Empty Bowls fundraiser on November 13, whereby ceramic bowls may be purchased for a minimum donation and taken to various participating businesses to be filled. Proceeds will benefit food pantries in the Village.

The last in a series of three Town Meetings will be held on Monday, November 24 at the Community Center.

President Asperger requested Police Chief Michael Holub give an update on the recent arrests made in reference to items stolen from vehicles. Chief Holub noted that most of the thefts were committed on unlocked vehicles. Chief Holub encouraged residents to contact the Police Department regarding any suspicious activity and to lock their vehicles.

Lastly, President Asperger congratulated Finance Director Lou Cipparrone on his 15<sup>th</sup> anniversary with the Village noting the excellent financial management under his direction..

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Harlan Hirt, 421 S. Spring distributed a prepared statement to the Board regarding his continued concerns as it relates to the land exchange between the Village and the Park District.

4. OMNIBUS AGENDA AND VOTE

- A. Award of Contract IDOT "Extraordinary Repairs"- Central Blacktop, La Grange, IL and Suburban General, La Grange Park, IL (\$34,566.60)
- B. Consolidated Voucher 081110 (\$1,490,880.08)
- C. Minutes of the Village of La Grange Board of Trustees Regular Town Meeting, Monday, October 27, 2008

It was moved by Trustee Langan to approve items A, B, and C of the Omnibus Agenda, seconded by Trustee Livingston. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo, Wolf,  
and President Asperger  
Nays: None  
Absent: None

4-17-1

5. CURRENT BUSINESS

- A. Preliminary Review of the Proposed 2008 Property Tax Levy Request: Referred to Trustee Kuchler (Resolution #R-08-10)

Trustee Kuchler stated that this is a preliminary review of the proposed 2008 property tax levy request and explained that the Truth in Taxation Law requires a preliminary review of the proposed tax levy at least 20 days prior to its adoption. If the aggregate levy is more than 5% greater than the preceding year's extension, exclusive of debt service, the Village must hold a public hearing before adopting the proposed property tax levy. Since the proposed Truth in Taxation levy request, excluding debt service, shows a total increase of 5.47% over the prior years' extension, the Village of La Grange is required to hold a public hearing prior to the adoption of the 2008 property tax levy. Trustee Kuchler indicated the Property Tax Limitation Act limits the increase in property tax extensions, exclusive of debt service and new property growth, to 5%, or the percent increase of the Consumer Price Index (CPI) whichever is less. The CPI for the 2008 tax levy determined as of December 2007 was 4.1%.

Trustee Kuchler gave a detailed explanation of the Village limiting rate; the General Fund levy; Police and Fire Pension Fund levies; debt service levies; Library Tax Levy; and Special Service Area tax levy.

Trustee Kuchler noted that the La Grange Public Library is a municipal library not a library district therefore the library levy is a part of the Village levy. The Library's tax levy request represents an increase of 5.47% over the 2007 property tax levy extension.

At this time the Village is announcing the 2008 preliminary tax levy and the ordinance adopting the 2008 tax levy will be presented at the December 8<sup>th</sup> Village Board meeting which will be preceded by a public hearing in order to receive public comment and answer questions regarding the 2008 tax levy.

It was moved by Trustee Kuchler that the Village Board approve the Resolution announcing the estimated 2008 tax levy of \$7,155,844, exclusive of debt service, which is a 5.47% increase from the 2007 tax levy, seconded by Trustee Langan.

Trustee Palermo inquired about several items related to pensions and Finance Director Cipparrone responded.

Trustee Horvath inquired about pension funding and Finance Director Cipparrone noted that by remaining committed to fund the minimum required annual contributions (tax levies) as determined by independent actuarial valuations, the Village Pension Funds should be fully funded within the required statutory timeframe of 2033.

4-F.2

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf  
Nays: None  
Absent: None

B. Intergovernmental Agreement & Ordinance (#O-08-28) – YMCA Redevelopment Project / Land Exchange Between The Village of La Grange and The Park District of La Grange: Referred to President Asperger

President Asperger summarized the nature and process related to the land exchange between the Village and the Park District. President Asperger noted the items which have been resolved from the draft intergovernmental agreement and described the revisions. President Asperger added that it is also necessary to adopt an Ordinance which requests that the Park District transfer title of the subject property to the Village pursuant to the intergovernmental agreement.

President Asperger reviewed key elements of the agreement and stated that the Park District Board of Commissioners unanimously approved the revised agreement at its meeting on October 23, 2008. Village Attorney Burkland noted the need for individual motions to approve the Intergovernmental Agreement and the Ordinance.

Trustee Langan moved to approve the agreement for transfers of property by the Park District of La Grange to the Village of La Grange and by the Village of La Grange to the Park District of La Grange, seconded by Trustee Livingston.

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf  
Nays: None  
Absent: None

Trustee Langan moved to approve the Ordinance requesting the transfer of property from the Park District of La Grange to the Village of La Grange pursuant to the Local Government Property Transfer Act, seconded by Trustee Livingston.

Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf  
Nays: None  
Absent: None

As a courtesy to the concerns expressed by Mr. Harlan Hirt, President Asperger requested Village Attorney Burkland to respond. Attorney Burkland complied by explaining the applicable standards of the transaction.

4-F.3

C. Agreement – Public-Private Partnership for The Renovation La Grange Theater:  
Referred to Trustee Livingston

Trustee Livingston summarized numerous Village Board meetings and discussions related to the proposed public-private partnership for the renovation of the La Grange Theater. Trustee Livingston explained the proposal suggested by Trustee Kuchler to purchase an easement encompassing the façade of the theater building with the assurance that should the theater cease operating as a theater the owners of the theater would then return the Village's investment.

Trustee Livingston described the infrastructure and operational improvements proposed and the Village's authority for review and approval. He noted that the Village's level of participation is less than what was requested by the owners of the theater as a result of active dialogue among the Village Board. Trustee Livingston noted that while other funding sources were examined, including the General Fund, TIF funds were the best alternative.

Trustee Livingston noted the importance of the theater to the Village, and thus the need to approve the agreement.

Trustee Livingston moved to pass the agreement for a public-private partnership for the renovation of the La Grange Theatre, a façade preservation easement, and theatre operation covenants, seconded by Trustee Langan.

President Asperger invited Trustee discussion.

Trustee Horvath expressed concerns which he believes need to be resolved prior to voting on this item. Trustee Horvath does not feel that TIF funds are the proper funding mechanism and does not believe the General Fund would be in jeopardy if utilized.

Trustee Palermo feels the original appraisal of the theater is higher than it would be in today's economic environment and expressed concerns with securing the Village's investment. Trustee Palermo concurs that the vote should be postponed until further particulars are detailed. Trustee Palermo also noted his objection to the use of TIF funds.

Trustee Wolf expressed concerns with cost items and definitions, and feels that the agreement should have more stringent wording. Trustee Wolf feels that General Funds should be utilized and is also objectionable to the use of TIF funds.

Trustee Kuchler noted the importance of keeping the theater operational as an economic development tool, source of local entertainment especially children, and for its unique architecture. Trustee Kuchler supports the use of TIF funds because it is budget neutral.

4-F.4

Trustee Langan complimented Trustee Kuchler on his suggestion to purchase an easement encompassing the façade of the theater building and noted the long and deliberative examination of the proposal by the Village Board.

Trustee Horvath expressed his interest in amending the motion to postpone voting on this item.

President Asperger noted the difference in opinions on the Board. If the agreement creates a material or adverse tax consequences, the agreement would be brought back to the Board; any lesser items would be addressed by the Village Manager.

Trustee Palermo added his concerns relating to possible refinancing which may reduce equity. Attorney Burkland noted negotiations with the bank are scheduled to address his concerns.

Trustee Livingston noted the opportunity to remedy and clarify the agreement as the process moves forward and the proposed framework leads to the next level of detail.

President Asperger indicated a motion had been made and seconded to pass the agreement for a public-private partnership for the renovation of the La Grange Theatre through a façade preservation easement and theatre operation covenants. Motion approved by a four to three vote.

Ayes: Trustees Kuchler, Langan, Livingston, and President Asperger  
Nays: Trustees Horvath, Palermo, and Wolf  
Absent: None

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn advised residents that Village Offices would be closed on Tuesday, November 11 in observance of Veterans' Day.

7. PUBLIC COMMENTS NOT ON AGENDA

Harlan Hirt, 421 S. Spring Avenue stated his belief that the Village Board is ill-advised regarding zoning issues. Attorney Burkland attempted to address his concerns.

8. EXECUTIVE SESSION

4-F.5

9. TRUSTEE COMMENTS

Trustee Kuchler complimented Finance Director Cipparrone on his professionalism in financial management and 15 years of service to the Village. Trustee Kuchler extended congratulations to St. Francis Xavier on their 5k run.

Trustee Langan thanked Village Manager Pilipiszyn and staff for securing \$100,000 in state funds for extraordinary road repairs.

10. ADJOURNMENT

At 9:40 p.m. it was moved by Trustee Langan to adjourn, seconded by Trustee Horvath. Approved by unanimous voice vote.

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Elizabeth M. Asperger, Village President

ATTEST:

\_\_\_\_\_  
Robert N. Milne, Village Clerk

\_\_\_\_\_  
Approved Date

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4-F.6