

Village of La Grange



VILLAGE BOARD MEETING

MONDAY, MAY 12, 2008

7:30 p.m.

Village Hall Auditorium

53 S. La Grange Road

La Grange, IL 60525

Elizabeth M. Asperger
Village President

Robert N. Milne
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, May 12, 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.

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. Ordinance – Variation – Required Interior Side Yard / Mary Anne Casey, 94 Dover Street

 - B. Ordinance – Partial Abatement of 2007 Tax Levy / Special Service Area No. 7: Central Business District Maintenance

 - C. Award of Contract – Water Main Replacement – Burlington Avenue From La Grange Road to Bluff Avenue and Gilbert Avenue From Elm Avenue to 47th Street

- D. Award of Contract – Painting of Railroad Trestle
- E. Purchase – Public Works Department / Replacement Vehicles
- F. Award of Contract – 50/50 Sidewalk Replacement Program
- G. Award of Contract – Police Department / Installation of Floor Tile
- H. Resolution – Request to Close La Grange Road / Pet Parade
- I. Consolidated Voucher 080428
- J. Consolidated Voucher 080512
- K. Minutes of the Village of La Grange Public Hearing and Board of Trustees Regular Meeting, Monday, April 14, 2008
- L. Minutes of the Village of La Grange Board of Trustees Special Meeting, Monday, April 21, 2008
- M. Minutes of the Village of La Grange Board of Trustees Special Meeting, Monday, April 28, 2008

5. **CURRENT BUSINESS**

This agenda item includes consideration of matters being presented to the Board of Trustees for action.

- A. Special Event – La Grange Business Association “Ahhh! La Grange”
Carnival: *Referred to Trustee Livingston*

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

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
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: May 12, 2008

RE: **ORDINANCE - VARIATION - REQUIRED INTERIOR SIDE YARD/ MARY ANNE CASEY, 94 DOVER STREET.**

Mary Anne Casey, owner of the property at 94 Dover Street, has applied for a variation from Interior Side Yard requirements to allow the construction of a side entry porch. The subject property is located in the R-4 Single Family District. The subject property is typical of lots between Edgewood and Brainard Avenue and 41st Street to Ogden Avenue. However, the house is positioned on the lot closer to the north property line (the side yard in question) than most properties.

The house was constructed in 1912 with the main entrance on the north side and a stoop that encroaches into the interior side yard. Recently, the petitioner demolished the concrete stoop in order to replace the entrance with a new porch with a roof. The Zoning Code states that any nonconforming structure may be repaired or maintained provided that no such action increases the degree of the existing nonconformity. During an inspection, Village staff determined that the work went beyond the scope of repair and maintenance due to the addition of a roof encroachment. Therefore, a variation is required in order to continue construction of the proposed porch.

With the original stoop and steps, the house encroached into the required interior side yard by approximately 2 feet. Construction of the proposed porch would also encroach into the side yard by 2 feet. Subparagraph 14-303E1 (a) of the Zoning Code allows the reduction of any required yard and setback by variance. The requested variation falls within the authorized limits of the Zoning Code.

Due to the location of the fireplace wall, the landing must exceed the minimum 4 ft. by 4 ft required by the Building Code. One remedy for this property would be to construct an uncovered stoop identical to the structure that was demolished. According to the petitioner, the proposed porch with a roof provides protection from the elements and is consistent with the design of side entrances for houses in La Grange with similar architectural styles (see attached Exhibit B.)

On April 17, 2008, the Zoning Board of Appeals held a public hearing on this matter and voted unanimously to recommend that the variation be granted as requested.

Staff has prepared the attached ordinance authorizing the variation for your consideration.

4-A

VILLAGE OF LA GRANGE

ORDINANCE NO. O-08-_____

AN ORDINANCE GRANTING A ZONING VARIATION
FOR CONSTRUCTION OF A SIDE ENTRY PORCH
AT 94 DOVER STREET

WHEREAS, Mary Anne Casey is the owner (the "Owner") of the property commonly known as 94 Dover Street, La Grange, Illinois, and legally described as follows:

Lot 114 in West End addition to La Grange, being a subdivision of that part of the East half of the northeast quarter of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian, lying between the center line of Ogden Avenue and the northerly line of right of way of the Chicago, Burlington and Quincy Railroad, in Cook County, Illinois.

(the "Subject Property"); and

WHEREAS, the Owner has applied for a variation from the interior side yard required by Paragraph 3-110C3 of the La Grange Zoning Code in order to construct a side entry porch on the Subject Property; and

WHEREAS, the La Grange Zoning Board of Appeals conducted a public hearing to consider the application on April 17, 2008, pursuant to proper public notice, and recommended in its Findings and Recommendation dated April 17, 2008, that the variation be approved; and

WHEREAS, the President and Board of Trustees have reviewed the record of the public hearing and the Findings and Recommendation of the Zoning Board of Appeals and have determined that the application satisfies the standards set forth in the La Grange Zoning Code for the grant of a variation;

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 incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Grant of Variation. The Board of Trustees, pursuant to the authority granted to it by the laws of the State of Illinois and the La Grange Zoning Code, hereby grants to the Owner a variation from the interior side yard standard of Paragraph 3-110C3 of the La Grange Zoning Code to reduce the interior side yard required on the Subject Property by two (2) feet for a porch, subject to all of the following conditions:

4-A-1

- A. The variation is granted only to authorize construction of a porch in substantial conformity with the design drawings attached to this Ordinance as Exhibit A (the "Approved Design"). The permit drawings to be prepared by the Owner must conform to the Approved Design.
- B. The Owner must execute a covenant in a form satisfactory to the Village declaring that the porch must always remain open and may never be enclosed with walls, windows, screening, or any other structures or objects.
- C. If the porch is constructed in violation of any term or condition of this Ordinance, then the Village may order the porch to be demolished and may rescind the approval granted by this Ordinance.

Section 3. Effective Date. This Ordinance will be in full force and effect from and after (a) its passage, approval, and publication in pamphlet form as provided by law, (b) execution by the Owner and recording of the covenant required by Subsection 2B of this Ordinance, and (c) approval by the Village's Director of Community Development of conforming plans for the porch as required by Subsection 2A of this Ordinance.

PASSED this ____ day of _____ 2008, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2008.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

4-A-2

FINDINGS OF FACT

ZONING BOARD OF APPEALS
OF THE
VILLAGE OF LA GRANGE

April 17, 2008

President Asperger and
Board of Trustees

RE: **ZONING CASE #569 - VARIATION -INTERIOR SIDE YARD, MARY ANNE
CASEY, 94 DOVER**

The Zoning Board of Appeals transmits for your consideration, its recommendations for a request of zoning variation necessary to construct a main side entry way at 94 Dover.

I. THE SUBJECT PROPERTY:

The property in question is a residential lot with a 50 foot width and a depth of 133.79 feet.

II. CHARACTERISTICS OF THE SURROUNDING AREA:

The subject property is located in the R-4 Single Family Residential District.

III. VARIATIONS SOUGHT:

The petitioner seeks a variation from Paragraph 3-110C3 (Required Interior Side Yard) of the Village of La Grange Zoning Code by two feet. Subparagraph 14-303E1 (a) Authorized Variations allows the reduction of any required yard setback. The requested variation falls within the authorized limits of the Zoning Code.

IV. THE PUBLIC HEARING:

After due notice, as is required by law, (including legal publication, posting at the subject property and courtesy notices to owners within 250 feet of the subject property) the Zoning Board of Appeals held a public hearing on the proposed variation in the La Grange Village Hall Auditorium on April 17, 2008, in the LaGrange Village Hall Auditorium. Present were Commissioners Charles Benson, Jr., Rosemary Naseef, Nancy Pierson, (arrived at 7:35p.m.), Ian Brenson, Kathy Schwappach and Chairman pro-tem Nathaniel Pappalardo presiding. Also present was Assistant Community Development Director Angela Mesaros and Village Trustee Jim Palermo. Testimony was given under oath by the applicants. No objectors appeared at the hearing and no written objections have been filed to the proposed variation.

Chairman pro-tem Pappalardo swore in Mary Anne Casey, owner of the property at 94 Dover, who presented the application and answered questions from the Commissioners:

4-A-3

- Ms. Casey submitted Exhibit A - signatures from neighbors in support of the application; and Exhibit B - pictures of similar side entry porches on houses in La Grange (See attached.)
- Ms. Casey stated that they proposed to replace an existing stoop with a roofed porch. They have a building permit but the job was stopped because replacement structure was different from the existing non-conforming stoop.
- The new side porch will remain the same size as the stoop that was previously in place.
- They are bringing the property back to what may have been the original design.
- Ms. Casey stated that the roof is needed to provide shelter from wind and rain and a place to secure an outdoor light for safety.
- They are trying to improve the house with the new porch.

Chairman pro-tem Pappalardo solicited questions from the Commissioners:

- Commissioner Naseef asked if they had found the original supports when they demolished the stoop. Answer: The petitioner could not see the original supports nor could they find an original picture; however they do believe that there was a porch originally in place.
- Commissioner Brenson asked if the house is positioned on the lot closer to the north lot line than many properties. Answer: Yes. However, the porch would not encroach into the gangway to the north.
- Commissioner Naseef asked if it would be possible to reduce the proposed porch to the minimum required, 4 ft. by 4 ft. landing. Answer: No. Four feet wide is not possible due to the location of the fireplace wall, which is directly in line with the stairs.

Chairman pro-tem Pappalardo solicited questions from the audience:

- Margaret Miller, 150 N. Dover, stated that the Caseys have been restoring this house since they purchased it. She believes that they could have done this more cheaply by fixing the old stoop. However, they wish to improve the appearance of the house, and she believes when it is complete, the house will be beautiful.

Under the provisions of the Zoning Ordinance, no variation shall be granted unless the applicant establishes that carrying out the strict letter of the provisions of this code would

4-A-4

create a particular hardship or practical difficulty. Such a showing shall require proof that the variation sought satisfies certain conditions. The following facts were found to be evident:

1. Unique Physical Condition:

This zoning lot is typical of most single lots in the R-4 Single Family Residential Zoning District between Edgewood Avenue to Brainard Avenue and 41st Street to Ogden Avenue. However, the house is positioned on the lot closer to the north property line than most lots.

2. Not Self-Created:

The house was constructed in 1912. The petitioner has owned the house for ten years and has made no modifications to the entryway.

3. Denied Substantial Rights:

As originally designed, this property does not have a front entrance. The proposed porch will serve as the main entrance to the house. According to the petitioner, without the variation the property would not have a protected main entrance.

4. Not Merely Special Privilege:

In La Grange, several houses of similar architectural form (Four Square) also have similar covered side entryways. (Attached are examples of similar houses in the Village.)

5. Code and Plan Purposes:

Granting the variance would allow the petitioner to replace an uncovered side entry stairs and landing. The new porch and steps would be placed in the same location and would meet the requirements for building coverage, lot coverage, and required front yard.

6. Essential Character of the Area:

According to the petitioner, the granting of a variance would not adversely affect the character of the neighborhood. Rather the petitioner has stated that the proposed entryway would provide the community with a more aesthetically pleasing house, improve functionality of the house, and provide protection from the elements, i.e., rain, snow, etc.

7. No Other Remedy:

4-A.5

Other remedies would include construction of an uncovered stoop and stairs. However, due to the location of the house on the lot, any style landing (with or without a roof) that conforms to the Suburban Building Officials Conference (SBOC) (*Building Code*, 1996 Edition, Section 206.A.6) requirement that landings be a “minimum size of 4ft x 4ft” at egress doors would encroach into the required yard. In addition, the petitioner believes that an uncovered stoop would not provide protection from the elements and that a covered entryway would be consistent with the architectural style of the house.

V. FINDINGS AND RECOMMENDATION:

- Chairman pro-tem Pappalardo stated that he believes this project meets many of the Zoning Code standards for variations. The lot is in itself typical and not unique; however, the house is situated closer than most to the north property line. The Petitioner has not created this hardship because the house is in its original format. Without the proposed porch there would not be an entryway into the house.
- Commissioner Benson stated that several houses in La Grange have similar covered side entryways; therefore, it is not a special privilege. (See attached Exhibit B.)
- Commissioner Naseef stated that the proposed entrance will be the main entrance to the house and that the structure would not be in direct conflict with the side walkway.
- Chairman pro-tem Pappalardo stated that other possible remedies may be more disruptive to the neighborhood. The Petitioner proposed to replace in kind what was already there and the work seems to be an important improvement to the property.
- Chairman pro-tem Pappalardo further stated that this seems like a reasonable minimum solution and is not excessive.
- Commissioner Brenson stated that he believes that there is not a major problem with this request and it seems reasonable.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Benson and seconded by Commissioner Brenson that the Zoning Board of Appeals recommend to the Village Board of Trustees approval of the application submitted with ZBA Case #569 with the condition that the Petitioner engage in a covenant with the Village that the front porch never be enclosed.

Motion Carried by a roll call vote (6/0/1).

AYE: Benson, Pierson, Naseef, Brenson, Schwappach and Pappalardo.
NAY: None.

4-A.6

ABSENT: Brewin.

BE IT THEREFORE RESOLVED that the Zoning Board of Appeals recommended approval to the Village Board of Trustees of the variation from Paragraph 3-110C3 (Required Interior Side Yard) of the Village of La Grange Zoning Code by two (2) feet.

Respectfully submitted:

Zoning Board of Appeals of the
Village of La Grange

BY: Nathaniel T. Pappalardo
Nat Pappalardo, Chairman pro-tem

4-A-7

petition to renumber zoning location from 3-11023 (Sibley yard) in order to permit the construction of a main deck only within the R-4 Single Family Residential District. L.M.A. No. 2008-0001

- 150 N. Bainsford
- 78 Dover
- 78 Dover
- 76 Dover
- 150 N. Malden
- 66 Dover
- 66 Dover
- 61 Dover
- 52 Dover
- 55 N. Dover
- 65 Dover
- 55 N. Dover
- 69 Dover Ave
- 68 N. Dover
- 78 N. Dover
- 86 N. Dover
- 82 N. Dover
- 921 Bell Ave. LA Granite IL
- 96 Dover Ave. 4-A-8

- 1 Margaret Foster Miller
- 2 Robert E. Miller
- 3 Richard Grayson
- 4 Wm. J. Grayson
- 5 John J. Grayson
- 6 Andrew H. Grayson
- 7 Anthony Plouffe
- 8 Gregory Plouffe
- 9 Wm. J. Grayson
- 10 Wm. J. Grayson
- 11 E. J. Grayson
- 12 E. J. Grayson
- 13 E. J. Grayson
- 14 Jane M. Grayson
- 15 E. J. Grayson
- 16 E. J. Grayson
- 17 E. J. Grayson
- 18 E. J. Grayson
- 19 E. J. Grayson
- 20 E. J. Grayson
- 21 E. J. Grayson
- 22 E. J. Grayson

Ever E. Surf

134 DOVER

4-A-9

NAME: DON VACCARELLO

96 DOVER L.G.

208-352-7019

I am the neighbor one door north of the Caseys. Unfortunately I arrived shortly after the hearing ended. Glad to hear this zoning business was settled in the Casey's favor.

The Caseys were simply attempting to improve the entrance to their private residence. This zoning board may be losing its way after all of the meetings that took place last year.

You are here not to over govern, but to serve. Please do not forget your role.

Thank you. and again I am delighted with the outcome of this hearing

W. Vaccarello 4/17/08 8:05 PM.

4-A.10

Exhibit B



1010 W 41st St
Was just built
in Fall 2007



31 N. Drexel



301 Kensington

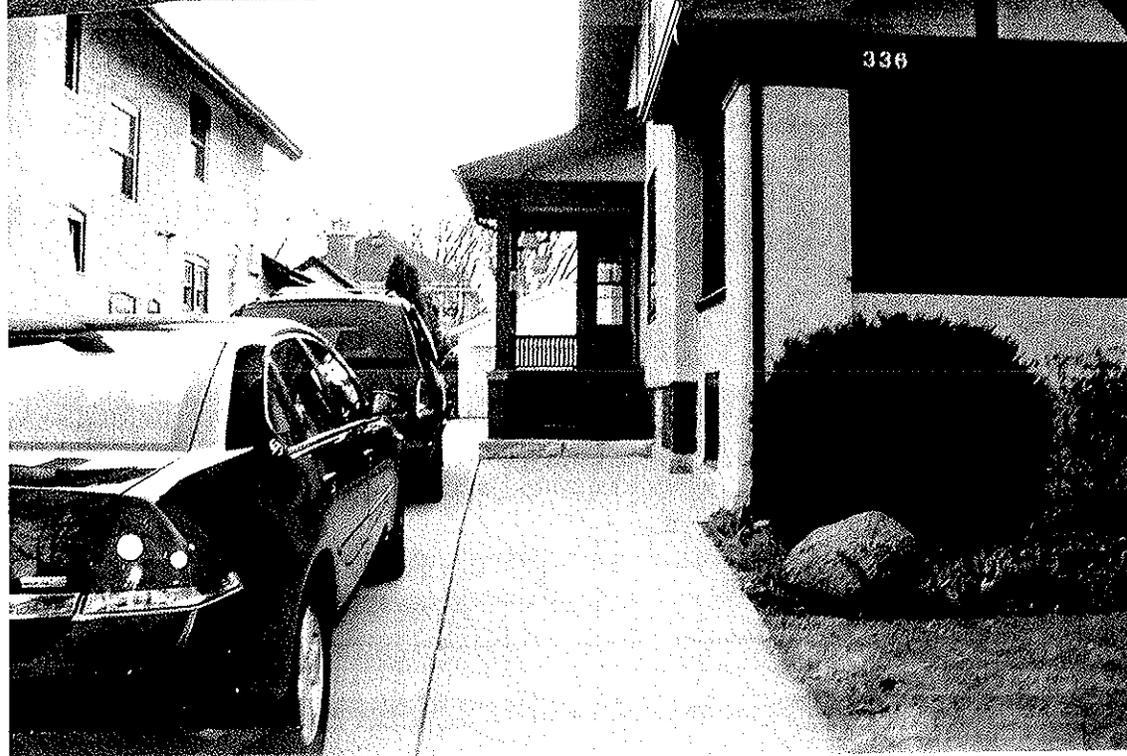
4-A-11



349 S. Catherine



338 S. Kensington



336 S. Kensington

4-A-12



315 S. Stone



317 S. Stone

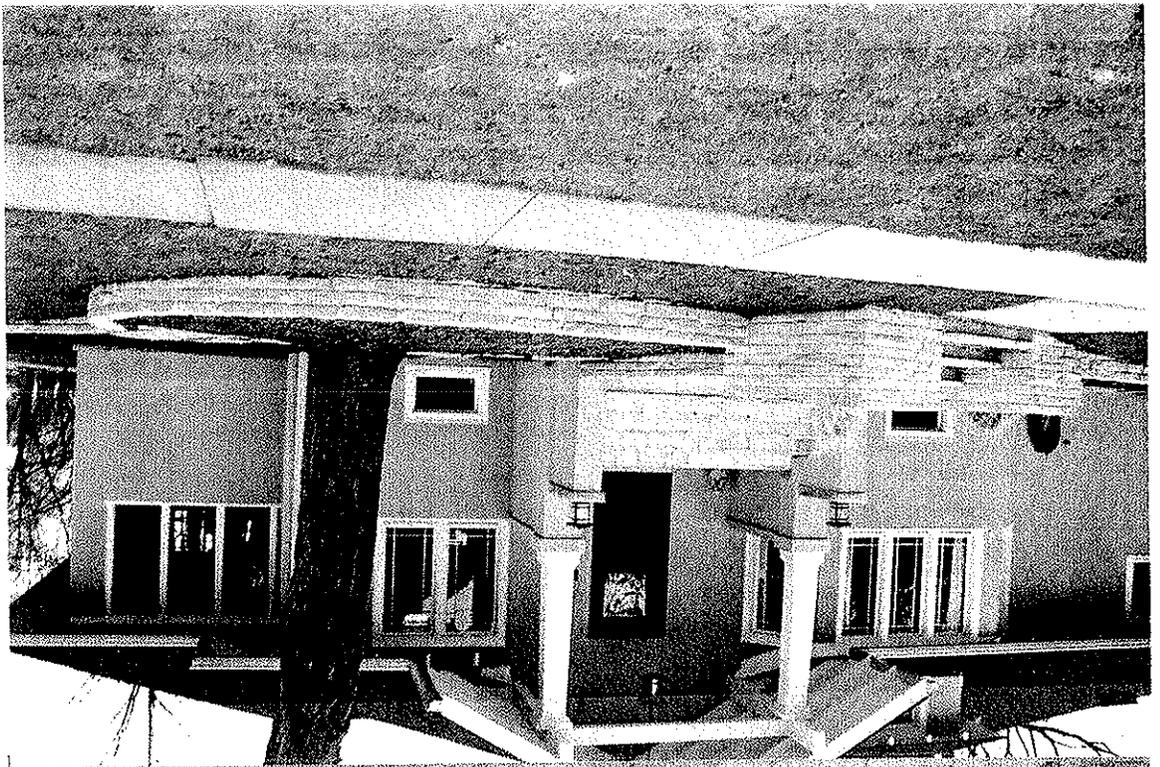


332 S. Stone

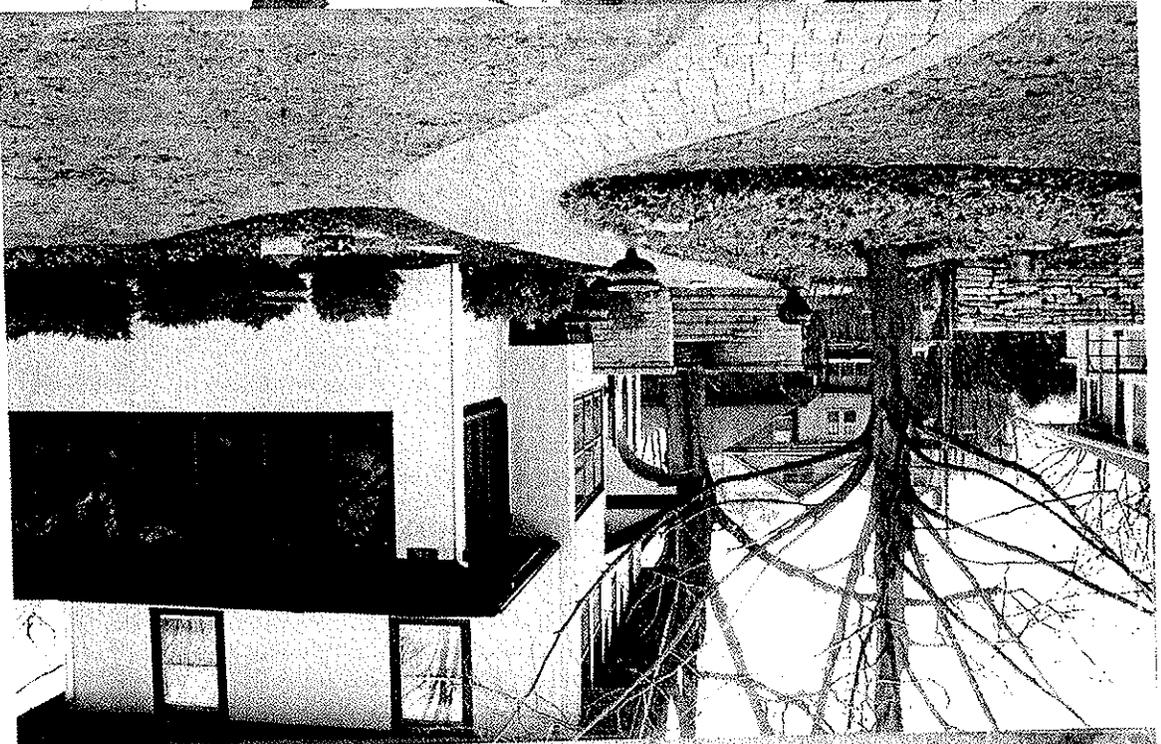
4-A.13

4-A-14

505 W. Maple
Just built last
Fall 2007



336 S. Spruce

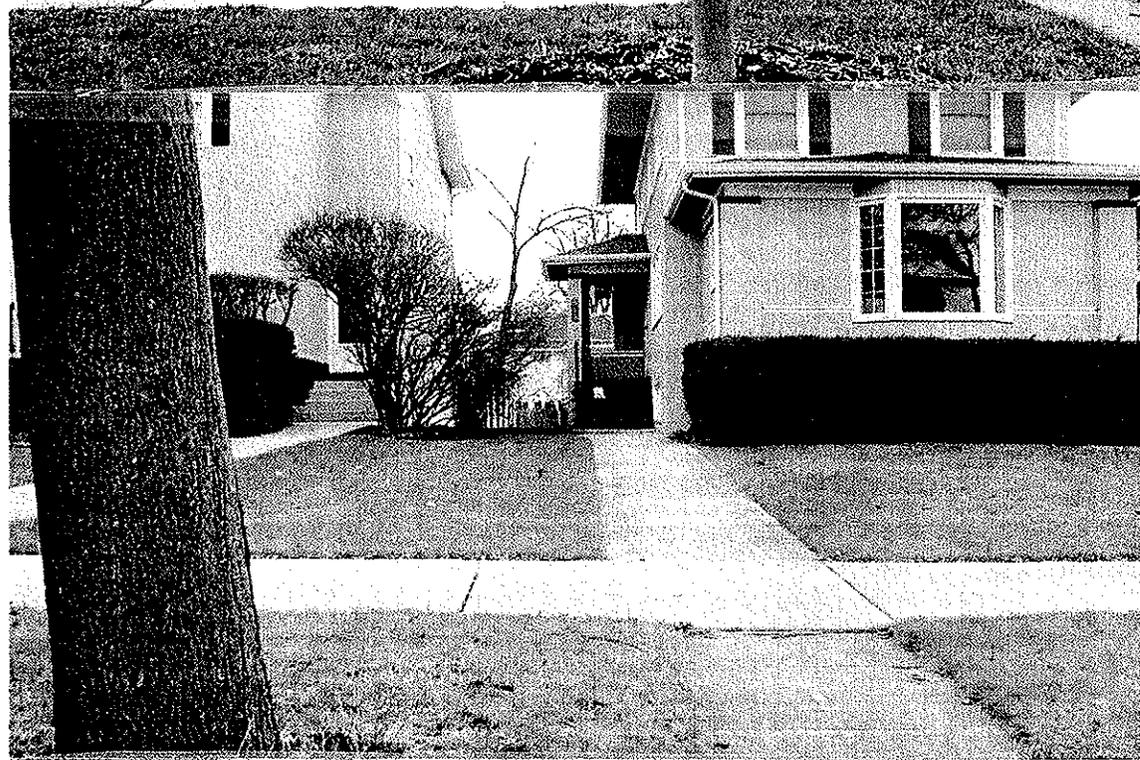


324 Kensington





400 S. Stone



406 S. Stone

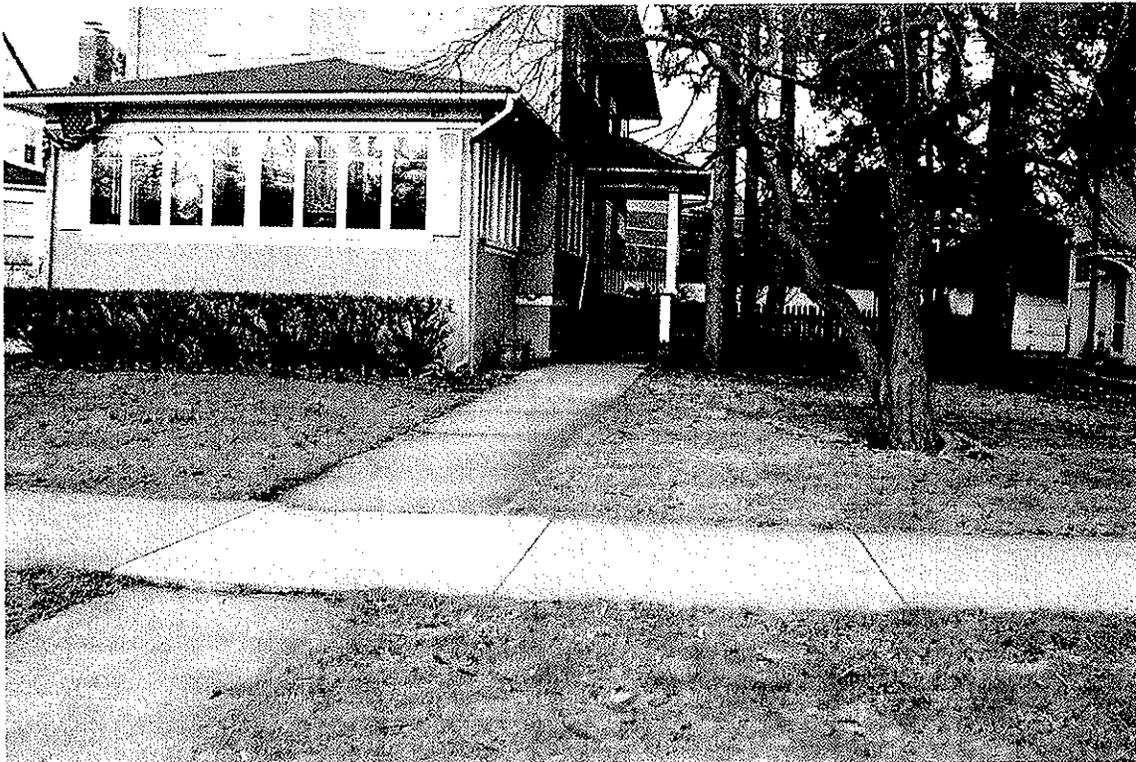


420 S. Stone

4-A-15



444 S. Stone



4-A-16

STAFF REPORT

CASE: ZBA #569 - Mary Anne Casey, 94 Dover - Interior Side Yard

BACKGROUND

(Note: This Staff Report is solely based on information presented in the application and on a physical inspection of subject property and environs, and is not influenced by any other circumstance.)

The petitioner, Mary Anne Casey, wishes to construct a wooden 10 ft. by 6 ft. side entrance with a roof within the required interior side yard of the subject property at 94 Dover Street. Recently, the petitioner demolished the original concrete stoop and steps. At that time she was not aware that the stoop did not meet the Zoning Code requirements. The original stoop extended approximately 6 feet from the wall of the house, with a 2 ft. encroachment into the required yard.

The Suburban Building Officials Conference (SBOC) (*Building Code*, 1996 Edition, Section 206.A.6) requires landings with a "minimum size of 4' x 4'" at egress doors. In order to replace the existing stoop and maintain the 4 ft. depth required by the Building Code for both the stairs and stoop, the petitioner seeks a variation from Paragraph 3-110C3 (Interior Side Yard) of the Zoning Code. Construction of the proposed entryway would encroach into the required yard (5 ft.) by 2 ft. Subparagraph 14-303E1 (a) (Authorized Variations) allows the reduction of any required yard setback. The requested variation falls within the authorized limits of the Zoning Code.

VARIATION STANDARDS

In considering a variation, be guided by the General Standard as outlined in our Zoning Code that "No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection."

Unique Physical Condition - *"The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot."*

This zoning lot is typical of most single lots in the R-4 Single Family Residential Zoning District between Edgewood Avenue to Brainard Avenue and 41st Street to Ogden Avenue. However, the house is positioned on the lot closer to the north property line than most lots.

4-19-17

Not Self-Created - *"The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid."*

The house was constructed in 1912. The petitioner has owned the house for ten years and has made no modifications to the entryway.

Denied Substantial Rights - *"The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision."*

As originally designed, this property does not have a front entrance. The proposed porch will serve as the main entrance to the house. According to the petitioner, without the variation the property would not have a protected main entryway.

Not Merely Special Privilege - *"The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation."*

In La Grange, several houses of similar architectural form (Four Square) also have similar covered side entryways. (Attached are examples of similar houses in the Village.)

Code and Plan Purposes - *"The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan."*

Granting the variance would allow the petitioner to replace an uncovered side entry stairs and landing. The new porch and steps would be placed in the same location and would meet the requirements for building coverage, lot coverage, and required front yard.

Essential Character of the Area - *"The variation would not result in a use or development on the subject property that:*

- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;*

4-A.18

- or*
- b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
 - c. Would substantially increase congestion in the public streets due to traffic or parking; or*
 - d. Would unduly increase the danger of flood or fire; or*
 - e. Would unduly tax public utilities and facilities in the area; or*
 - f. Would endanger the public health or safety."*

According to the petitioner, the granting of a variance would not adversely affect the character of the neighborhood. Rather the petitioner has stated that the proposed entryway would provide the community with a more aesthetically pleasing house, improve functionality of the house, and provide protection from the elements, i.e., rain, snow, etc.

No Other Remedy - *"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property."*

Other remedies would include construction of an uncovered stoop and stairs. However, due to the location of the house on the lot, any style landing (with or without a roof) that conforms to the Suburban Building Officials Conference (SBOC) (*Building Code*, 1996 Edition, Section 206.A.6) requirement that landings be a "minimum size of 4ft x 4ft" at egress doors would encroach into the required yard. In addition, the petitioner believes that an uncovered stoop would not provide protection from the elements and that a covered entryway would be consistent with the architectural style of the house.

4-A.19

EXAMPLES OF LA GRANGE HOUSES WITH SIDE ENTRY PORCHES
SIMILAR TO PETITIONER'S PROPOSAL.
ZBA CASE #569



4-A-20

Subject Property, 94 Dover Street
PROPOSED SIDE ENTRY WAY UNDER CONSTRUCTION
ZBA #569



4-A.21

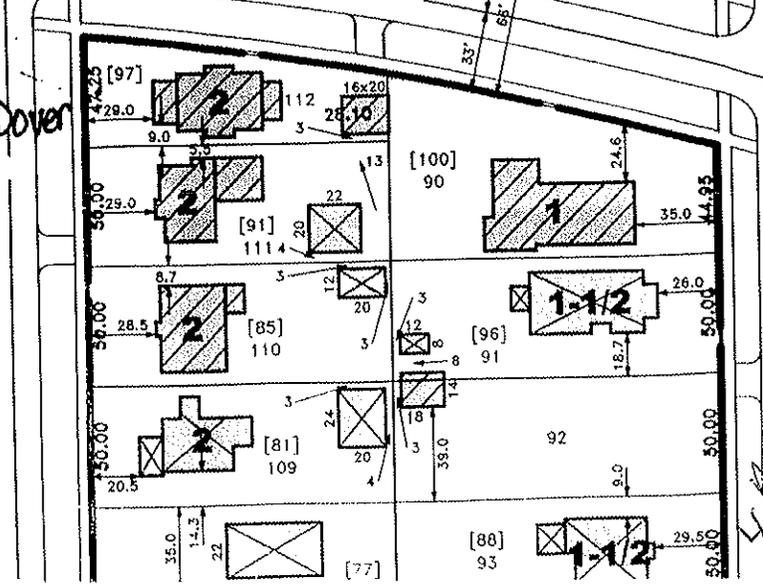
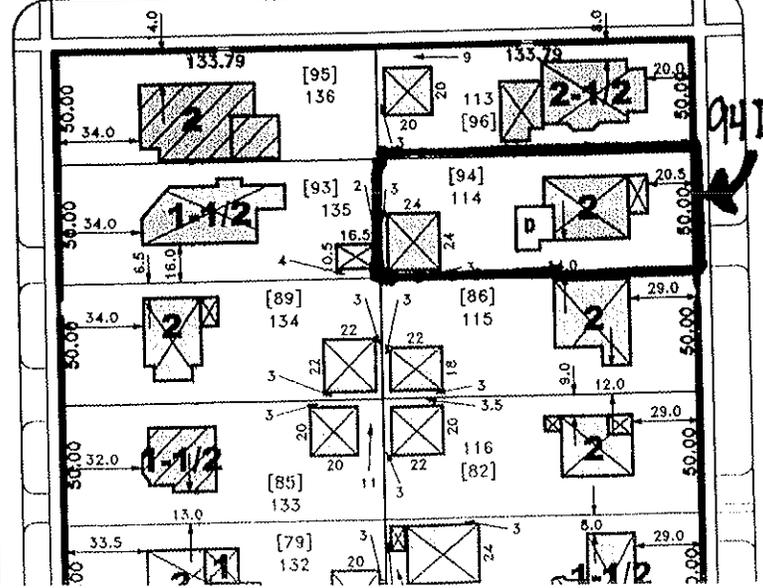
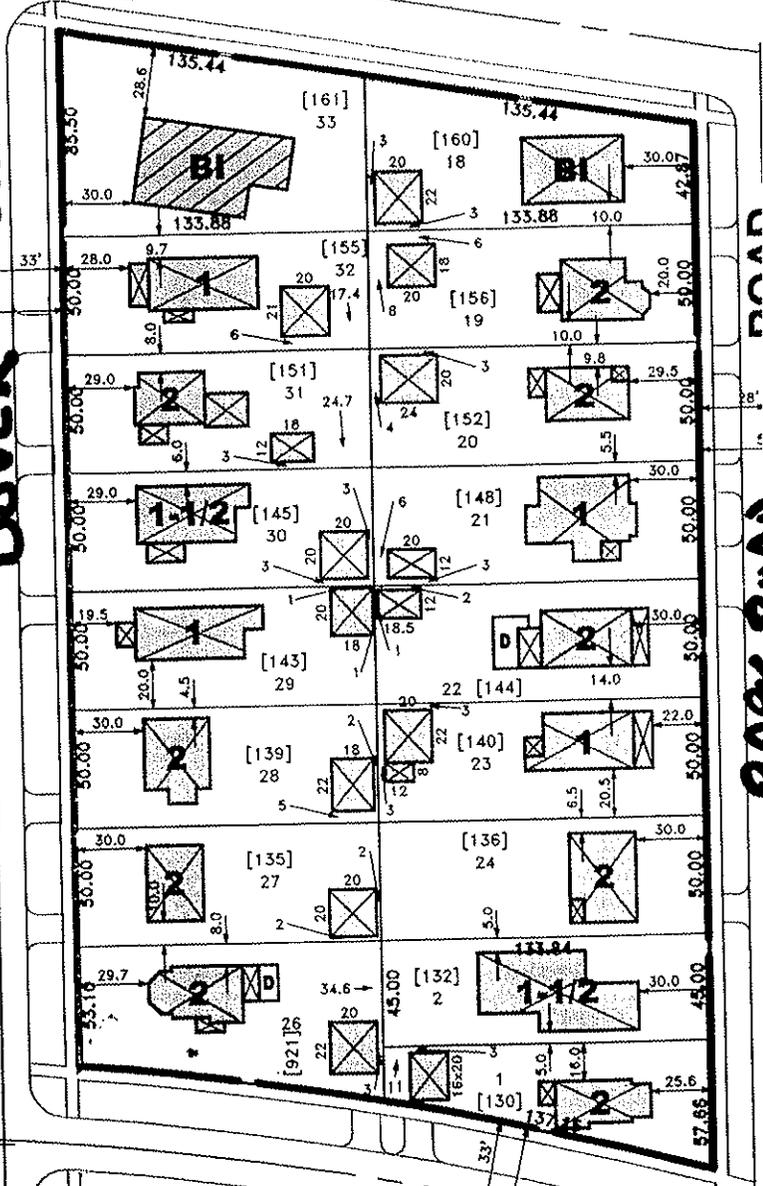
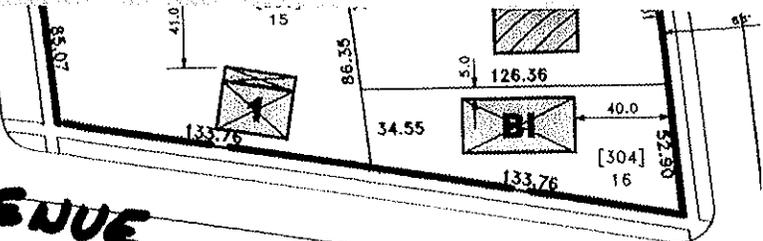
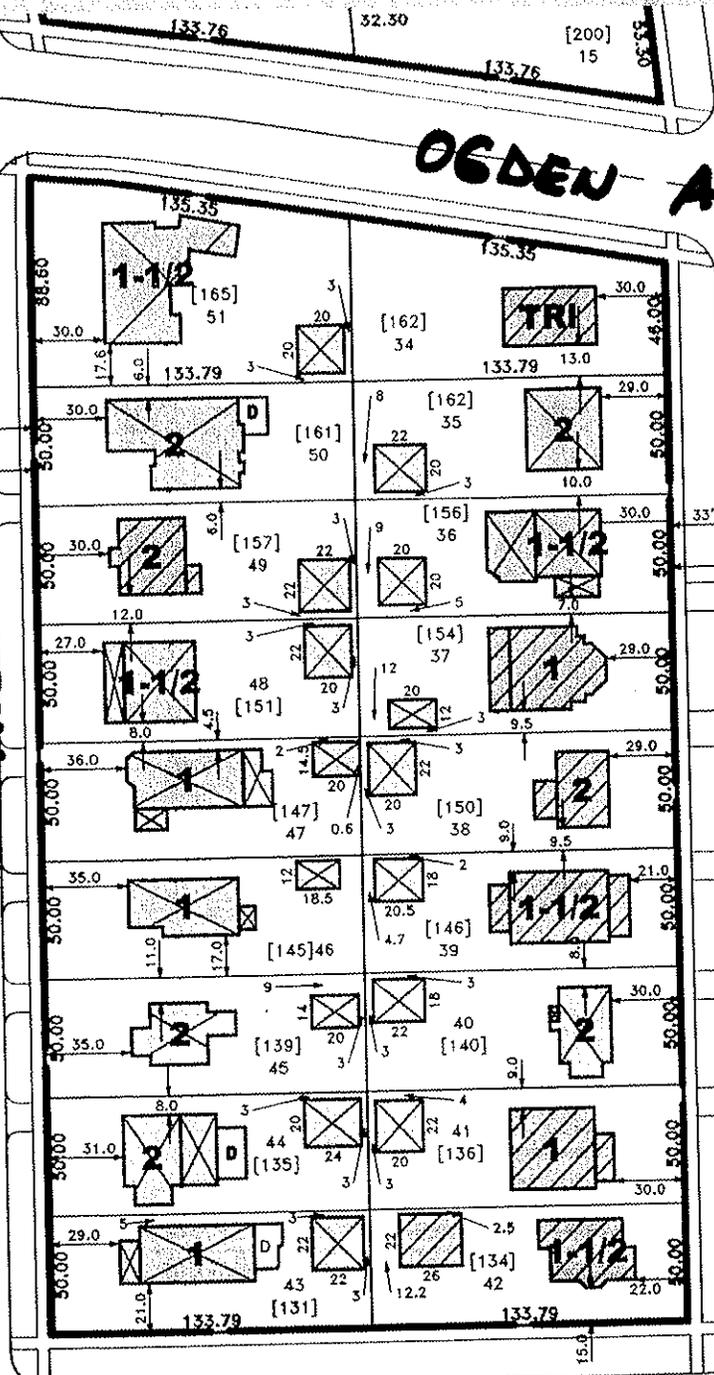
MALDEN AVENUE

OGDEN AVENUE

DAVER STREET

DAVER ROAD

BELL AVENUE



5-17-23

48 -004	37 -013
47 -005	38 -014
46 -006	39 -015
45 -007	40 -016
44 -008	41 -017
43 -009	42 -018
133.79	133.79

BELL AVE

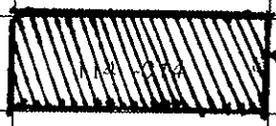
31 -003	"B" 20 -011
30 -004	21 -012
29 -005	22 -013
28 -006	23 -014
27 -007	24 -015
26 -008	2 -020
93.15	133.84
26.7	133.84
	137.15
	57.02

16 -002
15 -003
14 -004
13 -005
12 -006
11 -007
10 -008

136 -001	113 -013
135 -002	114 -014
134 -003	115 -015
133 -004	"B" 116 -016
132 -005	117 -017
131 -006	118 -018
130 -007	119 -019
129 -008	120 -020
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127 -010	122 -022
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125 -012	124 -024
133.79	133.79

41st ST

94 Down



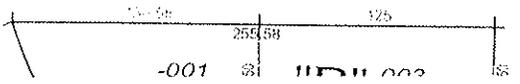
112 -001	90 -012
111 -002	91 -013
110 -003	92 -014
109 -004	93 -015
108 -024	"B" 94 -016
107 -023	95 -017
106 -006	96 -018
105 -007	97 -019
104 -008	98 -020
103 -009	99 -021
102 -010	100 -022
101 -011	100 -022
133.79	133.79

DOVER ST

PARK RD

89 -001
88 -002
87 -003
86 -004
85 -005
84 -006
83 -007
82 -008
81 -009
80 -010

MALDEN ST



4-A.23

APPLICATION FOR ZONING VARIATION

Application # 569
Date Filed: 3-25-08
UARCO # _____

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

(please type or print)

Application is hereby made by MARY ANNE CASEY

Address: 94 DOVER Phone: 708-482-9192

Owner of property located at: 94 DOVER

Permanent Real Estate Index No: 18-05-212-014

Present Zoning Classification: R-4 Present Use: SINGLE FAMILY RESIDENTIAL

Ordinance Provision for Variation from Article # 3-1103 of Zoning Ordinance, to wit: _____

REQUIRED SIDE YARD (NORTH SIDE)

A. Minimum Variation of Zoning requirement necessary to permit the proposed use, construction, or development:

2 FEET

B. The purpose therefor, CONSTRUCT MAIN SIDE ENTRY

C. The specific feature(s) of the proposed use, construction, or development that require a variation: _____

COLUMNS / CEILING / ROOF TO ORIGINAL ARCHITECTURAL DESIGN

4-A-24

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. It should also show any proposed new construction in connection with the variation, including landscaping, fencing, etc.

1. General Standard. The Petitioner must list below **FACTS AND REASONS** substantially supporting each of the following conclusions or the petition for variation cannot be granted. (if necessary, use additional page)

a. State **practical difficulty** or **particular hardship** created for you in carrying out the strict letter of the zoning regulations, to wit: _____

MAIN ENTRY (ROOF/WATER SHED FOR ELDERLY)

b. A reasonable return or use of your property is not possible under the existing regulations, because: _____

NECESSARY FOR MAIN ENTRY

c. Your situation is unique (not applicable to other properties within that zoning district or area) in the following respect(s): _____

DUE TO STYLE OF HOUSE AND ENTRY LOCATION

2. Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

LOT IS STANDARD SIZE HOWEVER ORIGINAL

LAYOUT IS FURTHER NORTH IN RELATION TO LOT LINE

4-A-25

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid

HOUSE BUILT IN 1912 CURRENT OWNER FOR LAST 10 YEARS,
AND HAVE MADE NO CHANGES TO THE STRUCTURE RELATED
TO SIDE YARD

4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

IN KEEPING W/ ORIGINAL DESIGN AND MAIN ENTRY.
W/OUT THIS VARIANCE THE HOUSE WOULD NO LONGER HAVE
A PROTECTED MAIN ENTRY

5. Not Merely Special Privilege. The alleged hardship or difficulty is not merely inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

HOUSES OF THIS ARCHITETURAL STYLE (FOUR SQUARE)
TYPICALLY HAVE COVERED SIDE MAIN ENTRY'S

6. Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

THE PURPOSE OF THIS CODE PROVISION IS TO MAINTAIN
SEPERATION BETWEEN HOUSES. HOUSE TO NORTH IS
SET BACK FURTHER THAN 5'0" SET

4-A.26

7. Essential Character of the Area. The variation would not result in a use or development on the subject property that:

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- (c) Would substantially increase congestion in the public streets due to traffic or parking; or
- (d) Would unduly increase the danger of flood or fire; or
- (e) Would unduly tax public utilities and facilities in the area; or
- (f) Would endanger the public health or safety.

BRINGING HOUSE BACK TO ORIGINAL GRANDEUR

8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

~~E~~ ONLY REMEDY IS UN-COVERED ENTRY

HOWEVER 1. THIS WOULD STILL ENCROACH

2. WOULD NOT PROTECT FROM ELEMENTS (SAFETY)

3. THE FACT OF KEEPING WITH THE ARCHITECTURE

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 of Five Hundred Dollars (\$500.00).

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 cost);
- (c) Court Reporter (direct cost);

4-A-27

- (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).

Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

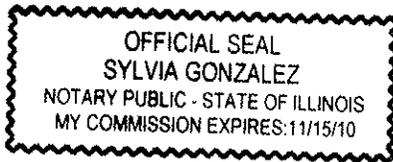
I, the undersigned, do hereby certify that I am the owner, or contract purchaser (**Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.**) and do hereby certify that the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

Mary Anne Casey
 (Signature of Owner or Contract Purchaser) (Address)

 (City) (State) (Zip Code)

Subscribed and sworn to before me this 25th day of March, 2008.

Sylvia Gonzalez
 (Notary Public) (Seal)



4-A-28

Enclosures: _____

(FOR VILLAGE USE ONLY)

1. Filed with Office of the Community Development Director: 3-25, 20 08.
2. Transmitted to Zoning Board of Appeals at their meeting held:
4-17-08
3. Continuation (if any): _____
4. Notice of hearing published in: Sub life on: 3/29/08
5. Findings and Recommendation of Zoning Board of Appeals referred to Village Board at Meeting of:

6. Final Action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held: _____
7. Payment of expenses satisfied: _____

Conditions Imposed:

4-A-29

DOVER AVE.

BITUMINOUS ROADWAY

(66' R/W)

CONCRETE CURB & GUTTER

CONCRETE WALK

(50.00')

IRON PIPE

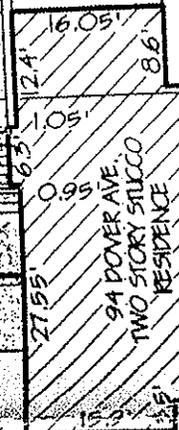
IRON PIPE

CONCRETE DRIVEWAY IS 2.2' NORTH

30' BUILDING LINE

3.0'

Meas. - 134.10'
(133.79')



(133.79')
Meas. - 134.06'

NORTH FACE OF WOOD FENCE IS 0.45'

CHAIN LINK FENCE IS 0.5' NORTH

LOT 114

WOOD DECK & STAIRS

CONCRETE

CHAIN LINK FENCE

WOOD FENCE

CHAIN LINK FENCE IS 1.15' NORTH & 2.4' EAST

WOOD FENCE

3.35'

3.35'

NORTH & WEST FACE OF WOOD FENCE ARE 0.15' SOUTH & 0.1' EAST

NORTH & EAST FACE OF WOOD FENCE ARE 0.1' SOUTH & 0.55' WEST

IRON PIPE

(50.00')

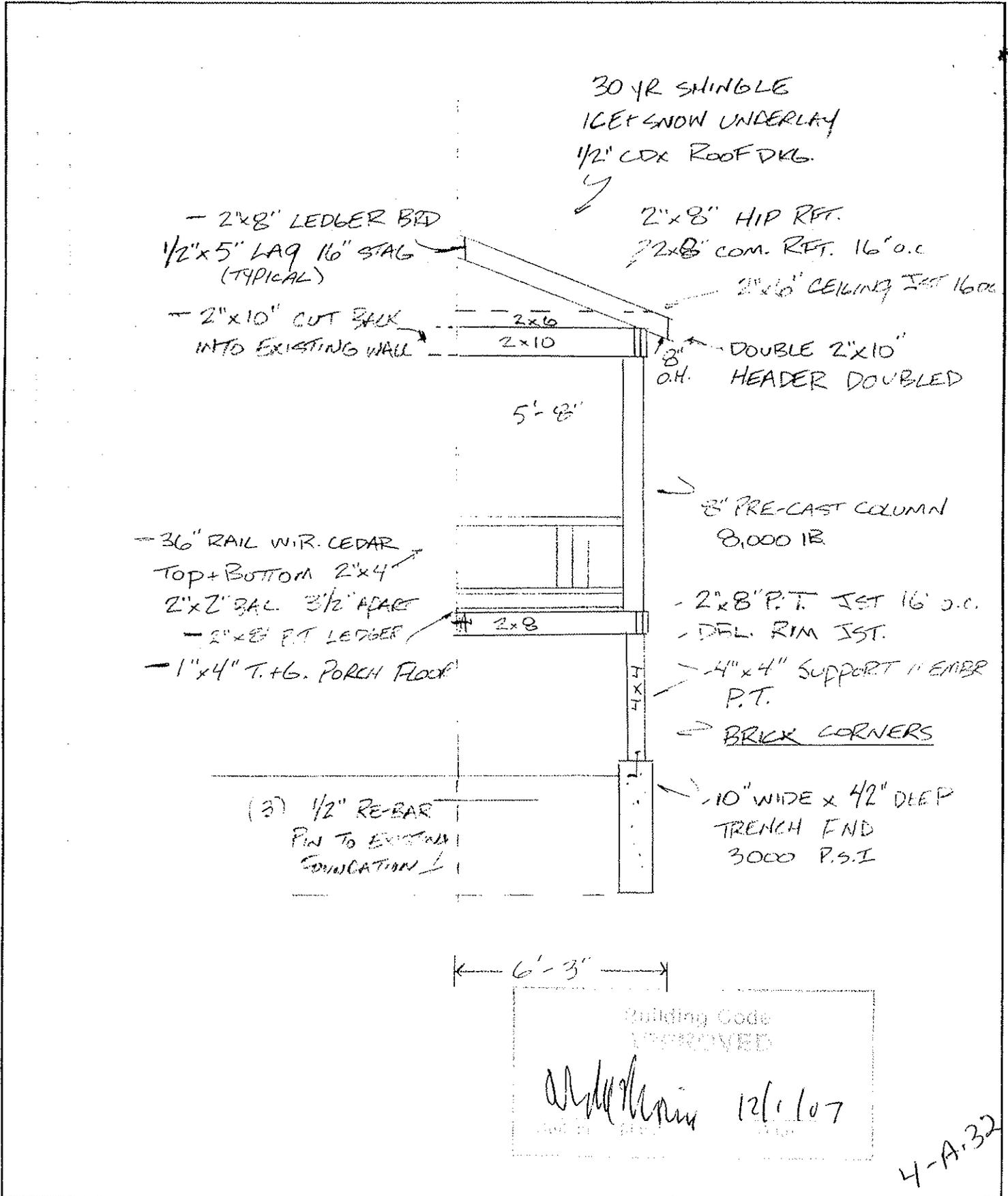
IRON PIPE

CHAIN LINK FENCE IS 0.25' NORTH & 0.25'

CHAIN LINK FENCE IS 0.25' EAST

EAST FACE OF WOOD FENCE IS 0.4' WEST

4-A.30



30 YR SHINGLE
 ICE/SNOW UNDERLAY
 1/2" CDX ROOF DKG.

- 2"x8" LEDGER BRD
 1/2"x5" LAQ 16" STAG
 (TYPICAL)

- 2"x10" CUT JOIST
 INTO EXISTING WALL

2x6
 2x10

5'-8"

2"x8" HIP RFT.
 2"x8" COM. RFT. 16" o.c.

2"x6" CEILING JOIST 16 o.c.

DOUBLE 2"x10"
 O.H. HEADER DOUBLED

8" PRE-CAST COLUMN
 8,000 LB

- 36" RAIL W/ R. CEDAR
 TOP + BOTTOM 2"x4"
 2"x2" BAL. 3 1/2" APART
 - 2"x8" P.T. LEDGER

2x8

- 2"x8" P.T. JOIST 16" o.c.
 - DEF. RIM JOIST

- 1"x4" T.G. PORCH FLOOR

- 4"x4" SUPPORT MEMBER
 P.T.

BRICK CORNERS

(3) 1/2" RE-BAR
 PIN TO EXISTING
 FOUNDATION

10" WIDE x 42" DEEP
 TRENCH END
 3000 P.S.I

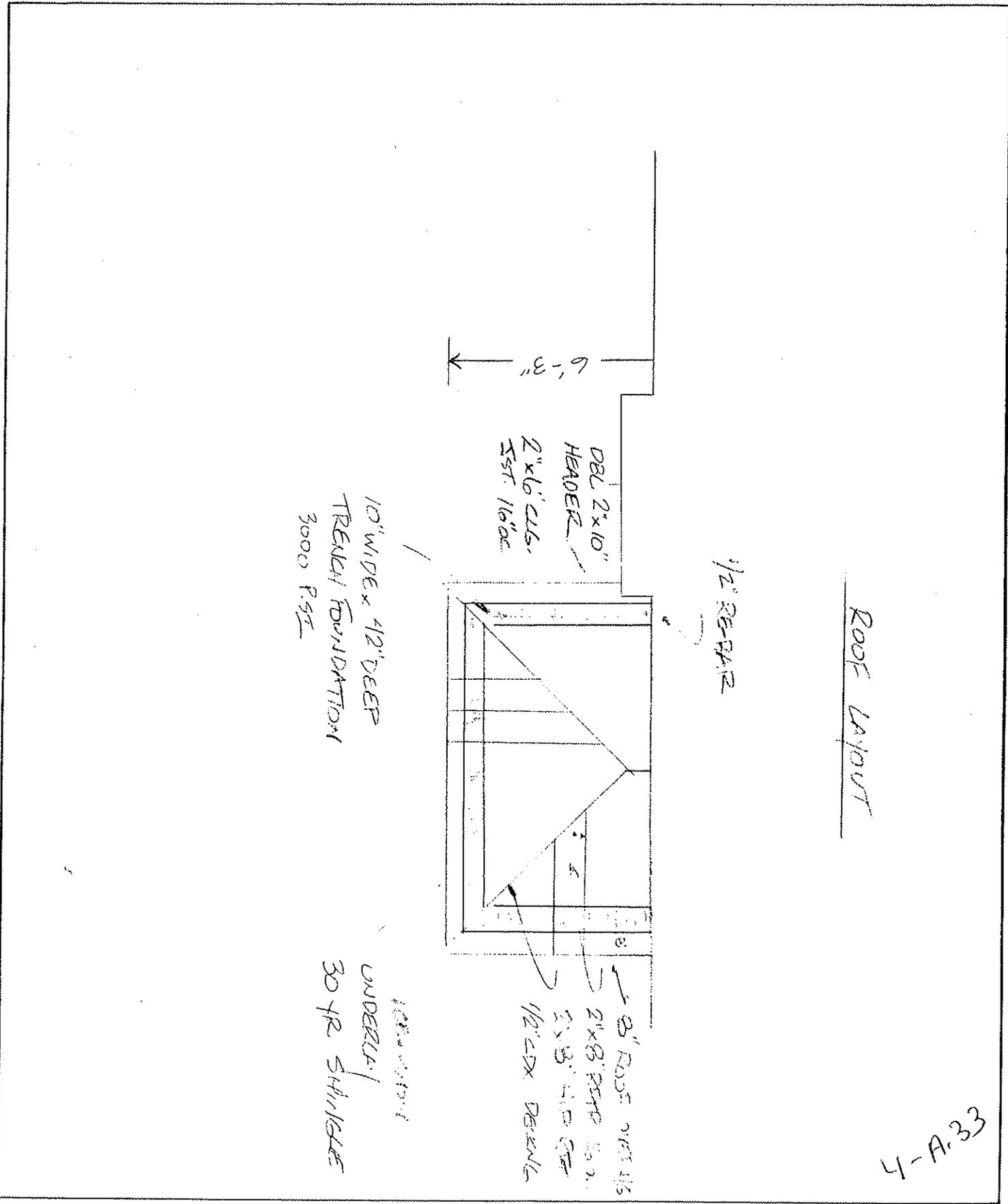
6'-3"

Building Code
 APPROVED
 [Signature] 12/1/07

4-A-32

KANDY NICHOLSON
CUSTOM DECK DESIGN
 Builders of Quality Decks, Porches & Gazebos
 10660 71st Street
 COUNTRYSIDE, ILLINOIS 60525
 (312) 482-DECK

JOB MARY ANN CASEY
 SHEET NO 94 N. DOVER OF LG
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE 11/12/07
 SCALE 1/4" = 1'-0"



ROOF LAYOUT

1/2" RAFTER

DBL 2"x10"
 HEADER
 2"x6" CLS.
 EST 11/02

10" WIDE x 12" DEEP
 TRENCH FOUNDATION
 3000 PSI

UNDERLAY
 30 YR SHINGLES

2" ROOF OVER LGS
 2"x8" RAFTERS
 2"x8" JOIST
 1/2" OSB DECKING

4-A.33

VILLAGE OF LA GRANGE
Finance Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager
Lou Cipparrone, Finance Director

DATE: May 5, 2008

RE: **ORDINANCE – PARTIAL ABATEMENT OF 2007 TAX LEVY /
SPECIAL SERVICE AREA NO. 7: CENTRAL BUSINESS
DISTRICT MAINTENANCE**

In March 2004, the Village Board adopted Ordinance O-04-09 establishing Special Service Area (SSA) No. 7 to help defray the cost of maintaining the Central Business District (CBD). As part of the 2007 property tax levy filed with Cook County in December 2007 the Village included the annual SSA tax levy, in the amount of \$54,741. By ordinance, the SSA levy is to be adjusted annually by the Consumer Price Index utilized as part of the Property Tax Limitation Act. Therefore, the 2007 Special Service Area levy of \$54,741 reflects an increase of 2.5 percent over last years levy of \$53,406.

The boundaries of SSA No. 7 are substantially the same as the boundaries of the TIF District with the following exceptions: 1) free standing single-family and multi-family residential properties within the TIF District were excluded from the SSA and 2) several commercial properties outside the TIF District on Hillgrove and Burlington Avenues, east of Kensington, were included in the SSA because they also benefit from CBD streetscape amenities which must be maintained.

Because the TIF District and the SSA coincide, a unique situation is created when the County extends the SSA tax levy. In order to determine the tax rate for the SSA, the County will divide the tax levy of \$54,741 by the sum of the TIF **base** EAV of SSA properties within the TIF District and the current EAV of SSA properties outside the TIF District. Once the rate has been determined, the County extends the rate to the **current** EAV of all properties within the SSA which results in an SSA levy of \$163,217, which significantly exceeds the original intended levy (See Exhibit A-1). The rationale that the County uses to make this calculation is based on the fact that the SSA is treated by the County as any other taxing district with respect to the TIF District and therefore only the total of the TIF base EAV and the non-TIF current EAV is used to calculate the SSA tax rate.

4-B

In order to prevent the excessive SSA levy the Village must annually abate a portion of the levy, until such time the TIF District expires. The abatement amount is determined by dividing the original SSA levy amount by the total current SSA EAV, which results in a revised SSA tax rate. The revised tax rate is then multiplied by the total of the TIF base EAV and non-TIF SSA EAV, which results in a revised tax levy for the SSA. The revised SSA tax levy is then subtracted from the original SSA tax levy, with the difference being the required abatement amount of \$36,382 (See Exhibit A-2). The abatement is based upon 2006 EAV, which is the latest available information from Cook County. When the abatement is included in the County's calculation, the end result is the intended levy amount of \$54,741 (See Exhibit A-3)

Please note TIF properties and non-TIF properties within the SSA will pay their respective pro-rata share of the levy because the SSA tax rate is applicable to the total EAV (versus the base EAV) of all properties within the SSA. However, due to the method of calculation by the County which utilizes the base EAV of TIF properties within the SSA to determine the tax rate, the Village will continue to provide for future abatements in order to not over-levy for the SSA. The deadline for filing a tax levy abatement with the County is June 1st.

In addition, the tax extension relating to the TIF Incremental EAV will be deposited into the TIF Fund as provided under the TIF Act. These funds will then need to be transferred to the General Fund in order to be properly accounted for as SSA property tax revenues.

About one and one-half years ago, we determined that certain residential properties within the CBD had been included in the SSA and certain commercial properties within the CBD had been omitted from the SSA. The Village filed an amending ordinance in July, 2007 to correctly identify property identification numbers to be included in the SSA. The abatement calculation presented as part of this report reflects the corrected list of properties to be included within the SSA. Once we have confirmed that Cook County has properly extended the 2007 tax levy across the revised boundaries of the SSA, we will rebate the affected residential property owners.

Attached for your review is an ordinance abating \$36,382 of the 2007 Special Service Area No.7 tax levy. We recommend that the ordinance be approved

4-B.1

A-1) SSA Levy Amount with No Abatement

County will use 1985 base year EAV for those properties within the TIF District to calculate an SSA rate and then apply the rate to the current TIF EAV properties and SSA properties outside of TIF, which results in an SSA levy which significantly exceeds the original intended levy of \$54,741.

		<u>54,741</u>	=	<u>54,741</u>	=	0.4513
		(8,489,512 + 3,640,845) / 100		121,304		
1985 TIF Base EAV less residential + non-TIF EAV within SSA						
1985 TIF BASE EAV of properties in SSA	8,489,512	x	0.4513	38,311		
2006 EAV of SSA properties outside of TIF	<u>3,640,845</u>	x	0.4513	16,430		
TIF Base EAV + SS,	0			12,130,357		
2006 TIF EAV Increment	<u>24,037,737</u>	x	0.4513	<u>108,476</u>		
Total SSA EAV	36,168,094					
				163,217 Total SSA levied		

A-2) Abatement Calculation

In order to prevent the excessive SSA levy, the Village must abate a portion of the levy based on estimated EAV information from Cook County as follows:

Original SSA Levy	54,741
times: Total Taxable EAV	<u>36,168,094</u>
Revised SSA tax rate	0.1514
TIF Base EAV + SSA EAV outside of TIF	12,130,357
times: Revised Tax Rate	<u>0.1514</u>
Revised Tax levy	18,360
less: Original SSA levy	<u>54,741</u>
Required Abatement	<u><u>36,382</u></u>

A-3) SSA Levy Amount with Abatement

		<u>54,741</u>	-	<u>36,382</u>	=	<u>18,360</u>	=	0.1514
		(8,489,512 + 3,640,845) / 100				121,304		
1985 TIF Base EAV less residential + non-TIF EAV within SSA								
1985 TIF BASE EAV of properties in SSA	8,489,512	x	0.1514	12,849				
2006 EAV of SSA properties outside of TIF	<u>3,640,845</u>	x	0.1514	5,510				
TIF Base EAV + SSA EAV outside of TIF	12,130,357							
2006 TIF EAV Increment*	<u>24,037,737</u>	x	0.1514	<u>36,382</u>				
Total SSA EAV	36,168,094							
				54,741 Total SSA levied				

* The tax extension relating to the TIF Incremental EAV (\$36,382) will be deposited into the TIF Fund as provided under the TIF Act. These funds will then be transferred to the General Fund to be correctly accounted for as SSA property taxes.

4-B.2

VILLAGE OF LA GRANGE

ORDINANCE NO. O-08-____

AN ORDINANCE ABATING A PORTION
OF THE SPECIAL SERVICE AREA NO. 7 TAX LEVY

WHEREAS, the Village of La Grange in 2004 enacted La Grange Ordinance No. O-04-09 (the "SSA Ordinance") creating Special Service Area No. 7 ("SSA No. 7"); and

WHEREAS, SSA No. 7 was created to finance certain special services in the Village's central business district as set forth in the SSA Ordinance (the "Special Services") directly serving the territory within the boundaries of SSA No. 7 (the "SSA Property"); and

WHEREAS, the Village, pursuant to the authority vested in it by 35 ILCS 200/27-75 and by the SSA Ordinance, has levied a property tax on the SSA Property in the initial levy amount of approximately \$50,000, indexed thereafter by the CPI to fund the provision of the Special Services (the "SSA Tax Levy"); and

WHEREAS, a substantial portion of, but not all of, the SSA Property is located within the Village's downtown TIF District; and

WHEREAS, as a result of the manner in which Cook County calculates the tax rate for the SSA Tax Levy (by using the TIF base equalized assessed valuation ("EAV") for SSA Property within the TIF District and the current EAV for SSA Property outside the TIF District and then applying that rate to the current EAV for all SSA Property) has resulted in the SSA Tax Levy exceeding the originally intended levy; and

WHEREAS, the Village desires to prevent such an excessive SSA Tax Levy by abating a portion of the Levy in an amount calculated as provided in this Ordinance; and

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 incorporated into this Ordinance as findings of the President and the Board of Trustees.

4-B.3

Ordinance Abating a Portion of SSA 7 Tax Levy

Section 2. Partial Abatement of SSA Tax Levy. The President and Board of Trustees hereby authorize and direct an abatement of a portion of the SSA Tax Levy authorized by the SSA Ordinance for the tax levy year 2007 in the amount of \$36,382 as provided in Exhibit A attached to this Ordinance and by this reference incorporated into this Ordinance.

Section 3. Filing with County Clerk. The Village Clerk is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Cook County prior to June 1, 2008, and in accordance with law, so that said SSA Tax Levy may be partially abated as provided in this Ordinance.

Section 4. 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 12th day of May, 2008.

AYES _____

NAYS _____

ABSENT _____

APPROVED this 12th day of May, 2008.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

4-B.4

VILLAGE OF LA GRANGE
Public Works Department

BOARD REPORT

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

FROM: Robert Pilipiszyn, Village Manager
Ken Watkins, Director of Public Works
Andrianna Peterson, Assistant Village Manager

DATE: May 12, 2008.

RE: **AWARD OF CONTRACT – WATER MAIN REPLACEMENT –
BURLINGTON AVENUE FROM LA GRANGE ROAD TO BLUFF
AVENUE AND GILBERT AVENUE FROM ELM AVENUE TO
47TH STREET**

Replacement of aging water main infrastructure is an ongoing and important part of the Village's commitment to provide safe and efficient drinking water to its residents and businesses.

In 2006, the Village was awarded a State Tribal Assistance Grant (STAG). Administered under the direction of the U.S. Environmental Protection Agency, the \$336,800 grant must be used for water system improvements. The grant requires a 45 percent local match for construction.

Two water main segments have been identified as replacement priorities. The first project segment is the replacement of the water main in Burlington Avenue between Bluff Avenue and La Grange Road. This section of main has a history of costly breaks and frequent repairs. A new 12-inch water main will be installed beneath the roadway in Burlington Avenue and proceed south down Bluff Avenue along the west side of the roadway, ending with a connection at Calendar Avenue. The second project segment will be the installation of new, 12-inch water main underneath the sidewalk on Gilbert Avenue between Elm Avenue and 47th Street. By replacing the existing undersized 6-inch water main, the larger main will improve pressure and fire flow in the neighborhood.

The FY07/08 Water Fund budget provides \$631,545.00 for both projects. Proposals were solicited and sealed bids were opened on April 17, 2008. Eight firms submitted bids as detailed below:

4-C

Award of Contract – Water Main Replacement – Burlington Avenue From La Grange
Road to Bluff Avenue and Gilbert Avenue From Elm Avenue to 47th Street
Board Report- May 12, 2008 – Page 2

VENDORS/CITY	BID PRICE
Unique Plumbing/ Brookfield	\$822,241.80
Swallow/ Downers Grove	\$848,000.00
Cerniglia Construction/ Melrose Park	\$895,328.60
A-Lamp Construction/ Schaumburg	\$907,501.02
Archon Construction/ DuPage County	\$960,000.00
Fiordirosa/ Elgin	\$989,516.45
Riccio/ Palos Park	\$998,645.00
Vian/ Elk Grove Village	\$1,087,223.32
Engineer's Estimate of Value	\$631,545.00

As detailed in the attached recommendation for contract award from Village Engineer Tom Heuer, bids came in significantly higher than estimated. The increased expense can be attributed to three factors: 1) the 2006 estimate was not updated to reflect construction trends; 2) the original project scope did not anticipate a complete pavement overlay of the street segment; and 3) substantial increases over the past two years in the cost of fuel, asphalt and steel. While this differential is more than we anticipated in a pre-bid advisory to the Village Board in late March, we do not recommend re-bidding or deferring the work given the unlikely change in economic conditions as it relates to the pricing of materials and the need to replace the deteriorating infrastructure.

The low bid was submitted by Unique Plumbing of Brookfield. We are familiar with Unique Plumbing as they have satisfactorily completed similar water main replacement projects for the Village in the past. We believe they are capable of completing the work according to our specifications.

The Village's portion of the project will be \$485,441.80. The expense will be reduced by \$26,000 in funding received from IDOT for "extraordinary maintenance repairs" on a portion of Burlington Avenue (a State road). These funds will be used to pave the street once the water main project is completed.

Because this project was anticipated to be completed last year, a budget amendment and corresponding resolution is required to transfer the budget balance of \$631,545 from FY 07-08 to FY 08-09 and increase the budget for the project by \$185,696.80 to \$822,241.80. There are adequate reserve funds in the Water Fund to cover the additional expense.

It is our recommendation that the Village Board award the contract to Unique Plumbing of Brookfield, IL for the replacement of water main on Burlington Avenue from La Grange Road to Bluff Avenue and on Gilbert Avenue from Elm Avenue to 47th Street at a total cost of \$822,241.80. We further recommend approval of the attached resolution, amending the FY 08-09 Water Fund Budget in the amount of \$822,241.80 to reflect this expenditure.

4-C.1

HEUER AND ASSOCIATES
 Consulting Engineers

2315 Enterprise Drive - Suite 102
 Westchester, Illinois 60154-5811

PH: 708-492-1000
 FAX: 708-492-0700

May 8, 2008

Ms. Andrianna Peterson
 Assistant Village Manager
 Village of La Grange
 53 South La Grange Road
 La Grange, Illinois 60525

Re: Recommendation for Contract Award
 State and Tribal Assistance Grant (STAG) Assistance Number: XP-00E36901-0
 Gilbert Avenue & Burlington Avenue Water System Improvements

Dear Ms. Peterson:

In accordance with the published Notice to Bidders, the Village of La Grange received sealed bids for the *Gilbert Avenue & Burlington Avenue - Water System Improvements* at 11:00 a.m. on Thursday, April 17, 2008. Of the thirteen plan holders, eight (8) firms submitted bids for this project as summarized in the following table. A detailed bid tabulation has also been attached to provide a specific comparison of cost for each work item.

TABLE 1: SUMMARY OF BID RESULTS			
BIDDER	ADDRESS	BID AMOUNT	Rank
Unique Plumbing Co.	9408 W. 47 th St, Brookfield, IL 60526	\$822,241.80	1
Swallow Construction Corp.	4250 Lacey Rd, Downers Grove, IL 60515	\$848,000.00	2
Cerniglia Company	3421 W. Lake St, Melrose Park, IL 60160	\$895,328.60	3
A Lamp Concrete Contractors	800 W. Irving Park Rd, Schaumburg, IL 60193	\$907,501.02	4
Archon Construction Co.	563 S. Route 83, Addison, IL 60101	\$960,000.00	5
Fiordiroso Construction Co.	956 Bluff City Blvd., Elgin, IL 60120	\$989,516.45	6
Riccio Construction Corp.	P.O. Box 672, Palos Park, IL 60464	\$998,645.00	7
Vian Construction Co.	1041 Martha, Elk Grove Village, IL 60007	\$1,087,223.32	8
Current Village Budget Allocation		\$631,545.00	

4-c.2

All bid proposals were checked for errors and omissions for the values listed, and evaluated to confirm viability of each bidder. All bids were found to be properly prepared. With the exception of the bid from A.Lamp Concrete Contractors, all bids were found to be mathematically correct. The A.Lamp bid error, as corrected for this report, adds about \$1500 to their written quote, but does not alter the relationship to the other bids.

The bids received generally reflect the bidder's perspective of work difficulty, the cost for material and operations, and the ability to meet the project objectives. Critically all of the bids exceeded the anticipated value of the work. The cause for this circumstance can be attributed to three factors.

- First, the budget value is based upon the February 3, 2006 preliminary estimate issued in the early stages of the design process. This \$601,056 preliminary estimate was later augmented by about \$30,489 to account for cost increases that were expected to occur as plans were finalized, arriving at the \$631,545 value used for the construction budget.
- Second, the preliminary cost analysis reflected a more limited project scope than that included in the project as recently bid. The preliminary cost included the installation of water main with only the patching of the trenches constructed along Burlington Avenue. Significantly, as the design evolved, the poor condition of Burlington Avenue became an important matter of discussion. Considering that the pavement surface conditions would be further degraded by the extensive patch planned for the repair of the water main trench, a decision was made to include the resurfacing of Burlington Avenue between La Grange Road and Ogden Avenue as part of the water main project, so that the pavement surface would be fully improved once the water main project was completed. This refinement of the project scope contributed significantly to the estimated value of the project, as well as to the higher bid values received.
- Third, with the budget based upon the preliminary 2006 cost estimate, the value is unfortunately founded upon an outdated pricing environment that has changed dramatically over the past two years. Critically, from a unit cost perspective, the dramatic change in value comes largely as a result of a changing global economy. Conclusively, the bid prices reflect the current instability in the market for construction materials and services that has developed as the price for petroleum and petroleum based products has dramatically increased. The unit values applied to the estimate of construction costs in early 2006 were rapidly made obsolete by an escalation in material costs. Petroleum costs have a direct impact on the pricing for many aspects of construction process, from the manufacture to the installation of many building materials. In the manufacturing

environment, rising fuel prices increase the cost for manufacturing not only the obvious asphalt paving materials, but also iron water main pipe products, a process which employs fuels for mining the raw materials and in forming the pipe material. In the construction environment, the rising fuel prices affect the cost of material transport and the cost of operating the machinery used in its installation. Given the uncertain economic conditions, many material suppliers are presently quoting prices with very limited price guarantee periods. Material availability is also diminishing as suppliers are reducing inventory to reduce carrying costs in the face of economic uncertainty.

It is our perspective that the rising fuel prices have largely caused the demonstrated price increases, that have placed the bid values above the current budget value. Unfortunately this situation is still evolving, as the cost for petroleum continues to increase. As a result we are now in a period of pricing instability, which will challenge the ability to prepare estimates and budgets in advance of the bidding and construction process.

Regardless, given that the bid values represent a pricing structure characteristic of today's economic environment, we recommend that the process for awarding the contract continue so that the prices received can be utilized. Rebidding the project will not result in a lower bid price; on the contrary a higher price will most certainly be received. Consequently, we recommend consideration of the bid proposals received, and suggest consideration of the low bid offered by Unique Plumbing Company to minimize local expense.

Shown in the following Table 2, are the computed local matching fund requirements associated with each bid. Also shown are the \$336,800 Federal grant allocation, the \$26,206 IDOT special roadway maintenance allocation, and the \$631,545 local budget allocation.

TABLE 2: ANALYSIS OF PROJECT FUNDING			
Item Description	Bid / Fund Values	Local Match to Federal Grant	Percent of Total
Federal Grant Allocation	\$336,800.00		
IDOT Special Roadway Maintenance Allocation	\$26,206.00		
Current Village Water Fund Budget Allocation	\$631,545.00		
As-Bid - Unique Plumbing Co.	\$822,241.80	\$485,441.80	59.0%
As-Bid - Swallow Construction Corp.	\$848,000.00	\$511,200.00	60.3%
As-Bid - Cerniglia Company	\$895,328.60	\$558,528.60	62.4%
As-Bid - A.Lamp Concrete Contractors	\$907,501.02	\$570,701.02	62.9%
As-Bid - Archon Construction Co.	\$960,000.00	\$623,200.00	64.9%

4-c.4

Recommendation for Contract Award
 Gilbert Avenue & Burlington Avenue Water System Improvements
 May 8, 2008
 Page 4 of 5

Item Description	Bid / Fund Values	Local Match to Federal Grant	Percent of Total
As-Bid - Fiordirosa Construction Co.	\$989,516.45	\$652,716.45	66.0%
As-Bid - Riccio Construction Corp.	\$998,645.00	\$661,845.00	66.3%
As-Bid - Vian Construction Co.	\$1,087,223.32	\$750,423.32	69.0%

The funding analysis presented in Table 2 reveals that with a low bid of \$822,241.80, and Federal grant participation totaling \$336,800, the local share will total \$485,441.80. This value represents 59% of the total project cost, and thereby satisfies the grant requirements for local participation. The local match for the project will be comprised of the IDOT special roadway maintenance allocation and the budgeted allocation from the Water Fund.

By convention, the award of public construction contracts is made based upon the selection of a *Low, Responsive, and Responsible Bidder*. Unique Plumbing Company is clearly the low bidder in this instance, having submitted a proposal that stipulates the lowest bid price. They also have demonstrated responsiveness by properly preparing and submitting the bid and bond documents in accordance with the bidding requirements. They are known to have the capability to bond, insure, manage, staff, and construct the project as specified in the contract documents within the time frame stipulated, and can be considered to be responsible on this account.

Therefore, given the forgoing, it is our recommendation that this project be awarded to the *Unique Plumbing Company* in the bid amount of \$822,241.80. We also recommend that the insurance documentation submitted by the contractor be reviewed by the Village Attorney to ensure that the Village is adequately protected. We will work with the Village Attorney and make any adjustments to the Contract Documents necessary to secure the objectives meeting the Village requirements. As determined to be required an addendum will be issued to the contractor to incorporate the contract changes specified by the Village Attorney.

In accordance with past practice, we have returned all submitted bid proposal and bond documents for your records, and have provided the attached copies of the *Notice of Award* for execution upon Board approval. We will circulate the *Agreement* and *Bond* forms for signature by the Contractor after the award is made. As is common procedure, the *Notice to Proceed* is to be issued once the endorsed copies of the agreements, bonds, and insurance certificates have been received from the Contractor and endorsed by the Village.

4-C.5

Recommendation for Contract Award
Gilbert Avenue & Burlington Avenue Water System Improvements
May 8, 2008
Page 5 of 5

We hope that this recommendation meets with your approval. If you should have any questions, please feel free to call.

Very truly yours,

HEUER AND ASSOCIATES

A large, stylized handwritten signature in black ink, starting with a large loop and ending with a long horizontal stroke.

Thomas A. Heuer, P.E.
Principal Engineer

cc: - Mr. Ken Watkins, Director of Public Works
- Mr. Mark Burkland, Village Attorney

VILLAGE OF LA GRANGE

RESOLUTION R-08-_____

BUDGET AMENDMENT – WATER MAIN REPLACEMENT – BURLINGTON AVENUE FROM LA GRANGE ROAD TO BLUFF AVENUE AND GILBERT AVENUE FROM ELM AVENUE TO 47th STREET

BE IT RESOLVED that the President and Board of Trustees of the Village of La Grange adopt the 2008-09 Operating and Capital Improvements Budget Amendment as set forth in the document as attached hereto and made a part here of.

Adopted this ____ day of _____, 2008, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

Approved by me this ____ day of _____, 2008

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

4-c.7

BUDGET AMENDMENT/TRANSFER REQUEST FORM
FY 2008-09

Pursuant to Village policy, an amendment to the annual budget that alters the total expenditures of any fund and/or is in excess of \$10,000 may be approved by a two-thirds vote of the Village Board. No amendment of the budget shall be made increasing the budget in the event revenues or reserve funds are not available to effectuate the purpose of the revision.

Transfer Funds From:

<u>50-00-00-4000</u>	<u>Water Fund - Reserve</u>	<u>\$822,241.80</u>
Account Number	Fund / Description	Amount
<u> </u>	<u> </u>	<u> </u>
Account Number	Fund / Description	Amount
<u> </u>	<u> </u>	<u> </u>
Account Number	Fund / Description	Amount

Transfer Funds To:

<u>50-00-66-6691</u>	<u>Water Mains</u>	<u>\$822,241.80</u>
Account Number	Fund / Description	Amount
<u> </u>	<u> </u>	<u> </u>
Account Number	Fund / Description	Amount
<u> </u>	<u> </u>	<u> </u>
Account Number	Fund / Description	Amount

Purpose:

Budget amendment to reflect expenditures carried forward from FY 2007-08 and to account for increased cost of the water main project due to increases in the cost of fuel, asphalt and steel.

Recommended


 Village Manager

05-08-08
 Date

Village Board

Approved: _____
 Date

Recorded By

Finance Dept. _____
 Date

4-0.8

VILLAGE OF LA GRANGE
Public Works Department

BOARD REPORT

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

FROM: Robert Pilipiszyn, Village Manager
Ken Watkins, Director of Public Works
Andrianna Peterson, Assistant Village Manager

DATE: May12, 2008

RE: **AWARD OF CONTRACT – PAINTING OF RAILROAD
TRESTLE**

The Fiscal Year 2008-09 Capital Projects Fund budget provides \$42,000 for the painting of the Burlington Northern Santa Fe Railroad (BNSF) trestle over Ogden Avenue. Graffiti removal efforts and deferred maintenance have made for an unsightly appearance which distracts from our streetscape beautification efforts in the Central Business District.

The Village has a century-old, and then some, working relationship with the BNSF railroad. Because the way La Grange developed along the railroad (especially prior to the automobile), the Village has had to subsequently construct many public improvements and amenities within the railroad right-of-way – parking for shoppers and commuters, sidewalks, decorative lighting, decorative fencing, decorative retaining walls, landscaping, planting of trees, creation of green space and so on. The Village has also invested in and maintained railroad infrastructure in the form of rehabilitation work to the La Grange Road train station and very soon the Stone Avenue train station. The painting of the Ogden Avenue trestle is but another activity in this long list of public improvements within the railroad corridor. Upon completion of this work, we hope to eventually affix an overhead gateway treatment or wayfinding signage to the trestle.

Firms identified as being capable of performing the work were asked to submit a bid for painting the surface of the structure. Because the trestle is owned by BNSF, the contractor must secure proper insurance and permits with the railroad. All work must also be performed in accordance with the Illinois Department of Transportation's specifications for cleaning and painting existing steel structures. The contractor must also obtain a license from the Environmental Protection Agency. The following table reflects quotes received for this project in September of 2007. The two lowest vendors agreed to hold their prices until Spring of 2008.

4-D

Award of Contract – Burlington Northern Santa Fe Trestle Painting
Board Report – May 12, 2008 – Page 2

VENDOR/LOCATION	BIDS
Crown Painting/Mokena, IL	\$42,100
Tecorp/Joliet, IL	\$43,000
Reliant/Lawrenceburg, IN	\$48,725
AM Coat/Homer Glen, IL	\$84,325
Venus Painting/Valparaiso, IN	\$173,000

The low bid was submitted by Crown Painting in the amount of \$42,100. We have used Crown Painting in the past and checked their references, particularly related to railroad work and found them to be very good. Although the original specifications did not require the contractor to provide traffic control devices, it was ultimately decided that it would be more efficient for the contractor to manage barricades and other traffic control devices as needed during the work. Therefore, Crown Painting did provide a quote of \$2,700 to cover the cost of renting the devices, the additional expense will exceed the budget estimate by \$2,800.

We recommend that the Village Board waive the competitive bidding process and authorize staff to enter into a contract for the painting of the BNSF Railroad trestle at a total cost of \$44,800.

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4-10-1

VILLAGE OF LA GRANGE
Department of Public Works

BOARD REPORT

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

FROM: Ken Watkins, Director of Public Works
Mike Bojovic, Assistant Director of Public Works
Larry Lezon, Head Mechanic

DATE: May 12, 2008

RE: **PURCHASE - PUBLIC WORKS DEPARTMENT /
REPLACEMENT VEHICLES**

The FY 2008-09 Village budget provides for the replacement of two light duty vehicles for the Department of Public Works. The first is a 1989 one-ton GMC pick-up truck (#9). This vehicle is used for utility locating and streetlight maintenance. The second is a 1998 Dodge pick-up truck (#77). The vehicle is used primarily for plowing Village owned parking lots and alleys. It is no longer cost-effective to maintain these vehicles as they both require expensive body repairs and mechanical repairs. In addition, they are not fuel efficient.

Because the State vehicle purchase did not include the exact vehicles we wanted, competitive quotes were solicited from area dealers capable of providing vehicles meeting our specifications. For the first replacement vehicle, we have specified a 2008 Ranger 4 x 4 because it is a versatile vehicle which can be used for utility locates as well as in the Central Business District for ancillary winter operations. For the second replacement vehicle, we have specified a 2008 F250 4 x 4 because it has a heavier suspension to support snow removal activities. Each dealer was also asked to provide a trade-in allowance for each vehicle.

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

	2008 Ranger 4X4	2008 F250 4X4
Terry's Ford	\$16,161	\$19,446
Trade-in	\$1,000	\$3,000
Final price	<u>\$15,161</u>	<u>\$16,446</u>

4-E

	2008 Ranger 4X4	2008 F250 4X4
Freeway Ford	\$15,770	\$22,562
Trade-in	\$650	\$3,600
Final price	\$15,120	\$19,062
Anderson Ford	\$15,873	\$19,656
Trade-in	\$150	\$2,800
Final price	\$15,723	\$16,856
Rod Baker Ford	\$15,396	\$21,378
Trade-in	\$450	\$2,200
Final price	\$14,946	\$19,178
FY 2008-09 BUDGET		
Equipment Replacement Fund		\$45,000
Water Fund		\$10,000
TOTAL		\$55,000

The cut-off date for Ford 2008 purchases is May 19, 2008, therefore we recommend ordering the vehicles before prices increase for 2009. Ford is unable to provide us with a projected delivery date at this time.

Additionally, both vehicles will require new snow plows, weather guards, lights and radios. The 2008 F250 will also require a salt tailgate spreader. It is recommended that the additional equipment be purchased directly by the Village (instead of through the dealer) because it is more economical.

The additional equipment will increase the total cost of each vehicle as follows:

	2008 RANGER 4X4	2008 F250 4X4
VEHICLE PRICE	\$14,946	\$16,446
PLOW	\$3,233	\$3,906
LIGHTS/RADIO/SPREADER	\$1,105	\$2,114
TOTAL COST	\$19,284	\$22,466

We recommend that the Village Board waive the competitive bidding process and accept the quote submitted by Rod Baker Ford for a 2008 Ranger (to replace Truck #9) in the amount of \$15,396, less a trade-in of \$450, for a total vehicle cost of \$14,946. Further we recommend approval of \$4,338 in equipment bringing the total cost of the outfitted vehicle to \$19,284.

We also recommend that the Village Board waive the competitive bidding process and accept the quote submitted by Terry's Ford for a 2008 F250 (to replace Truck #77) in the amount of \$19,446, less a trade-in of \$3,000, for a total vehicle cost of \$16,446. Further we recommend approval of \$6,020 in equipment bringing the total cost of the outfitted vehicle to \$22,466.

4-E.1

VILLAGE OF LA GRANGE
Public Works Department

BOARD REPORT

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

FROM: Robert Pilipiszyn, Village Manager
Ken Watkins, Director of Public Works

DATE: May 12, 2008

RE: **AWARD OF CONTRACT-50/50 SIDEWALK REPLACEMENT PROGRAM**

The FY 2008-09 Capital Projects Fund budget reflects \$50,000 for the replacement of concrete sidewalk. Of this amount, \$10,000 is earmarked towards the replacement of damaged or hazardous sidewalk squares in the Central Business District. Residents wishing to replace cracked, broken or potentially hazardous sidewalk may elect to participate in the program on a 50/50 cost sharing basis.

The table below reflects the unit price per square foot (SF) of sidewalk and per linear foot (LF) of curb and gutter received. Please note that about four-fifths of the contract value is in sidewalk replacement.

VENDOR	TWO-YEAR CONTRACT 08-09
Schroeder/Schroeder, Skokie	08-Sidewalk \$4.65 SF, Curb-\$15.00 LF 09-Sidewalk \$4.95 SF, Curb-\$16.00 LF
Kings Point, Bensenville	08-Sidewalk \$5.00 SF, Curb-\$18.00 LF 09-Sidewalk \$5.25 SF, Curb-\$20.00 LF
A&R Cement, Roselle	08-Sidewalk \$5.15 SF, Curb-\$18.00 LF 09-Sidewalk \$5.25 SF, Curb-\$20.00 LF
Globe Construction, Addison	08-Sidewalk \$4.75 SF, Curb-\$18.00 LF 09-Sidewalk \$5.25 SF, Curb-\$19.75 LF
Leon Construction, Cicero	08-Sidewalk \$6.25 SF, Curb-\$25.25 LF 09-Sidewalk \$6.85 SF, Curb-\$27.75 LF
Fuerer System Inc., Plainfield	08-Sidewalk \$6.30 SF, Curb-\$28.00 LF 09-Sidewalk \$6.50 SF, Curb-\$30.00 LF
A-Lamp, Schaumburg	08-Sidewalk \$7.00 SF, Curb-\$25.00 LF 09-Sidewalk \$8.00 SF, Curb-\$28.00 LF
D'Land, Bensenville	08-Sidewalk \$10.00 SF, Curb-\$50.00 LF 09-Sidewalk \$15.50 SF, Curb-\$65.00 LF
Capital Projects Fund/ Sidewalk Program Budget	\$50,000

4-F

The low bid was submitted by Schroeder & Schroeder of Skokie. We are familiar with Schroeder & Schroeder as they have completed our Sidewalk Program numerous times over the past 20 years. They were also the vendor that performed the work for the 2007 sidewalk program. We have been satisfied with the quality of their work and feel they are more than capable of completing the work according to our specifications.

It is our recommendation that the Village Board award a two-year contract to Schroeder & Schroeder to conduct the 50/50 Sidewalk Program at a unit cost of \$4.65 per square foot for sidewalk removal and replacement in 2008; \$4.95 per square foot for sidewalk removal and replacement in 2009; \$15 per linear foot for curb/gutter removal and replacement in 2008; and \$16 per linear foot for curb/gutter removal and replacement in 2009. The total contract is not to exceed \$100,000 with an additional not to exceed amount of \$50,000 per year.

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4-F.1

VILLAGE OF LA GRANGE
Administrative Offices

BOARD REPORT

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

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

DATE: May 12, 2008

RE: **AWARD OF CONTRACT – POLICE DEPARTMENT / INSTALLATION OF FLOOR TILE**

The FY 2007-08 Building and Grounds budget provided funds for the Police Department to purchase ceramic floor tile, grout and adhesive needed to tile most of the common areas of the LaGrange Police station. The flooring throughout the department is old and in need of replacement.

While the original intent was for Public Works to install the tiles last year, current demands, staffing vacancies, and pending projects have made scheduling the work in-house unrealistic.

Therefore, quotes were solicited from three flooring companies for the installation of the tiles. Below is a summary of the three quotes:

Bidder	Proposal
DeSitter Flooring, Inc 1 N. Kensington, La Grange	Est. costs \$24,514.39
Includes removing any loose tiles and filling with mortar, install 5195 sq. ft of tile, install Schluter transition strips in door thresholds, caulk door lambs with grout colored caulk, supply and install new stainless steel drop-in drain covers, grout joints 3/16" with sanded grout, and seal all grout. Installer also agrees to work evenings and weekends in certain areas to accommodate daytime office use.	
Johnson Floor Co 9690 W 55 th , Countryside	Est. costs \$40,745.00
Includes adequate labor to install 5195 sq. ft of tile. All work to be completed during regular working hours 7A.M. to 3:30 P.M. All overtime and weekend to be paid at Union scale of 1 & 1/2 or double time. If work completed by 060108 there would be an additional charge of \$1,750.00. No installation details on estimate.	

Bidder	Proposal
Munoz Flooring Inc 4111 N. Olcott, Norridge	Est. costs \$24,121.50
Includes installation of the floor tile, and removing the existing floor tile. This estimate also includes installation of base molding.(molding work will be performed by DPW) No other installation details on estimate.	

DeSitter Flooring, Inc. submitted the most detailed and reasonable quote at \$24,514.39 for the complete installation of 5,195 square feet of tile. Their quote also covers the cost and installation of all of the necessary incidental supplies, such as transition strips, caulking and sealing the entire area of installed tile. We were also pleased that they were willing to work on weekends to reduce inconvenience to personnel.

Savings incurred from two full-time vacancies in the Public Works Department in FY 2007-08 will more than offset the cost of hiring an outside contractor for the tile work this fiscal year. A budget amendment will be prepared at the end of the fiscal year to account for this unbudgeted expenditure.

We recommend that the Village Board waive the competitive bidding process and authorize staff to enter into a contract with DeSitter Flooring, Inc, 1 N. Kensington Avenue in LaGrange for the installation of the floor tiles at the La Grange Police Station at a cost of \$24,514.39.

4-0.1

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

DATE: May 5, 2008

RE: **RESOLUTION - REQUEST TO CLOSE LA GRANGE ROAD/
PET PARADE**

The Village of La Grange has received and approved a request from the Pet Parade Committee to hold the 62nd Annual La Grange Pet Parade on Saturday, May 31, 2008. The Village must request authorization from the Illinois Department of Transportation to close La Grange Road between 47th Street and Burlington Avenue for this purpose. The attached resolution serves as the Village's request for such approval.

Chief Holub will coordinate the closure of any local streets, as well as detouring traffic around the parade route.

Staff recommends that the resolution be approved.

4-14

VILLAGE OF LA GRANGE

RESOLUTION NO. R-08-

REQUEST TO CLOSE LA GRANGE ROAD/PET PARADE

WHEREAS, Pets and Pals Charities, Ltd., is sponsoring a Pet Parade in the Village of La Grange; and

WHEREAS, this parade will require the temporary closure of La Grange Road, Routes 12-20-45, a state highway in the Village of La Grange; and

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes IDOT to issue permits to local authorities to temporarily close portions of state highways for such public purposes or needs as parades and local celebrations;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of La Grange that permission to close La Grange Road between 47th Street and Burlington Avenue on Saturday, May 31, 2008, between 8:30 a.m. and noon, be requested of IDOT.

BE IT FURTHER RESOLVED that if such permission is granted by IDOT, all highway traffic during the periods of time specified shall be detoured over 47th Street to East Avenue to Ogden Avenue to La Grange Road.

BE IT FURTHER RESOLVED that if such permission is granted by IDOT, the Village of La Grange assumes full responsibility for the direction, protection and regulation of the traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of the state highway, and it is further agreed that efficient all-weather detours will be maintained to the satisfaction of the Department and conspicuously marked for the benefit of traffic diverted from the state highway.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to IDOT to serve as a formal request for the permission sought in this Resolution.

ADOPTED AND APPROVED by the President and Village Board of Trustees of the Village of La Grange this _____ day of _____, 2008.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

4-H.1

VILLAGE OF LA GRANGE

Disbursement Approval by Fund

April 28, 2008

Consolidated Voucher 080428

<u>Fund No.</u>	<u>Fund Name</u>	<u>04/28/08 Voucher</u>	<u>04/18/08 Payroll</u>	<u>Total</u>
01	General	126,455.28	237,592.35	364,047.63
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	1,116.80		1,116.80
23	TIF	2,741.70		2,741.70
24	ETSB	875.00		875.00
40	Capital Projects			0.00
50	Water	7,093.24	34,247.78	41,341.02
51	Parking	2,474.54	19,603.89	22,078.43
60	Equipment Replacement			0.00
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	3,370.00	8,547.70	11,917.70
90	Debt Service			0.00
91	SSA 4A Debt Service			0.00
93	SAA 269	43,195.56		43,195.56
94	SAA 270			0.00
		<u>187,322.12</u>	<u>299,991.72</u>	<u>487,313.84</u>

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

Village Manager

Village Clerk

President

Trustee

Trustee

Trustee

Trustee

Trustee

Trustee

4-1

VILLAGE OF LA GRANGE

Disbursement Approval by Fund

May 12, 2008

Consolidated Voucher 080512

<u>Fund No.</u>	<u>Fund Name</u>	<u>05/12/08 Voucher</u>	<u>05/02/08 Payroll</u>	<u>Total</u>
01	General	196,834.04	235,818.51	432,652.55
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax			0.00
23	TIF	59,596.00		59,596.00
24	ETSB	2,302.71		2,302.71
40	Capital Projects	1,147.50		1,147.50
50	Water	134,375.67	33,483.85	167,859.52
51	Parking	3,835.01	20,006.17	23,841.18
60	Equipment Replacement			0.00
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	2,502.33	8,427.02	10,929.35
90	Debt Service	10,500.00		10,500.00
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>411,093.26</u>	<u>297,735.55</u>	<u>708,828.81</u>

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

Village Manager

Village Clerk

President

Trustee

Trustee

Trustee

Trustee

Trustee

Trustee

4-5

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 14, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange public hearing and regular meeting was called to order at 7:35 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Horvath, Kuchler, Livingston, Palermo and Wolf with President Asperger presiding.

ABSENT: Trustee Langan

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Mark Burkland
Community Development Director Patrick Benjamin
Assistant Community Development Director / Planner Angela Mesaros
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Police Chief Mike Holub
Fire Chief David Fleege
Doings Reporter Ken Knutson
Suburban Life Reporter Joe Sinopoli

President Asperger explained that there would be a public hearing prior to the regular Village Board meeting this evening.

2. PUBLIC HEARING – FY 2008-09 Operating and Capital Improvements Budget:
Referred to President Asperger

President Asperger indicated that notice of this Public Hearing had been posted and published according to State Statute and that the budget document has been available for inspection at the Village Hall and the La Grange Public Library as well

4-K

as posted on the Village website. President Asperger noted the public hearing represents the conclusion of the process by which public input has been solicited throughout the development of the budget document and asked if anyone in the audience had any oral or written comments or questions on the FY 2008-09 Operating and Capital Improvements Budget. There being none, President Asperger inquired of Village Manager Robert Pilipiszyn if any written comments had been received and was informed no.

At 7:39 p.m. with no additional oral or written comments the public hearing was closed.

At 7:40 p.m. the Village Board meeting was convened, with the same Village Officials as the Public Hearing being in attendance.

3. PRESIDENT'S REPORT

President Asperger thanked the Department of Public Works for their quick response in repairing a water main break which caused the Village Hall and several businesses along La Grange Road between Harris Avenue and Cossitt Avenue to close.

A. Proclamation – Arbor Day in La Grange, Friday April 25, 2008

President Asperger stated that the Village of La Grange has been named a Tree City USA by the National Arbor Day Foundation for the 25th consecutive year and proclaimed April 25, 2008 as Arbor Day. President Asperger invited the public to celebrate Arbor Day with the planting of an 'Exclamation' Planetree at the First Baptist Church of La Grange which serves as the St. Francis Xavier's East Campus School. It was moved by Trustee Horvath to approve the Proclamation recognizing Arbor Day, seconded by Trustee Livingston. Approved by unanimous voice vote.

Due to the extensive agenda for this evening, President Asperger inquired if the Village Manager had items to report on.

Village Manager Robert Pilipiszyn indicated yes and noted that today was the first Spring Clean-up collection day for residents north of 47th Street and that Thursday, April 17 would be for households south of 47th Street. Mr. Pilipiszyn stated that alternative disposal options are posted on the Village website. Residents were reminded of the increase in refuse stickers beginning May 1, 2008.

4. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Dave May, 400 S. 8th Avenue as President of School Board District #102 indicated that the school district is not taking a position on the Atlantic Realty redevelopment project. However, Mr. May remarked that the development would add substantial

4-R.1

revenues to the district. Mr. May also explained that the district has made a policy decision that students who would reside in the development would attend Forest Road School.

Harlan Hirt, 421 S. Spring objects to the use of park land for this project and the proposed land swap between the Village and the Park District. Mr. Hirt believes the purchase of Park District land requires approval by voter referendum.

Dean Rouso, Realtor expressed concerns for property values and noted the increase in supply of homes for sale, but a decrease in demand. Mr. Rouso believes the Atlantic Realty redevelopment project is an opportunity to create a demand for potential buyers.

Jerry Reich, 19 Drexel as a member of the Plan Commission commented on the proposed pedestrian bridge and architectural design.

Orlando Coryell, 115 S. Spring expressed concerns relating to the sale of Park District property. Mr. Coryell believes the Comprehensive Plan identifies that Gordon Park should remain open space.

Maureen Vulich, 410 E. Maple Avenue requested approval of her variation from front yard requirements in order to construct a front porch.

Dan Pancake of Willow Springs expressed his favor of the redevelopment project and noted that the developer, Atlantic Realty, has done everything possible to resolve concerns.

5. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-08-02) Variation – Maximum Building Coverage / Louis and Angela Shell, 106 N. Waiola Avenue
- B. (Moved to Current Business for further discussion.)
- C. Ordinance (#O-08-03 Variation – Required Front Yard / Matthew and Maureen Vulich, 410 E. Maple Avenue
- D. Budget Amendments (Resolution #R-08-02) – Fiscal Year Ending April 30, 2008
- E. Contract – Group Health and Life Insurance Renewal
- F. Intergovernmental Agreement – Use of Police Department Pistol Range (Village of Burr Ridge)
- G. Ordinance (#O-08-04) Disposal of Surplus Property

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- H. Ordinance (#O-08-05) Amendment to Parking Restrictions / South Side of Brewster Avenue From Madison Avenue East to La Grange Road
- I. Consolidated Voucher 080324 (\$569,713.63)
- J. Consolidated Voucher 080414 (\$716,129.12)
- K. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, March 19, 2008

Trustee Palermo requested item 5-B be removed from the Omnibus Agenda and placed under Current Business for further discussion.

It was moved by Trustee Livingston to approve items A, C, D, E, F, G, H, I, J, and K of the Omnibus, seconded by Trustee Horvath. Approved by roll call vote.

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

6. CURRENT BUSINESS

- 5-B. Ordinance (#O-08-06) – Variation – Required Rear Yard / Deloris Kohlstedt, 351 Lietch Avenue (Removed from Omnibus for further discussion.)

Mr. Kohlstedt speaking on behalf of his elderly mother briefly explained the nature of the requested variation. Trustee Palermo sought clarification from the Village Attorney as to certain zoning criteria used to consider relief. Village Attorney Burkland explained how the Village Board may consider these and other factors.

It was moved by Trustee Palermo to approve the variation – required rear yard / Deloris Kohlstedt, 351 Leitch Avenue, seconded by Trustee Wolf. Approved by roll call vote.

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

- A. Ordinance (#O-08-07) – (1) Zoning Map Amendment, (2) Amendment to Comprehensive Plan, (3) Design Review Permit, (4) Special Use Permit, (5) Planned Development Concept / Final Plan, (6) Site Plan Approval and

4-K.3

Elevations to Authorize a Mixed Retail and Multiple Family Residential Development, 31 E. Ogden Avenue, Atlantic Realty Partners, Inc.

President Asperger noted this was the fourth meeting with which the Board has had discussion on this item. The petitioner has been responsive to the Board's questions and has provided additional information as requested. The developer has also met individually with Board members and staff to supply alternatives as necessary to better meet the concerns of the Board. President Asperger invited Mr. Richard Aaronson of Atlantic Realty to present a revised site plan.

Mr. Aaronson provided a power point presentation which elaborated on improvements to pedestrian crossing at Locust and Ogden Avenue; facade and architecture style revisions; list of proposed retail tenants; and household composite trends based on national data by census. Mr. Aaronson also noted this to be a LEED (Leadership in Energy and Environmental Design) project.

Trustee Livingston stated that there is a motion on the floor to approve this item or the Board could make suggestions to the developer and see if the developer agrees or disagrees to the suggested changes. Other options would be to remand it back to the Plan Commission or to deny the item.

Trustee Livingston believes in the project and although there are numerous issues to address, Trustee Livingston expressed his favor and support for the project.

President Asperger inquired about changes in ownership and Village Attorney Burkland noted the development agreement would include protection for the Village.

Questions were raised about the conversion to condominiums and Mr. Aaronson noted this would depend on the market.

Trustee Kuchler inquired about residential density. Community Development Director Patrick Benjamin explained that roads and public right-of-ways are not included in lot area calculations and noted that the Comprehensive Plan set guidelines for flexibility.

Trustee Kuchler noted his belief that rental units do not improve housing in La Grange and does not feel this project is a step forward for La Grange. In addition, Trustee Kuchler expressed serious concerns with tandem parking and the list of retail tenants.

President Asperger indicated these items could be looked at and included in the redevelopment agreement.

4-K.4

Trustee Palermo expressed concerns with density and the amount of available parking. Trustee Palermo questioned if the project was in keeping with the Comprehensive Plan.

Village Manager Robert Pilipiszyn responded that the Village consulted with HNTB, the authors of the Comprehensive Plan, who provided documentation to support their opinion that the project is not compatible with the Comprehensive Plan.

Trustee Kuchler inquired if the developer is willing to utilize funds designated for a pedestrian elsewhere if it is determined that a pedestrian bridge is not needed and Mr. Aaronson responded yes.

Trustee Horvath indicated that his opinion on density has evolved over the course of discussion to a point that he is satisfied with the plan. Trustee Horvath also acknowledged that his inquiries relating to pedestrian safety and traffic improvements have been adequately addressed by the developer and he is in favor of the project.

Trustee Wolf noted her objections to rental property and indicated she does not believe there is a demand for apartment buildings. Trustee Wolf inquired if there would be some limits or restrictions on condominiums being rented and Mr. Aaronson indicated that a future Condominium Association Board would have to decide.

Trustee Palermo requested that a tight list of tier one tenants be developed. He also noted his preference for Chicago School architectural design. Trustee Horvath concurred with the style selection.

Trustee Kuchler indicated his firmness on parking capacity and configuration. Mr. Aaronson noted his willingness to compromise on parking and achieve the 1.5 residential parking space requirement.

Trustee Wolf requested limits on condominium rentals. Mr. Aaronson agreed to a 25% maximum limit on condominium rentals.

Trustees Wolf and Kuchler maintained concerns over parking capacity for the retail building. Mr. Aaronson committed to working on a surface level parking solution.

President Asperger explained that the developer is meeting code requirements. Mr. Aaronson noted his willingness to compromise on parking as details are worked out.

4-14-08

After a thorough Village Board discussion, President Asperger asked that the matter be put to a vote and charged the Village Attorney with preparing a list of outstanding Village Board issues to be addressed.

Village Attorney Burkland noted that topics including a pedestrian bridge; revised architectural design; retail tenants; a maximum limit on rentals after condo conversion; and parking issues could be analyzed further.

Trustee Wolf requested that the number of studio units be reduced from 14 to 4 over the course of the condominium conversion process. Mr. Aaronson agreed.

Trustee Livingston moved to approve the ordinance for (1) Zoning Map Amendment, (2) Amendment to Comprehensive Plan, (3) Design Review Permit, (4) Special Use Permit, (5) Planned Development Concept/Final Plan, (6) Site Plan Approval and Elevations to authorize a mixed retail and multiple family residential development, 31 E. Ogden Avenue, Atlantic Realty Partners, Inc. and direct the Village Manager and Village Attorney to execute the approvals based on provisions and direction from the Village Board as stated this evening, seconded by Trustee Horvath. Approved by roll call vote.

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

President Asperger praised the Village Board, staff, the YMCA, the Park District, business owners, and residents whose input was extremely helpful. President Asperger also applauded Mr. Aaronson for his patience, thoughtfulness and responsiveness.

- B. Ordinance – Planned Development Concept / Final Site Plan Approval to Authorize a Town Home Development, 47 South Sixth Avenue, 6th Avenue Development Group, LLC: Referred to Trustee Horvath

Mr. Hrizak of the 6th Avenue Development Group, LLC brought forward his design concept. President Asperger thanked Mr. Hrizak for his patience, however due to the length of the previous item and in order for the Board to give thoughtful consideration of his request, asked his acceptance to table this item until the next Village Board meeting on Monday, April 21, 2008.

Mr. Hrizak agreed.

President Asperger asked that the remaining agenda items also be continued until Monday, April 21, 2008 for a Special Village Board meeting and requested a motion to adjourn.

4-12.6

At 11:15 p.m. it was moved by Trustee Livingston to adjourn, seconded by Trustee Horvath. Approved by unanimous voice vote.

- C. Resolution – Approving the FY 2008-09 Operating and Capital Improvements Budget: Referred to Trustee Kuchler
- D. Ordinance – Water Rate Increase: Referred to Trustee Kuchler
- E. Increase in Parking Fines and Parking Decals: Referred to Trustee Kuchler
- F. Increase in Parking Meter Rates: Referred to Trustee Kuchler
- G. Ordinance – Amending Fee Structure For Building, Plumbing, Mechanical and Electrical Permits: Referred to Trustee Wolf
- H. Ordinance – Amending Registration Fees For Contractors: Referred to Trustee Wolf

- 7. MANAGER'S REPORT
- 8. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA
- 9. EXECUTIVE SESSION
- 10. TRUSTEE COMMENTS
- 11. ADJOURNMENT

ATTEST:

Elizabeth M. Asperger, Village President

Robert N. Milne, Village Clerk

Approved Date

4-K.7

MINUTES

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

Monday, April 21, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange special meeting was called to order at 7:33 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were present:

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

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Village Attorney Mark Burkland
Assistant Community Development Director / Planner Angela Mesaros
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Police Chief Mike Holub
Fire Chief David Fleege
Doings Reporter Ken Knutson
Suburban Life Reporter Joe Sinopoli

2. PRESIDENT'S REPORT

President Asperger explained that this special meeting was a continuation of the April 14 meeting. President Asperger announced that the La Grange Garden Club would be holding its annual sale of plants at Kiwanis Park on Saturday, May 3. President Asperger stated the dates and times that the Lyons Township High School students would display their art exhibits in the Village Hall Auditorium. Lastly, President Asperger provided information on the computer recycling drive to be held at Lyons Township High School in conjunction with the West Suburban Chamber of Commerce and Industry.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Mr. Thom Rae of Brookfield stated his concerns relating to the upcoming Closed Session, and his belief that its purpose does not conform with the Open Meetings Act. He then proceeded to instruct and review the law. President Asperger assured the

audience that there is no abuse of the public trust as alleged by Mr. Rae; the Village Board relies on its Village Attorney for legal advice; and that it will continue to do so.

Mr. Allan Foreman, 56 S. Seventh Avenue expressed concerns relating to the proposed townhome development on 6th Avenue. Mr. Foreman believes the height, bulk and entire project do not compliment the area.

Mr. Wayne Kardatske, 79 S. Seventh Avenue also expressed his concerns with the excessive height and density of the project.

4. OMNIBUS AGENDA AND VOTE

5. CURRENT BUSINESS

- A. Ordinance – Planned Development Ordinance – Planned Development Concept / Final Site Plan Approval to Authorize a Town Home Development, 47 South Sixth Avenue, 6th Avenue Development Group, LLC: Referred to Trustee Horvath

Trustee Horvath explained the background and details for the proposed townhome project. Noting that the proposal is consistent with the recommendations of the Comprehensive Plan, however requires zoning relief from several provision of the Code, including height, required yards, building coverage and lot coverage. Trustee Horvath noted the detailed deliberations of the Plan Commission including the Public Hearing. Trustee Horvath stated that on January 22, 2008 a motion to recommend denial of the Planned Development failed and a second motion was made to recommend to the Village Board approval of the application. For the purpose of discussion, Trustee Horvath moved to approve the ordinance, seconded by Trustee Palermo.

President Asperger invited the developer to make his presentation.

Mr. Hrizak noted compliance with the requests of the Plan Commission and presented visual concepts of the proposed Heritage Square development project.

Trustee Livingston expressed concerns with the height and lay-out of the project.

Trustee Palermo inquired about the location of the driveway and was informed that it was the only option based on the Plan Commission recommendation.

Trustee Kuchler inquired why townhomes were being considered for this area and was informed that it was part of the Comprehensive Plan.

Trustee Horvath expressed his concerns with the bulk and emergency access.

Fire Chief Fleege noted fire sprinklers would be required for certain units.

4-2-1

Trustee Langan feels there are some discrepancies in the developer's plans.

After much discussion and deliberation by the Board of Trustees, President Asperger informed the developer of his choice of options. Mr. Hrizak requested the item be tabled to allow ample time to revise his proposed development project to address the concerns of the Board.

Trustee Horvath moved to revise his motion to table this item, seconded by Trustee Livingston. Approved by unanimous voice vote.

B. Resolution (#R-08-03) – Approving the FY 2008-09 Operating and Capital Improvements Budget: Referred to Trustee Kuchler

Trustee Kuchler indicated that this is a well developed five-year budget which offers insight into what is expected to occur over the next five years and can be used as a guideline for financial, administrative and operational purposes. Trustee Kuchler added that capital expenditures of approximately \$3.5 million are budgeted in FY 2008-09 which consists of \$1.8 million in street and intersection improvements, \$800,000 for the renovation of Stone Avenue train station; \$370,000 for water and sewer improvements, \$295,000 for street light replacement program debt service, and over \$260,000 in sidewalk, gutter, pedestrian signals, trees, signs and other improvements. Trustee Kuchler commented on the addition of two full-time personnel to enhance public safety, customer service and construction site management.

Trustee Kuchler noted that although the State's economic forecast predicts negative growth, the Village continues to maintain a healthy General Fund balance and continues to observe conservative financial management practices to lessen the burden of property taxes on La Grange residents and businesses.

It was moved by Trustee Kuchler to adopt the Resolution approving the Fiscal Year 2008-09 Operating and Capital Improvements Budget, seconded by Trustee Langan. Approved by roll call vote. (Trustee Wolf exited prior to the vote.)

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

C. Ordinance (#O-08-08) – Water Rate Increase: Referred to Trustee Kuchler

Trustee Kuchler explained that the scheduled increases in water are due to water rates charged by the City of Chicago which became effective January 1, 2008. Trustee Kuchler stated that the Village has absorbed previous water rate increases passed along by McCook, however the Village can no longer absorb the additional cost and is thereby seeking a 10% water rate increase for each of the next three

4-22

years, beginning May 1, 2008. The estimated increase in cost to homeowners is approximately \$50 annually. Trustee Kuchler noted these increases will allow the Village to maintain adequate reserves in the Water Fund and continue to maintain infrastructure.

It was moved by Trustee Kuchler to approve the ordinance for a water rate increase, seconded by Trustee Langan. Approved by roll call vote.

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

D. Increase in Parking Fines and Parking Decals: Referred to Trustee Kuchler

Trustee Kuchler explained that current parking fines were last increased in 2003; residential decal rates last increased in 2002; and commuter and overnight decal rates last increased in 2004. Trustee Kuchler added that the proposed increases are consistent with the parking study recommendation to increase parking decal rates in smaller, scheduled increments on consistent intervals of four to five years.

It was moved by Trustee Kuchler to approve an increase from \$25 to \$30 in parking violations; to increase monthly parking rates \$5 per month for commuter and residential decal parking permits; to increase residential parking decals for 24-hour covered parking within the parking structure (9A) to \$50 per month effective May 1, 2008, seconded by Trustee Langan. Approved by roll call vote.

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

E. Increase in Parking Meter Rates: Referred to Trustee Kuchler

Trustee Kuchler stated that parking meter rates have not been increased in several years and no longer reflect a market rate for this type of parking. Trustee Kuchler noted that in response to resident and commuter requests the 10-hour meters will be replaced with 12-hour meters. Trustee Kuchler moved to change the Monday through Friday 6:00 a.m. to 6:00 p.m. daily metered parking rates to 25 cents per hour with a 12-hour maximum effective May 27, 2008, seconded by Trustee Langan. Approved by roll call vote.

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

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Absent: Trustee Wolf

In the absence of Trustee Wolf, President Asperger requested Trustee Kuchler to present the remaining items on the current business agenda.

- F. Ordinance (#O-08-09) – Amending Fee Structure For Building, Plumbing, Mechanical and Electrical Permits: Referred to Trustee Wolf

Trustee Kuchler explained the items which are covered under permit fees and noted that staff with the assistance of the West Central Municipal Conference conducted a survey of area municipalities and found that adjustments in the Village's fee structure are warranted.

Trustee Kuchler moved to approve an ordinance amending the fee structure for building, plumbing, mechanical and electrical permits effective May 1, 2008, seconded by Trustee Langan. Approved by roll call vote.

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

- G. Ordinance (#O-08-10) – Amending Registration Fees For Contractors: Referred to Trustee Wolf

Trustee Kuchler explained that registration and contractor fees for surrounding communities indicate that adjustments in the Village's fees are needed. Trustee Kuchler noted that an increase in registration fees of general contractors from \$75 to \$100 per year, and sub-contractors from \$50 to \$75 per year is consistent with area municipalities.

Trustee Kuchler moved to approve an ordinance amending the code of ordinances to reflect the new fee structure for contractor registration and licensing effective May 1, 2008, seconded by Trustee Langan. Approved by roll call vote.

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

6. MANAGER'S REPORT

None

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7. PUBLIC COMMENTS NOT ON AGENDA

None

8. EXECUTIVE SESSION

A. Closed Session – Purchase, Sale, or Lease of Real Property

It was moved by Trustee Langan and seconded by Trustee Livingston to convene in Executive Session to discuss the purchase, sale or lease of real property immediately following the meeting. Approved by roll call vote.

Ayes: Trustees Horvath, Kuchler, Langan, and Livingston
Nays: Trustee Palermo
Absent: Trustee Wolf

9. TRUSTEE COMMENTS

Trustee Horvath noted that he believes this evening's closed session to be within the guidelines of the Open Meetings Act. Trustee Horvath commended Fire Chief Fleege and his staff for their recent life saving response to a resident.

Trustee Palermo explained his nay vote for the closed session. Trustee Palermo noted that he shares concerns that it is not within the guidelines of the Open Meetings Act.

President Asperger echoed Trustee Horvath's sentiments on outstanding service rendered to Village residents.

10. ADJOURNMENT

At 9:15 p.m. the Board of Trustees adjourned to closed session.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date

4-25

MINUTES

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

Monday, April 28, 2008 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange special meeting was called to order at 7:35 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Horvath, Kuchler, Langan, Livingston, Palermo and Wolf with President Asperger presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Andrianna Peterson
Community Development Director Patrick Benjamin
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Fire Chief David Fleege
Police Chief Mike Holub

2. RECOGNITION OF CITIZEN VOLUNTEERS

President Asperger stated that the agenda for this evening's special meeting would only consist of recognition to citizen volunteers who have rendered thoughtful and dedicated service to the Village by participating on various advisory boards and commissions over the past year. Sincere thanks are extended to those individuals who share their time, talent, ideas and feedback on numerous issues that come before Board.

President Asperger explained that each Trustee along with Village staff would give a brief synopsis of the functions of each advisory board and commission, announce the names of the members along with their years of service.

4-M

Board of Fire and Police Commissioners (3-year term, 3 members)

Fire Chief David Fleege stated that in accordance with State Statute, the Board of Fire and Police Commissioners oversee certain personnel matters within the Fire and Police Departments. They are responsible for the initial appointment of all full-time firefighters/paramedics and police officers; they make promotional appointments; and administer disciplinary action. Chief Fleege added that this past year the Board of Fire and Police Commissioners developed a new Police Promotional Sergeant Eligibility Register, Police Officer Eligibility Register and a Firefighter/Paramedic Eligibility Register. The Board of Fire and Police Commissioners has also amended their rules and regulations to coincide with the Firefighters Promotional Act.

Members are: Mark A. Lies, II, Chairman – 9 years of service; Larry Gess – 5 years of service; and Wayne Vantluka 1 ½ years of service.

Community & Economic Development Commission (3-year term, 9 members)

Trustee Langan noted that this past October the Village Code was amended to restructure the Economic Development Commission into a newly formed commission called the Community and Economic Development Commission. This commission was established to advise the Village Board and staff on matters related to economic development and relationships among residential neighborhoods and commercial areas within the community.

Trustee Langan explained that the commission discussed policy points related to the renovation of the La Grange Theater and recommended to the Village Board that the theater is a community asset and one which should be preserved. The commission is currently considering business concerns relating to continued growth and reinvestment in the west end corridor.

Members are: Taylor Jaeger, Chairwoman – 12 years of service; Roger Laven – 17 years of service; Steve Palmer 8 years of service; Jeff Nowak – 8 months of service; Peter O'Connor 8 – months of service with Margaret Carlson; Mark Reich; Elizabeth Stiles and Lester Williams all serving for 6 months. Special recognition was given to John Moellman and Joleen Tschaikovsky who stepped down from the Economic Development Advisory Commission after 17 years of service.

Design Review Commission (3-year term, 7 members)

Trustee Kuchler explained that the Design Review Commission reviews matters related to the Central Business District Façade Renovation / Restoration Program. The commission also reviews and offers recommendations to the Village Board on design review applications within the design overlay district and reviews appeals regarding the denial of sign permits.

4-17-1

Members are: Andrea Barnish, Chairman – 16 years of service; Edward Marcisz – 17 years of service; Regina Mc Linton – 17 years of service; Matthew Malec, III – 8 years of service; Mark Ozer – 6 years of service; Tim Reardon – 1 year of service; and Gary Young – 1 year of service.

Trustee Kuchler recognized Francesca Siciliano-Andrews who stepped down after serving the Village for 8 years.

Environmental Quality Control Commission – (2-year term, 7 members)

Trustee Palermo explained how this commission inventories sources of environmental pollution which may have a harmful effect upon the public health, safety and welfare of residents. They also review public notices from the Illinois Environmental Protection Agency. Examples of past contributions include advising the Village Board on the proposed expansion of the Deep Tunnel into the McCook Quarry; the proposed mining expansion of the McCook Quarry; and the proposed wood-burning incinerator in McCook.

Trustee Palermo noted that the commission has advised the Village on the solid waste contract, reviewed several permit notices involving area industries, and participated in the “Cool Cities” Workshop. Increased activity has heightened with public awareness on environmental issues.

Members are: Glenn Wentink, Chairman – 20 years of service; Harlan Hirt – 34 years of service; Patty Weber – 28 years of service; Richard Battistoni – 18 years of service; and F. Peter Gabrek – 9 years of service.

Parking Commission – (5-year term, 5 members)

Trustee Wolf indicated that the Parking Commission reviews and makes recommendations to the Village Board on various matters pertaining to issues impacting parking in residential neighborhoods.

Members are: Mary Nelson, Chairman – 29 years of service; Richard Mann – 19 years of service; and Jimmi Marshall – 11 years of service.

Plan Commission – (3-year term, 7 members)

Trustee Livingston expressed his gratitude to Plan Commission members for their diligent reviews and recommendations of applications submitted for special use permits, planned development approval, site plan approval, amendments to the Zoning Code, vacation of public-right-of-way, and subdivision plats. The Plan Commission recently reviewed the redevelopment proposal for the YMCA which included six public meetings and workshops, public testimony, and many hours of discussion and collaboration with the developer before unanimously

4-M.2

recommending approval of the proposed development. Future endeavors for the Plan Commission will include the second phase of Zoning Code amendments involving residential districts.

Members are: Stephen Randolph, Chairman – 18 years of service; Roger Tyrrell – 20 years of service; Wayne Kardatzke – 13 years of service; Jerry Reich 8 years of service; and newly appointed members Tom Williams, Laura Weyrauch and William Holder have each served one year.

Trustee Livingston noted that William Holder previously served on the Zoning Board of Appeals for 8 years.

Zoning Board of Appeals – (5-year term, 7 members)

Trustee Horvath stated that the Zoning Board of Appeals reviews applications for relief from one or more requirements of the Village's Zoning Code, conducts public hearings and makes recommendations to the Village Board regarding those applications for zoning variations. Trustee Horvath noted some typical requests discussed and reviewed by the Zoning Board of Appeals include front and rear yard setbacks, building coverage, signage, fences, and garage size requirements.

Members are: Ellen Brewin, Chairman – 14 years of service; Nat Papparlarado – 25 years of service; Charles Benson, Jr. – 18 years of service; Nancy Pierson – 2 years of service; Ian Brenson – 2 years of service; Kathy Schwappach – 2 years of service; and Rosemary Naseef 8 months of service.

President Asperger announced that the Village Board would also like to thank several citizen volunteers who hold appointed positions and requested members of staff to recognize these individuals.

Police Chief Holub, on behalf of the Village, expressed his gratitude to the Police Auxiliary Force and Jim Liotta who has served on the Auxiliary Police Force for over 25 years, the last 14 years as Director of the Auxiliary Police Force.

Village Manager Pilipiszyn expressed the Village's gratitude to Richard Holly who has represented the Village of La Grange by serving as a Trustee on the West Suburban Mass Transit District. This organization provides financial assistance to member communities to implement commuter-related improvements. Mr. Holly has served on the Board since 2002.

Finance Director Cipparrone expressed the Village's gratitude to former Village Trustee and for the past 8 years Village Comptroller Lawrence Kinports. As Village Comptroller, Mr. Kinports provides oversight to the Finance Department, including review of the annual budget, audit and interim financial reports for the purpose of advising the Village Board on the financial position of the Village.

4-m.3

Before adjourning, Village President Asperger and the Village Board applauded the advisory boards and commissions and invited them to attend a reception at Café 36 restaurant whereby personal thanks could be conveyed.

Mr. Paul Kerpan requested an opportunity to speak and President Asperger granted his request.

Mr. Kerpan identified the proposed sale of the Elgin, Joliet and Eastern railroad line from Wisconsin Central to Canadian National expressing his support. Mr. Kerpan believes that a shift of Canadian National freight operations off of the Burlington Northern Santa Fe line will result in reduced freight traffic in the Village of La Grange and encouraged the Board to endorse the matter.

President Asperger thanked Mr. Kerpan and informed him that the Village as well as many area communities are working with the West Central Municipal Conference which is in support of the sale.

3. ADJOURNMENT

At 7:55 p.m. the Village Board adjourned.

ATTEST:

Elizabeth M. Asperger, Village President

Robert N. Milne, Village Clerk

Approved Date

4-29-4

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 Benjamin, Community Development Director

DATE May 12, 2008

RE: **SPECIAL EVENT - LA GRANGE BUSINESS ASSOCIATION "AHHH!
LA GRANGE" CARNIVAL**

The La Grange Business Association has presented the attached request for all of their major events for 2008. At this time the details of some of the future events are still being finalized. However, we would like to obtain approval for the "Ahhh! La Grange" carnival event which commences on May 30th.

The "Ahhh! La Grange" carnival, as conducted in the past, is to be held the weekend of the Pet Parade, May 31-June 1, 2008. The carnival will be held on Harris Avenue between La Grange Road and Ashland Avenue. This location is identical to the one used over the past three years. It has been very effective and has resulted in a clear and open midway for fun and enjoyment by all. The requested hours of operation are as follows:

DAY/ACTIVITY	REQUESTED HOURS
Friday, May 30 - Carnival	5:00 p.m. to 10:00 p.m.
Saturday, May 31 - Carnival	11:30 a.m. to 10:00 p.m.
Sunday, June 1 - Carnival	12 noon to 7:00 p.m.

New this year is a request to sell beer and wine during the operating hours of the event. The sale and service of liquor will be conducted by a licensed caterer. The La Grange Business Association will staff the entrances to ensure that no liquor enters or leaves the premises and will also monitor its consumption across the carnival grounds. As this is a family oriented event, the presentation of liquor will be muted. The sale of beer and wine has been requested because of

adult inquiries for the availability of such alcoholic beverages and the corresponding additional revenue generated by such sales. The La Grange Business Association has demonstrated responsible liquor control and management in the past.

We are supportive of the efforts and success of past years' events and recommend approval of the request for the "Ahhh! La Grange" carnival subject to the following conditions:

1. That all licenses, permits, hold harmless, and insurance coverages be obtained to the satisfaction of the Village;
2. That all suitable control over the sale of beer and wine be imposed subject to the approval of the Liquor Commissioner;
3. That LGBA representatives notify the Senior Center and all affected businesses of the pending event no less than two weeks prior to setup. (The La Grange Business Association advises that they have already coordinated with Cossitt School administration) ;
4. That the carnival setup crew will leave an approximate 10 foot travel lane along the south parking lane of Harris Avenue and the west side of Madison Avenue open for Thursday, May 29th and Friday, May 30th to allow for the pick-up and drop-off of children during school hours;
5. That the organizers meet and maintain contact with staff of all related Departments in the Village to determine specifics of the operation and set-up of the event;
6. That the Village maintains final approval of sites, security, parking and utility plans;
7. That all costs incurred by the Village be billed to the La Grange Business Association.

If you concur with this request, the Village will need to formally approve 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 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.

Separately, the Liquor Commissioner will need to consider the granting of a temporary liquor license for this event and could impose any additional restrictions deemed appropriate.

5-A.1

Representatives from the La Grange Business Association will be in attendance at your meeting to answer any questions you may have.

As we work with the La Grange Business Association to finalize the details of the other events we will bring forward the request for approval.

It is our recommendation the "Ahhh! La Grange" carnival be approved as described herein, subject to the above conditions.

5-A.2

May 2, 2008



Mr. Patrick Benjamin
Director of Community Development
53 South La Grange Road
La Grange, IL 60525

Dear Mr. Benjamin:

The La Grange Business Association is requesting approval from the Village of La Grange to conduct our annual programs for Summer, Fall and Winter 2008. The events include, Lounging in La Grange, Ahhh! La Grange Carnival, Craft Fair, West End Art Festival and the Christmas Walk. Below you will find a synopsis of the event and the resources needed from the village. The current LGBA Board has been working tirelessly on enhancing current events and creating marketing opportunities for businesses to maintain a thriving business district. We are grateful and appreciative of the partnership we have with the Village and the priority you place on making the business district successful.

Ahhh! LA GRANGE CARNIVAL May 30 - June 1, 2008, Katrina Ladyga, Chairman

Date/Hours of Operation

- May 30, 2008 – Carnival set up 7am
- May 30, 2008- Carnival opens 5:00pm-10:00pm
- May 31, 2008- Carnival opens 11:30am-10:00pm
- June 1, 2008- Carnival opens Noon-7:00pm
- June 1, 2008-Carnival breakdown complete by 6:00am

Logistics

- Harris Avenue between Ashland & La Grange Road
- Cossitt School parking lot for event parking beginning Friday at 6:00pm (Cossitt has approved and we have worked out details of traffic flow)
- Portable sinks, toilets and waste receptacles will be provided by licensed contractors

The LGBA will notify businesses & the senior center of the impending event & all event details.

Village Services Requested

- The use of Harris Avenue between Ashland & La Grange Road Friday, May 30th at 6:00am through Monday, June 2nd at 6:00am.
- Police coverage for the hours of operation of the event, plus one half hour after closing for banking purposes.
- Assistance of the Dept. of Public Works to assist road closures, street sweeping (including Cossitt lot)
- Inspection by the Fire Department of rides & general safety issues
- Inspection by the Community Development Department for health and sanitation for food service.

Carnival: The carnival is intended to be a family event with thrill rides, adult rides, a large section of kid's rides & games. The carnival will serve food and non-alcoholic beverages. This will be a non-alcohol event. Windy City Amusements will provide the carnival, food booths & games. We continue to have a strong relationship with Windy City, and they are familiar with our expectations and with all Village ordinances necessary for them to operate a successful carnival.

5-A.3

Additionally this year, we are requesting a special permit for the sale of beer and wine during the carnival operating hours. This will be provided by a registered, local caterer. The LGBA will provide security at all entrances of the carnival for monitoring purposes.

WEST END ART FESTIVAL - September 6-7 Andrea Barnish, Chairman

The festival will be held Saturday, September 6 and Sunday, September 7 from 10 am to 5 pm and 10 am - 4 pm on Sunday . The location will be on Burlington between Brainard and Spring. Artists's booth spaces will be set up on Burlington. Artists will supply their own exhibiting materials and will start to set up after 3 pm on Friday afternoon.

We are in the process of securing approval from the Burlington Northern to use the park area. We will keep you informed on its progress. Lot 13 will be used for parking as well as existing parking in the immediate area.

Our commitment remains the same to provide the community with a juried fine art exhibition and focus attention on the "west end" area.

Logistics: Closing Burlington Rd from Spring Avenue to Brainard on Friday, September 5-7th, 2008.

LOUNGING IN LA GRANGE "CHAIR-ity" AUCTION – September 7, 2008 Jean Kuhn, Chairman

This event will be the culmination of Lounging in La Grange this summer. We will hold an auction on the Friday night of West End Art Festival under a huge big top tent. All 90 chairs will be auctioned off to the public. We will have light food, beer and wine from a licensed caterer and music from 6p-9p.

HALLOWEEN WALK – October 25, 2008, Cindy Perkins, Chairman

- The walk would begin around 10:00am in the Cossitt School parking lot. Entertainment and treats will be offered.
- The actual walk would begin around 11:00am, going up and down LaGrange Rd., from Cossitt to Burlington, and up and down Calendar and Harris.
- Participating businesses on the route would have candy available for the children. In addition, we were hoping to somehow have businesses not on the route be able to participate, perhaps with tables along the route.
- On the day of the walk we would like to display pumpkins in the new fountain area. All pumpkins would be purchased and carved by local merchants, with their business names attached to the pumpkin. They will be displayed only on Saturday.

CHRISTMAS WALK December 6, 2008 Honor Lorenzini, Vice President

What started as an idea of two businesswomen has now become a holiday tradition in La Grange. Our Hometown Holiday, the La Grange Christmas Walk is celebrating its 16th year and will be held Saturday, December 6th from 5-9 throughout Downtown La Grange.

The Village of La Grange and the La Grange Business Association have successfully partnered to provide our residents a magical evening filled with community spirit. Once again, activities will start at 5:00 p.m. on the Village Hall lawn with an All-Village Sing, followed by Santa's arrival by fire truck and the lighting of the "Village Tree". We would like to continue the practice of lighting the large evergreen-style tree on the south end of the Village Hall lawn.

5-1A-4

We have been pleased with the arrangement of having Santa situated in the Village Hall Board Room and would like to continue with this idea. Mrs. Claus and several Elves would also be in attendance. Last year we added musical entertainment to provide a festive atmosphere during the wait to see Santa. Face painting and improved decorations are also part of the plans for the Village Hall.

The walk is also being improved in other ways. Plans are underway to have more strolling musicians, more costumed characters and ice sculptures situated throughout the Central Business District and The Triangle. There also will be two horse drawn carriages and three trolley cars in the downtown area that evening.

We again request that the Fire Department deliver Santa to the Village Hall at 5:30 p.m. Estimates from past years have indicated that roughly 4,000 people are in town the night of the Walk, so we also request any additional police manpower that you deem necessary.

The La Grange Business Association would like to formally request the marketing funds of \$12,000.00 which have been budgeted by the Village. We believe our partnership makes "Our Hometown Holiday" an event that is enjoyed by our community and envied by our neighbors.

The Village of La Grange will be included in all newspaper, website, direct mail and other corresponding marketing materials as a "Co-Sponsor" of this important community event along with the LGBA. The La Grange Business Association will provide the necessary expense and receipt reports so that the Village can make their reimbursement.

Thank you again for your continued partnership and please do not hesitate to call me with questions.

Sincerely,

Michael LaPidus
President

5-A-5