

Village of La Grange



SPECIAL VILLAGE BOARD MEETING

MONDAY, APRIL 21, 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 SPECIAL MEETING

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

AGENDA

Monday, April 21, 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.
5. CURRENT BUSINESS
This agenda item includes consideration of matters being presented to the Board of Trustees for action.
 - A. 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*
 - B. Resolution – Approving the FY 2008-09 Operating and Capital Improvements Budget: *Referred to Trustee Kuchler*
 - C. Ordinance – Water Rate Increase: *Referred to Trustee Kuchler*

- D. Increase in Parking Fines and Parking Decals: *Referred to Trustee Kuchler*
- E. Increase in Parking Meter Rates: *Referred to Trustee Kuchler*
- F. Ordinance – Amending Fee Structure For Building, Plumbing, Mechanical and Electrical Permits: *Referred to Trustee Wolf*
- G. Ordinance – Amending Registration Fees For Contractors: *Referred to Trustee Wolf*

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.

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

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.

CURRENT BUSINESS

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

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

DATE: April 14, 2008

RE: **ORDINANCE - PLANNED DEVELOPMENT CONCEPT/FINAL SITE PLAN
APPROVAL TO AUTHORIZE A TOWN HOME DEVELOPMENT, 47 South
Sixth Avenue, 6th Avenue Development Group, LLC.**

Sixth Avenue Development Group is the contract purchaser of the property at 47 South Sixth Avenue and proposes to redevelop the property with eighteen (18) town homes. The subject property is zoned R-8 multiple family residential and is currently occupied by a 60 year old office building and parking lot. The building has been mostly vacant since the offices of the West Suburban Chamber of Commerce relocated in February 2007. Under this zoning classification, the property is permitted up to twenty-five (25) dwelling units at this location.

While recognizing the predominately single-family character of the Village, the *Comprehensive Plan* (adopted in May, 2005) identifies several areas of our community appropriate for multiple family developments in order to meet the first goal of the land use section of the Plan: to provide “*diverse housing options for Village residents.*” According to the *Comprehensive Plan*, the subject property is recommended as *Medium Density Residential*, defined as “*low-rise condominium or town home format, which generally require 2,000 sq. ft. of lot area per dwelling unit.*” This proposal for town homes would be consistent with the recommendations of the Plan.

As proposed, the development requires zoning relief from several provisions of the Code, including height, required yards, building coverage and lot coverage. Subject to the standards and limitations established in the Zoning Code, the Village Board has the authority, in connection with the granting of any Planned Development approval to alter, vary or waive provisions of this Code as they apply to an approved Planned Development.

The Planned Development is a distinct category of Special Use “*intended to allow the relaxation of otherwise applicable substantive requirements based upon procedural protections providing for detailed review of individual proposals for significant developments... in recognition of the fact that traditional use, bulk, space and yard regulations... may impose inappropriate pre-regulations and rigidities upon the development or redevelopment (Section 14-502, Zoning Code).*”

6-B

The development concept has undergone a series of revisions over the past year. As provided in our Zoning Code, 6th Avenue Development Group participated in several pre-application meetings from April through August 2007 for Heritage Square, with Village management, Department Head staff, Plan Commissioners, Village Planner and Village Engineer. These meetings resulted in revisions to the elevations and site plans.

In September 2007, Sixth Avenue Development Group submitted applications for Special Use/Planned Development (development concept and final plan) and Site Plan Approval.

A Plan Commission public hearing was held on the applications beginning on December 11, 2007 and continued for one additional evening on January 22, 2008. At the public hearing, the applicant, working collaboratively with the Commissioners, provided the following revisions to the plans:

- Re-oriented buildings to decrease the bulk and mass along the eastern side;
- Shifted buildings away from the eastern property line from five feet to 11.5 feet setback, which more than doubled the space, but still requires zoning relief from the requirement of 16.4 feet;
- Revised elevations along Harris and Sixth Avenue;
- Shifted the proposed garage entrance from Harris to two garage entrances on Sixth Avenue.
- Slightly reduced building and lot coverage; and
- Increased setback on the south side from 10 ft. to 11.75 ft. (which still requires zoning relief).

With the revisions, relief is necessary from the following zoning requirements; the requested waivers fall within the authorized limits of the Zoning Code for a Planned Development:

	Required	Proposed
Height - Number of stories	Maximum 3 stories	3.5 stories
Required Yards <i>Front (Harris Avenue)</i> <i>Corner Side (Sixth Avenue)</i> <i>Interior Side (East)</i> <i>Rear (South)</i>	Minimum: 25 ft 17 ft 17 ft 42 ft.	14.83 ft. 14.91 ft. 11.42 ft. 11.75 ft.
Building Coverage	Maximum 40% (13,050 square feet)	49% (16,054 square ft.)
Lot Coverage	Maximum 60% (19,575 square ft.)	70% (22,590 square ft.)

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Key features of the Final Site Plan and information discussed by the Plan Commission at the public hearings are as follows:

- Facade Revisions – Initially, one of the areas of greatest concern to staff and Commissioners was the “fortress-like” appearance of the elevations along Sixth and Harris Avenue. Staff and Commissioners struggled with the design of the building façades and the challenge of integrating this project into the surrounding neighborhood. As a result, the developer has made improvements to provide entrances to several of the housing units from street-level, redesigned the staircases leading up to the courtyard, added landscaping, and simplified the architectural style. Although the developer has made significant improvements to the façade design, staff is still concerned with the orientation of the building and integration into the community.
- East Side Yard – Another concern of staff, Commissioners and citizens at the public hearings was that the originally proposed four-story, 41.5 ft. high, approximately 188 ft. long wall of the building was located only five (5) feet from the property line of the single family houses to the east. This wall could dominate the rear yards of the residences. In response, the developer revised the plans by increasing the yard by more than twice as much open space from 5 ft. to 11.42 ft and repositioning the buildings to break up the eastern wall of the buildings into three separate buildings with open space in between to allow the passage of air and light to the neighbors to the east. Several Commissioners felt that the revisions to the site plan did not provide an adequate open space buffer for the adjacent properties to the east.
- Density – Sixth Avenue Development Group proposes to construct 18 units with 1,800 square feet of lot area per unit. The proposal is seven (7) units fewer than they are permitted by Code (maximum 25 units) and less dense than projects in the past. For comparison, some densities of recent multiple family developments in the R-8 district are as follows:
 - Village Bluffs, 400 E. Elm (PUD Approval, 2006): 1,370 square feet lot area per unit;
 - Beacon Place, 1 N. Beacon (2003): 1,050 square feet /unit;
 - Spring Avenue Station, 410 W. Burlington (2001): 1,072 square feet /unit;
 - Kensington Station, 15 N. Spring Avenue (1996): 2,200 square ft./unit; and
 - La Grange Plaza, 14 S. Ashland (1993): 940 square feet /unit.

It is worth noting that, if developed “as of right” in the R-8 district with no relief from the Zoning Code, this property could be improved with a three (3) story, twenty-five unit apartment or condominium building with larger setbacks from all property lines. An example of this type of development is the multiple family building to the south at 75 South Sixth Avenue.

6-B.2

At the Plan Commission hearing on January 22, 2008, a motion to recommend *Denial* of the Planned Development *Failed*. A second motion was made by Commissioner Weyrauch and seconded by Commissioner Reich that the Plan Commission recommend to the Village Board approval of the application for Planned Development and Development Concept/Final Site Plan Approval.

As a condition of approval, Commissioner Reich recommended that the site plan be revised to move the buildings five (5) feet further to the west in order to provide a larger open space buffer to the single family houses to the east. This condition would create a non-conforming setback from Sixth Avenue, which would require a text amendment to the Zoning Code to authorize the reduction of setbacks from street rights-of-way for Planned Developments.

A synopsis of additional conditions recommended is as follows:

- As part of the public contribution requirement to obtain relief under a Planned Development, the Applicant contribute to future open space and any other appropriate area public improvements to be determined by the Village Manager. Staff suggested an amount up to \$50,000. The Applicant has agreed to pay this amount.
- Submit all lighting plans, photometrics, and choice of fixtures; material samples including manufacturer and product name or number for all materials; final screening and landscaping details; final grading and site engineering; and construction staging plan for the project prior to the issuance of a building permit.
- Utility burial plan shall be approved by the Village prior to issuance of any building permits and the Applicant shall bury all on site utility lines underground.

The motion for *Approval* of the Planned Development *Carried*, with the following vote:

AYE: Reich, Holder, Weyrauch and Chairman Randolph.
NAY: Kardatzke and Williams.
ABSTAIN: Tyrrell.
ABSENT: None.

Commissioner Williams stated that he would not support the recommendation to move the town homes closer to Sixth Avenue, because he felt that the building would not blend in properly with the neighborhood. Commissioner Kardatzke, also recommending denial, stated that he is still not comfortable with the bulk so close to the single family properties to the east. He felt that this proposal appeared to be too much building on too small of a footprint. Commissioner Tyrrell stated that he had not attended enough of the meetings and therefore would abstain from the vote.

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Staff recommends that the project be considered as proposed by the developer. Based on our examination of the surrounding properties, we believe that the recommendation to move the property five (5) feet to the west would not be consistent with the neighborhood. Properties directly to the south are setback at least 25 feet from Sixth Avenue (see attached land use map.) We feel that moving the building would provide only minimal benefit to the properties to the east. While an amendment to the Planned Development standards of the Zoning Code for one development could potentially have negative impacts on future projects.

Village Attorney, Mark Burkland has prepared the attached ordinance for your consideration, granting: (1) Special Use Permit, (2) Planned Development (development concept plan and final plan) with relief from certain zoning regulations and (3) Site Plan Approval for the development as proposed by the developer at the January 22nd Plan Commission meeting.

Representatives of 6th Avenue Development Group will be in attendance at the meeting to answer any questions you may have regarding their applications.

6-B.4

VILLAGE OF LA GRANGE

ORDINANCE NO. O-08-_____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, SITE PLANS,
AND PLANNED DEVELOPMENT CONCEPT AND FINAL PLANS
FOR A TOWNHOUSE PROJECT AT 47 SOUTH SIXTH AVENUE

WHEREAS, the 6th Avenue Development Group, LLC (the "Applicant") owns the property commonly known as 47 South Sixth Avenue in the Village of La Grange (the "Subject Property"), which is depicted and legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is classified in the R-8 Multiple Family Residential District of the La Grange Zoning Code; and

WHEREAS, the Applicant proposes to raze the existing building on the Subject Property and build 18 townhouses in three (3) buildings, with related parking and other facilities (the "Project"); and

WHEREAS, the Applicant filed applications (the "Applications") with the Village seeking a (i) approval of a special use permit authorizing a planned development, (ii) approval of a site plan, and (iii) approval of planned development concept and final plans, including modifications of certain regulations in the Zoning Code to accommodate the development of the Project on the Subject Property; and

WHEREAS, the La Grange Plan Commission conducted a public hearing to consider the Applications on December 11, 2007, and January 22, 2008, pursuant to notice thereof properly published in the Suburban Life; and

WHEREAS, during the course of the public hearing, the Applicant revised its plans for the Project in response to suggestions from members of the Plan Commission and the public; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the relief requested by the Applicant for the Project subject to certain conditions, all as set forth in the Plan Commission's Findings for PC Case #187 dated January 22, 2008; and

WHEREAS, the President and Board of Trustees of the Village of La Grange have determined that the plans for the Project satisfy the standards established in Sections 14-401, 14-402, and 14-501 through 14-508 of the Zoning Code governing

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special use permits, site plans, and planned developments, subject to the conditions set forth in this Ordinance;

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

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

Section 2. Approval Of Special Use Permit And Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 14-401 and 14-501 through 14-508 of the Zoning Code, hereby approves a special use permit authorizing a planned development in the R-8 District and approves planned development concept plans and final plans prepared by Michael Buss Architects, LTD. and having a last revision date of January 15, 2008, in the form attached to and by this reference incorporated into this Ordinance as part of Exhibit B (the "Approved Development Plans"). The approvals granted in this Section 2 are subject to the conditions stated in Section 5 of this Ordinance.

Section 3. Approval Of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 14-402 of the Zoning Code, hereby approves a site plan for the Project in the form attached to this Ordinance as part of Exhibit B (the "Approved Site Plan"), subject to the conditions stated in Section 5 of this Ordinance.

Section 4. Modifications Of Certain Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 14-508 of the Zoning Code, hereby approves the following modifications to the regulations of the Zoning Code, subject to the conditions set forth in Section 5 of this Ordinance:

- A. Maximum Height. The maximum height for the approved buildings is 3.5 stories and 41.5 feet.
- B. Minimum Yards. The required minimum yards are as follows:
 - (i) Front Yard: Not less than 14.8 feet from the Harris Avenue right of way.
 - (ii) Corner Side Yard: Not less than 14.9 feet from the Sixth Avenue right of way.
 - (iii) Interior Side Yard: Not less than 11.4 feet from the east property line of the Subject Property.

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- (iv) Rear Yard: Not less than 11.75 feet from the south property line of the Subject Property.

- C. Maximum Building Coverage. The maximum building coverage for the entire Subject Property is 49 percent (which, based on a calculation of 33,625 square feet as the area of the Subject Property, allows a maximum building coverage of 16,054 square feet). This standard is subject to minor technical adjustment, with the prior express written approval of the Village Manager, based on final field calculations, but not such adjustment may increase the building coverage to an area greater than 16,154 square feet.

- D. Maximum Total Lot Coverage. The maximum total lot coverage for the entire Subject Property is 70 percent (which, based on a calculation of 32,625 square feet as the area of the Subject Property, allows a maximum total lot coverage of 22,591 square feet). This standard is subject to minor technical adjustment, with the prior express written approval of the Village Manager, based on final field calculations, but not such adjustment may increase the total lot coverage to an area greater than 22,791 square feet.

Section 5. Conditions On Approvals. The approvals of the special use permit, the Approved Development Plans, the Approved Site Plan, and the modifications granted in Sections 2, 3, and 4 of this Ordinance are granted expressly subject to all the following conditions:

- A. Lighting Plans, Elements. Prior to issuance of the first building permit for the Project, the Applicant must prepare and file with the Village, for review and approval by the Village's Director of Community Development, comprehensive light plans and elements including among other things photometric calculations, choices of all lighting fixtures and standards throughout the Project, and for the parking lot entry along Sixth Avenue. All plans and elements must comply with applicable standards in the Village's Code of Ordinances.

- B. Construction Staging Plan. Prior to issuance of the first building permit for the Project, the Applicant must prepare and file with the Village, for review and approval by the Director of Community Development, a construction staging plan for the Project, including among other things delivery routes, construction parking, and street cleaning. The Director of Community Development will have the authority to establish elements of the construction staging plan as reasonably necessary to protect the public safety and welfare.

- C. Grading, Engineering Plans. Prior to issuance of the first building permit for the Project, the Applicant must prepare and file with the

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Village, for review and approval by the Village Engineer, final grading and engineering plans for the Project. The engineering plans must include, among all other things, a plan for burial of all on-site utilities. All electrical, cable, telecommunications, and other utilities for the Project must be located underground.

- D. Landscaping And Screening Plans. Prior to issuance of the first building permit for the Project, the Applicant must prepare and file with the Village, for review and approval by the Director of Community Development, detailed landscaping and screening plans, including among other things a tree survey and plans for protection and preservation of significant trees within the Subject Property.
- E. Limitation On Hours For Construction Activities. Construction activities that generate outdoor noise of any kind are restricted to the following hours only: Monday through Friday 7:00 a.m. to 7:00 p.m.; Saturday 8:00 a.m. to 6:00 p.m.; and Sunday 12:00 p.m. to 5:00 p.m.
- F. Contribution To Open Space And Other Amenities. Prior to issuance of the first building permit for the Project, the Applicant must contribute \$50,000 to the Village, which money will be allocated for open space acquisition or other public improvements in the area of the Subject Property, as determined by the Village Manager.
- G. Building Permit Applications, Permits Required. This Ordinance does not authorize construction on the Subject Property. The Applicant, prior to commencement of any construction on the Subject Property, must submit all necessary applications to the Village and secure all required permits from the Village.
- H. Compliance With Approved Plans, Conditions, Other Requirements Of Law. All work and development on the Subject Property must comply with the Village-approved plans and specifications therefor, the terms and conditions of this Ordinance, and all applicable State of Illinois and Village laws, codes, ordinances, and regulations.

Section 6. Violation of Condition or Law. Any violation of any term or condition of this Ordinance or any applicable law, code, ordinance, or regulation will be grounds for rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 7. 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.

ADOPTED this ____ day of _____ 2008.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2008.

Elizabeth Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

EXHIBIT A

DEPICTION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lots 26, 27, 28, and 29 in Block 4 in Leiter's Addition to La Grange in the Northeast $\frac{1}{4}$ of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 47 South Sixth Avenue, La Grange, Illinois.

6-B.11

EXHIBIT B

APPROVED DEVELOPMENT PLANS

6-B.12

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6TH AVENUE ELEVATION



HARRIS AVENUE ELEVATION

THESE ELEVATIONS ARE AN ARTIST'S RENOVATION. FINAL ELEVATIONS MAY VARY PENDING FINAL ARCHITECTURAL & LANDSCAPE PLANS.

PLANT MATERIAL DEPICTED ON THESE ELEVATIONS REPRESENT APPROXIMATE SIZE 8-10 YEARS FOLLOWING INSTALLATION. GROWING CONDITIONS, MAINTENANCE, ANNUAL WEATHER VARIANCES, ETC. CAN ALL PLAY A PART IN PLANT GROWTH.

REVISIONS	
1. Per Landscape Review	12-05-07
2. Per Site Plan Revisions	4-29-08

HERITAGE SQUARE

LaGRANGE, ILLINOIS

PREPARED FOR:
BURZAK INVESTMENT GROUP, INC.

3750 GRAND BOULEVARD
 BROOKFIELD, IL 60613

Ives/Ryan Group, Inc.

Land Planning
 Landscape Architecture
 Golf Course Architecture

1801-A North Mill Street
 Naperville, IL 60563

Phone: (630) 717-0726

Fax: (630) 717-0875

www.ivesryan.com

PRELIMINARY ELEVATIONS

PROJECT NO.: L6807 JOB NO.: 7816A

DATE: 8-17-07

SCALE: NTS

PLANNER: RP

DRAWN BY: RP

CHECKED: _____

SHEET

EL-1

6-B.3

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REVISIONS	
1. Per LaGrange Review	12-05-07
2. Per Site Plan Revisions	4/29/08

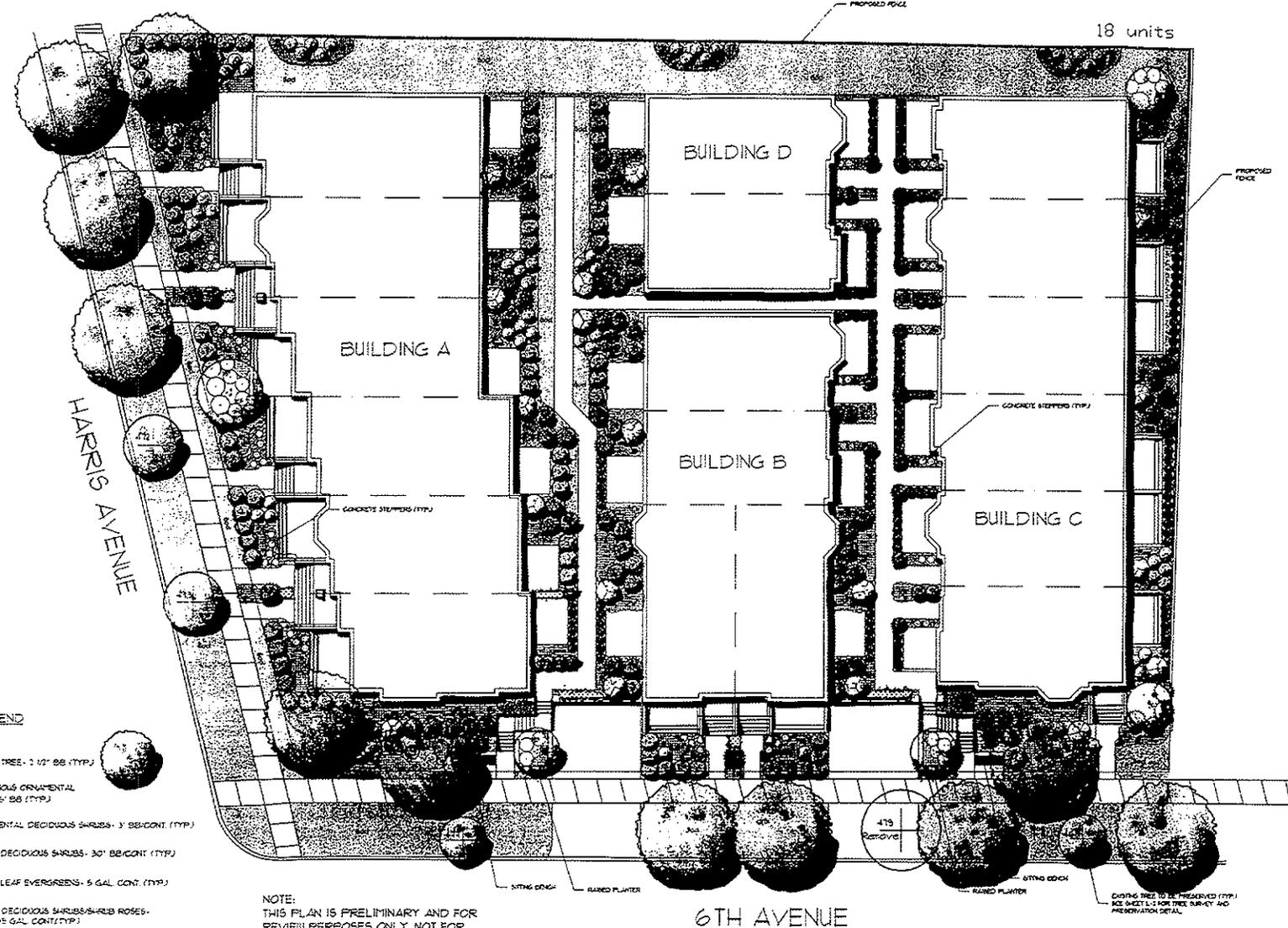
HERITAGE SQUARE
 LaGRANGE, ILLINOIS

PREPARED FOR:
BURZAK INVESTMENT GROUP, INC.
 3750 GRAND BOULEVARD
 BROOKFIELD, IL 60513

Ives/Ryan Group, Inc.
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 Landscape Architecture
 Golf Course Architecture

1801A North Hill Street
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 Phone: (630) 717-9775
 Fax: (630) 717-0875
 E-Mail: ivesryan@aol.com

PRELIMINARY LANDSCAPE PLAN	
PROJECT NO.:	JOB NO.:
L6807	7816A
DATE:	SHEET
9-10-07	L-1
SCALE:	of 2
1"=10'	
PLANNER:	
BP	
DRAWN BY:	
BP	
CHECKED:	



- LEGEND**
- SHADE TREE - 3 1/2" DB (TYP.)
 - DECIDUOUS ORNAMENTAL TREE - 6" DB (TYP.)
 - ORNAMENTAL DECIDUOUS SHRUBS - 3" DB/CONT. (TYP.)
 - LARGE DECIDUOUS SHRUBS - 30" DB/CONT. (TYP.)
 - BROADLEAF EVERGREENS - 5 GAL. CONT. (TYP.)
 - DWARF DECIDUOUS SHRUBS/SHRUB ROSES - 24" DB/5 GAL. CONT.(TYP.)
 - EVERGREEN SHRUBS - 14" DB/CONT. (TYP.)
 - ORNAMENTAL GRASSES - 1 GAL.
 - PERENNIALS + GROUNDCOVERS - 1 GAL./2" POT

NOTE:
 THIS PLAN IS PRELIMINARY AND FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION. PLANT LOCATIONS AND QUANTITIES MAY VARY PENDING FINAL ARCHITECTURE/ENGINEERING.

SEE SHEET L-2 FOR DETAILS, NOTES, REPRESENTATIVE PLANT LIST + TREE SURVEY.

CALL JULIE OR SUZANNE BEFORE YOU GO TO THE SITE TO SEE THE EXISTING CONDITIONS. WE WILL BE AT THE SITE WITH YOU.

THE Ives/Ryan Group, Inc. Seal

NORTH

6-B-14

FINDINGS OF FACT

PLAN COMMISSION OF THE VILLAGE OF LA GRANGE

President Asperger and
Board of Trustees

January 22, 2008

**RE: PLAN COMMISSION CASE #187 – PLANNED DEVELOPMENT CONCEPT/FINAL
SITE PLAN APPROVAL TO AUTHORIZE A TOWN HOME DEVELOPMENT, 47
South Sixth Avenue, 6th Avenue Development Group, LLC.**

The Plan Commission transmits for your consideration its recommendations for the proposed planned development, site plan approval at the corner of 6th and Harris.

I. THE APPLICATION:

Burzak Development Group seeks special use permit, planned development concept and final plan, and site plan approval in order to construct a town home development within the R-8 Multiple Family Residential District at the property at 47 S. 6th Avenue.

II. THE PUBLIC HEARING:

After due notice, in accordance with law, the Plan Commission held a public hearing on December 11, 2007, in the La Grange Village Hall Auditorium. Present were Commissioners Kardatzke, Reich, Holder, Weyrauch and Williams, with Chairman Randolph presiding. Also present were Community Development Director, Patrick D. Benjamin; and Assistant Community Development Director, Angela M. Mesaros.

Chairman Randolph swore in David Hrizak, President, Burzak Investment and 6th Avenue Development Group; Michael Busse, Architect; John Hoefflerle, Civil Engineer; Marko Tiecha, Vice-President of Burzak Investment and Carol and Eric Peck, current owners of the property at 47 South 6th Avenue, who presented the application:

- The presentation included introduction of the development team, description of proposed exterior materials, zoning requirements, preliminary engineering and parking lot drainage and comprehensive plan standards.
- The proposed development includes eighteen town homes that will replace a sixty year old office building immediately adjacent to the Burlington Northern Santa Fe (BNSF) Corridor defined in the Comprehensive Plan. The project would be 28% below the allowable density (up to 25 units). The surrounding area includes a public parking structure and public parking lot, single family and multiple family residences.

6-13-15

- The town homes would create a buffer between nearby homes and the Central Commercial District. The architecture is a historical reference to the community.
- The project will consist of eighteen (18) attached single family residences with individual garages. The average size will be 2,750 square feet with three bedrooms and options for two bedrooms, if market demands. Each unit has its own elevator and its own patio in the courtyard. The proposal includes a green roof above the garage, a pedestrian entry at grade level on 6th Avenue. In addition, they have designed stairs that lead up to the houses for the context of the historic raised porches. The height is similar to the four story building located across the corner on Harris, northwest of the site.
- Zoning relief would include interior side yard, rear yard and the building coverage and lot coverage.

Chairman Randolph solicited questions from the Commissioners:

- Commissioner Holder asked about the height of the building to the south. Answer: Three and a half stories, similar in height to the proposed development.
- Commissioner Reich stated that the building appears to cast a shadow on the neighbors' houses to the east. Mr. Hrizak commented that the shadows would not reach the houses. Commissioner Reich stated that they would reach the back yards. Commissioner Kardatzke also expressed concern about the shadow cast on the single family properties. Mr. Hrizak stated that it is not possible to move the buildings any closer together due to the need for circulation in the garage.
- Commissioner Weyrauch asked the distance to the rear property line to the east. Answer: Approximately ten feet.
- Commissioner Reich asked if they had considered moving the parking further underground. Mr. Hrizak stated that they are limited by the distance and required slope.
- Commissioner Holder asked about the sunken patios to the east and how tall the fence would be. Answer: The fence height is approximately six feet and the patios would be directly in line with the fence.
- Commissioner Weyrauch stated that she likes the elevations. She attended the pre-application meetings and feels that the applicant has made progress. Commissioner Holder agreed with Commissioner Weyrauch's comment and stated that the architecture is complimentary to La Grange. However, he did not feel the east elevations would be in character with the neighborhood.

6-B.16

- Commissioner Holder asked about the classification in the Comprehensive Plan. Answer: Medium density multiple family residential.
- Chairman Randolph asked about the height of the building. Mr. Hrizak stated that the fourth floor is built into the roof so technically, by definition; the height would be three and a half stories and not four stories.
- Commissioner Reich stated that he has some concerns: the east elevation imposes on the single family properties directly to the east. Mr. Hrizak stated that the proposed height is under the 45-foot maximum established in the Code.
- Commissioner Weyrauch asked about the absolute maximum allowable height for single family homes. Answer: Thirty-eight feet.
- Chairman Randolph asked how often cash has been offered in lieu of amenities for Planned Developments in the past ten years. Answer: La Grange Pointe had a similar situation in which there was no space to provide on-site open space. Therefore, the developer made a monetary contribution to create the plaza south of the Village Hall. In the future, the Village may have opportunities to carve out park land with development of the public parking lot directly to the north of the project (Lot 2).

Chairman Randolph solicited questions and comments from the audience:

- Lisa Galka, 69 S. 7th, asked to see the elevations of the back of the building. She stated that she is concerned with the proposed five foot setback. The project may have an opposing feeling on the east side closest to the single family residential.

Chairman Randolph solicited comments from the Commissioners:

- Commissioner Kardatzke stated that he feels the project is too tall, too big and too close to the single family residences to the east. Commissioner Williams stated his agreement and asked if they could take one unit off the back of each building. Answer: Initially, the project had twenty-one or twenty-two units. The applicant does not feel that losing another unit would be possible.
- Commissioner Holder stated that he has a concern with the tightness from corner to corner and the bulk of the building.
- Chairman Randolph stated that he feels it is nicely developed, upscale development, however, he feels it is too large and that lot coverage has been contentious in La Grange

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for a number of years. Chairman Randolph asked if they could reduce the lot coverage, which would in turn help the setback and the shadow lines to the east.

- Commissioner Weyrauch agreed that the east elevation may be problematic and asked if they could take three units in the back and shift them in order to break up the wall.

After a five minute recess, the applicant requested that the hearing be continued. There being no further questions or comments from the audience or the Commissioners, Chairman Randolph suggested that the hearing recess for further discussion. A motion to recess until Tuesday, January 22, 2008, at 7:30 p.m. was made by Commissioner Reich and seconded by Commissioner Kardatzke. The Plan Commission recessed at 8:55 p.m.

On January 22, 2008 at 7:30 p.m. the Plan Commission reconvened the hearing in the La Grange Village Hall. Present were Commissioners Tyrrell, Kardatzke, Reich, Holder, Weyrauch and Williams with Chairman Randolph presiding. Also present was Village Trustee James Palermo, Community Development Director Patrick Benjamin, Assistant Community Development Director Angela Mesaros, and Andrew Fiske, Village Attorney.

Chairman Randolph called the meeting to order. Mr. Hrizak presented the revisions to the site plan:

- Revised the plan to decrease bulk and mass along the eastern side
- Shifted buildings away from the eastern property line from five feet to 11.5 feet setback, which more than doubles the space, but still requires zoning relief from the requirement of 16.4 feet.
- Redesigned elevations along Harris and Sixth Avenue: Removed garage from Harris and added two garage entrances on Sixth Avenue.
- Reduced building coverage from 50% to 49%, and
- Increased setback on the south side to 11.75 ft.

Chairman Randolph solicited questions from the Commissioners:

- Commissioner Holder asked about the connection between the two buildings in the middle. Answer: They are connected by a breezeway, so that people can walk from one building to another.
- Commissioner Kardatzke asked about the distance between the buildings. Answer: Minimum allowed is 24ft; proposed is 40ft.
- Commissioner Holder asked about the height of the Village's parking garage. Answer: 27.5 ft. Mr. Hrizak stated that the apartment building on the corner to the northwest is 41 feet to the top. The building directly to the south is 33.5 ft. tall.

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- Chairman Randolph asked if the patios in the front would have a retaining wall. Answer: Yes. Mr. Hrizak stated that the patios would be setback eight feet from the sidewalk.

Chairman Randolph solicited questions and comments from the audience:

- Alan Foreman, 56 S. 7th Avenue, neighbor to the east, stated that he is concerned with the proximity to the east property line and the height.

III. FINDINGS AND RECOMMENDATIONS

- Commissioner Kardatzke stated that he would not support this project, because of the bulk near the five single family yards to the east. This is too much building on too small of a footprint.
- Commissioner Reich stated that he would like to see the project moved five feet to the west. Mr. Hrizak stated that this would require a text amendment to the Zoning Code.
- Commissioner Weyrauch stated that she likes the reorientation better; passage of light and air to the neighbors is much better.
- Chairman Randolph stated that his primary concern is bulk; he had hoped to see a reduction of the net foot print more substantial than one percent.
- Commissioner Tyrrell stated that he'd like to see the project moved closer to Sixth Avenue, but it's still too much bulk.
- Commissioner Williams stated that he is not in favor of moving the town homes closer to Sixth Avenue; it would not blend in properly with the neighborhood. However, he would be in favor of moving it further from the east and south.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Kardatzke and seconded by Commissioner Williams that the Plan Commission recommend to the Village Board of Trustees denial of the application for a Planned Development with PC #187.

Motion Failed by a roll call vote:

AYE: Kardatzke and Williams.
NAY: Reich, Holder, Weyrauch and Chairman Randolph.
ABSTAIN: Tyrrell.
ABSENT: None.

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There being no further questions or comments from the audience or the Commissioners, a second motion was made by Commissioner Weyrauch and seconded by Commissioner Reich that the Plan Commission recommend to the Village Board of Trustees approval of the application for Planned Development and Development Concept/Final Site Plan Approval, with PC Case #187 with the following conditions:

1. All lighting plans and elements, including photometrics, choice of fixtures and standards for the building and parking lot entry along Harris Avenue be submitted by the Applicant for compliance with the Code, prior to issuance of a building permit.
2. As part of the public contribution requirement to obtain relief under a Planned Development, the Applicant provide the following:
 - Monetary contribution (amount to be negotiated with Village staff prior to submission to the Village Board for approval with maximum limit of \$50,000) to contribute to future open space and any other appropriate area public improvements to be determined by the Village Manager.
3. Prior to issuance of a building permit, the Applicant shall prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up. Construction activities generating outdoor noise of any kind shall be permitted within the Village only during the following hours: Monday through Friday: 7:00 a.m. to 7:00 p.m.; Saturday: 8:00 a.m. to 6:00 p.m.; and Sunday: 12:00 p.m. to 5:00 p.m.
4. Final Grading and Site Engineering shall be approved by the Village prior to the issuance of any building permits.
5. Utility burial plan shall be approved by the Village prior to issuance of any building permits and the Applicant shall bury all on site utility lines underground.
6. Final landscaping details, including tree preservation, shall be submitted with the application for building permit approval.
7. Final building material samples shall be identified prior to Village Board approval.
8. The site plan be revised to move the buildings five feet to the west. If the Village Board agrees to this condition, a text amendment to the Zoning Code to authorize the reduction of the setback from street rights-of-way would be required.

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Motion carried by a roll call vote:

AYE: Reich, Holder, Weyrauch and Chairman Randolph.
NAY: Kardatzke and Williams.
ABSTAIN: Tyrrell.
ABSENT: None.

BE IT THEREFORE RESOLVED that the Plan Commission recommend to the Village Board of Trustees granting a Special Use/Planned Development and Development Concept/Final Site Plan Approval for the property legally described in Plan Commission Case #187 and commonly referred to as 47 S. Sixth Avenue.

Respectfully Submitted

PLAN COMMISSION OF THE
VILLAGE OF LA GRANGE



Stephen Randolph, Chairman

6-1321

VILLAGE OF LA GRANGE
Community Development Department

MEMORANDUM

TO: Plan Commissioners

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

DATE: January 22, 2008

RE: CONTINUATION OF PLAN COMMISSION CASE #187 - PLANNED DEVELOPMENT CONCEPT/FINAL SITE PLAN APPROVAL TO AUTHORIZE A TOWN HOME DEVELOPMENT, 47 South Sixth Avenue, Burzak Investment Group, Inc.

Since your last meeting, Burzak Development has met with staff in order to respond to the comments raised by the Commissioners at your last meeting on December 11, 2007. Attached are revised site plans and elevations, which include the following revisions:

- **Reduction of mass of the eastern elevation of the development:** Burzak Investment has changed the positioning of the buildings on the property. Therefore, the eastern side of the development is no longer a mass of nine units closest to the single family district. There are now three units that abut the eastern edge of the property with no patios on the eastern side.
- **East side yard:** Previously, the development proposed a five foot setback from the single family district. This has been changed to 11.42 feet. The required side yard is 16 feet. This yard will still require relief from zoning regulations as allowed with a Planned Development, however, the amount of relief has been reduced by 6.42 feet.
- **Facade Revisions:** The Applicant has removed the garage door entrance from Harris Avenue. In its place two curb cuts and vehicle entrances are located along 6th Avenue. This revision was necessary to rearrange the buildings as requested by the Commissioners in order to reduce the massing on the east side of the development.
- **Building coverage:** In the re-positioning of the buildings, the Applicant has reduced the overall building coverage from 50% to 49%.
- **Rear yard:** As originally proposed, the required yard along the south property line was ten feet. The requirement for this property is forty-two feet. With the new building configuration, the rear yard has been slightly increased to 11.75 feet.

The Applicant will present the documents and the public will have an opportunity to comment on the application at your meeting.

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The project as currently designed will require relief by Planned Development from the following areas:

1. Building Height (Number of stories)
2. Required Yards (Front, Corner Side, Interior Side and Rear Yards)
3. Building Coverage
4. Lot Coverage

The specific amount of relief is noted in the following table:

<i>Standard</i>	<i>Required</i>	<i>Originally Proposed</i>	<i>Revised Application</i>
Height	3 stories, maximum 45 ft. With PUD, may be increased up to 5 stories or 70 ft.	4 stories Height: 41.5 ft.	No change
Front Yard	Minimum 60% of building height or 25 ft. (whichever is greater) Required: Minimum 25 ft. (41.5 ft. x 0.60 = 24.90)	Harris Avenue: 14.83 ft.	No change
Corner Side Yard	Minimum 17 ft.	Sixth Avenue: 14.91 ft.	No change
Interior Side Yard	Min. 10% of lot width or 5 feet (whichever is greater) Shall be increased by one ft. for each 2 ft. of building height over 35 feet. Required: Minimum 17 ft. [(134.34 ft. avg. width x 0.10 = 13.43 + 3.25) = 16.59 = 17ft.]	East property line: 5 ft.	Increased to 11.42 ft.
Rear Yard	Min. 20% of lot depth or 20 ft. (whichever is greater) Required: Minimum 42 ft. (210.25 x 0.20 = 42 ft.)	South property line: 10ft	South property line increased to 11.75 ft.
Maximum Building Coverage	Maximum 40% Permitted: 13,049.86 ft²	16,520.33 ft. ² (50%)	16,053.69 ft. ² (49%)
Maximum Total Lot Coverage	Maximum 60% Permitted: 19,574.79 ft.² With PUD, may be increased to 70% Permitted: 22,837.26	22,590.60 square feet (70%)	No change

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Should the Plan Commission find that the standards have been adequately addressed for the relief being sought by the Applicant; staff recommends that the following action items be voted upon as separate motions by the Plan Commission. We also believe that conditions of approval are warranted in this case. We have prepared several for your consideration as part of the development concept final site plan approval. Additional conditions may also be desired by the Commission.

- 1. Revised Site Plans, dated January 15, 2008; and**
- 2. Special Use Permit/ Planned Development (including development concept plan and final plan) as submitted in Plan Commission Case #187, with the following conditions:**
 - 1. All lighting plans and elements, including photometrics, choice of fixtures and standards for the building and parking lot entry along Harris Avenue be submitted by the Applicant for compliance with the Code, prior to issuance of a building permit.**
 - 2. As part of the public contribution requirement to obtain relief under a Planned Development, the Applicant provide the following:**
 - Monetary contribution (amount to be negotiated with Village staff prior to submission to the Village Board for approval with maximum limit of \$50,000) to contribute to future open space and any other appropriate area public improvements to be determined by the Village Manager.**
 - 3. Prior to issuance of a building permit, the Applicant shall prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up.**
 - 4. Final Grading and Site Engineering shall be approved by the Village prior to the issuance of any building permits.**
 - 5. Utility burial plan shall be approved by the Village prior to issuance of any building permits and the Applicant shall bury all on site utility lines underground.**
 - 6. Final landscaping details, including tree preservation, shall be submitted with the application for building permit approval.**
 - 7. Final building material samples shall be identified prior to Village Board approval.**

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BURZAK INVESTMENT GROUP, INC.

Custom Home Builders * Developers * Reconstruction * Property Acquisitions

January 15, 2008

Ms. Angela Mesaros
Village Planner
Village of LaGrange
53 S. LaGrange Road
LaGrange, IL 60525

Dear Ms. Mesaros,

Attached please find a revised set of drawings of the proposed development at 47 S. 6th Ave., LaGrange, IL. The changes included in the drawings were a direct result of the Plan Commission meeting we had in December 2007.

The most noticeable change in the development is the reduction in the mass or bulk of the eastern elevation of the development. We changed the way the buildings are positioned on the property thereby opening the eastern side of the development to additional sunlight. There is no longer a massing of nine units on the east side, now there are only three units that abut the eastern edge of the property with no patios on the eastern side either.

Additionally, the development now has an average side yard setback of 11.42'. Previously we had proposed only a 5' setback with the required setback being 16' based upon a calculation. This still requires relief via the Planned Development. However, by doubling the proposed setback and reducing the massing we feel that this relief should be granted.

Next, we removed the garage door entrance from Harris Ave. and placed two garage doors on 6th Ave. This was necessary to rearrange the buildings and reduce the massing on the eastern side of the development. In doing this, we feel that the new Harris Ave. elevation has improved via a cohesiveness of the units on that street. Also, with moving the garage doors to the 6th Ave. elevation we did not change the original look, which so many people liked. The garages were sensitively designed to be compatible with the neighborhood.

Lastly, in rearranging the positioning of the buildings we were able to reduce the overall building coverage and increase the rear yard setback. This new building coverage is now at 49% and the rear yard setback is 11.75'.

In summary, there are still three areas that require relief via a Planned Development; Interior yard setback, Rear yard setback and building coverage. However, because of the changes made, the relief is not as great. An enormous amount of thought and effort has gone into this revision and we feel the development fits into the comprehensive plan and objective of the village. We hope that the Plan Commission and Village Board feel the same and grants the relief requested to approve this Planned Development.

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HERITAGE · SQUARE

	PROPOSED	ALLOWED	VARIANCE REQUIRED	CODE REFERENCE
BUILDING HEIGHT (R-8)	3.5 STORIES / 41'-6"	3 STORIES / 45'-0"	YES	4-110 A1
BUILDING HEIGHT (PUD)	3.5 STORIES / 41'-6"	5 STORIES / 70' MAX	NO	4-110 H2
LOT AREA (R-8)	32624.65	5000	NO	4-110 B1b
LOT AREA (PUD)	32624.65	15000	NO	4-110 B2g
LOT AREA PER UNIT	1812.48	1300 MIN	NO	4-110 B2b
LOT WIDTH	134.34'	50'	NO	4-110 B3
FRONT YARD (R-8)	14.83'	25'	YES	14-110 C1a
FRONT YARD (PUD)	33'	33'	NO	14-505 7A
CORNER SIDE YARD (R-8)	14.91'	17'	YES	4-110 H16
CORNER SIDE YARD (PUD)	33'	33'	NO	14-505 7A
INTERIOR SIDE YARD (R-8)	11.42' (AVERAGE)	16.4'	YES	4-110 H16
REAR YARD (R-8)	11.75' (AVERAGE)	42'	YES	4-110 C4a
MIN. DWELL. UNIT SIZE (R-8)	2393 AVERAGE	1000 MIN	NO	4-110 D3
MIN. DWELL. UNIT SIZE (PUD)	2393 AVERAGE	910 MIN	NO	4-110 H7a
DENSITY (32624.65/1300)	18 UNITS	25 UNITS	NO	4-110 B2b
BUILDING COVERAGE (40%)	16053.69 (49.2%)	13049.86	YES	4-110 E2
LOT COVERAGE (60%) R-8	22590.46	19574.79	YES	4-110 F
LOT COVERAGE (70%) PUD	22590.46	22837.26	NO	14-508 D5
BUILDING SPACING (R-8)	24'-5"	10'	NO	4-110 G
BUILDING SPACING (PUD)	24'-5"	20'	NO	14-505 7B

6th Ave.
Development Group, LLC.
3750 Grand Boulevard • Brookfield, Illinois 60513
Office 708.905.0700 • Fax 708.485.8166

TIB MICHAEL BUSS ARCHITECTS, LTD.
6444 South 64th Avenue
Hickory Hills, Illinois 60457
Office 708.664.4822 Fax 708.650.6649
www.tibushomes.com

6-B-26

STAFF REPORT

PC Case #187

TO: Plan Commission

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

DATE: December 11, 2007

RE: **PLANNED DEVELOPMENT CONCEPT/FINAL SITE PLAN APPROVAL
TO AUTHORIZE A TOWN HOME DEVELOPMENT, 47 South Sixth Avenue,
6th Avenue Development Group, LLC.**

I. BACKGROUND:

The Petitioner, 6th Avenue Development Group, LLC. has purchased the property at 47 South 6th Avenue. The subject property is improved with an approximately 60 year old office building and parking lot. The building has been mostly vacant since the offices of the West Suburban Chamber of Commerce relocated in February 2007. The subject property is zoned R-8 Multiple Family Residential District. Under this zoning classification, the property is permitted up to twenty-five (25) dwelling units at this location. Sixth Avenue Development Group proposes to redevelop the property with eighteen (18) townhouses.

As provided for in our Zoning Code, the development group participated in two pre-application meetings held on July 18 and August 22, 2007 with Department Head staff, Plan Commissioner Laura Weyrauch, Village Planner and Village Engineer. These meetings resulted in extensive revisions to the façade of the building in order to provide a pedestrian friendly development, uniform architectural style and entryways oriented towards the street.

After staff evaluation of the plans, we determined that it would be necessary for the development to be constructed as a Planned Development, because it requires relief from height (number of stories), required yards, maximum building coverage and maximum lot coverage provisions of the Code.

II. APPLICATIONS:

Sixth Avenue Development Group, LLC. has submitted the following applications:

1. Special Use Permit/Planned Unit Development, and
2. Development Concept/Final Site Plan Approval.

6-B.27

I. PLANNED DEVELOPMENT

Sixth Avenue Development Group, LLC. has filed an application for Planned Development Concept/Final Plan Approval with the Community Development Department. The petitioner has applied for relief from the following zoning requirements:

- (1) Building Height (Number of stories)
- (2) Required Yards (Front, Corner Side, Interior Side and Rear Yards)
- (3) Building Coverage
- (4) Lot Coverage

A Planned Development is a distinct category of Special Use and has the same general purposes of all special uses. Section 14-502 of the Zoning Code states, “*In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based upon procedural protections providing for detailed review of individual proposals for significant developments.*” Among those objectives that the Village seeks to achieve through the flexibility of the planned development technique are the following:

- *Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.*
- *Efficient use of land resulting in smaller networks of utilities and streets while lowering development and housing costs.*
- *Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.*
- *Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, and the prevention of soil erosion.*
- *Provision for the preservation and beneficial use of open space.*
- *An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.*
- *Encouragement of land uses that promote the public health, safety and general welfare.*

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

6-B.28

SPECIAL USE STANDARDS:

No special use permit for a Planned Development shall be recommended or granted unless the petitioner establishes that the proposed development will meet each of the standards made applicable to special uses pursuant to Subsection 14-401E of the Zoning Code:

- (a) Code and Plan Purposes
- (b) No Undue Adverse Impact
- (c) No Interference with Surrounding Development
- (d) Adequate Public Facilities
- (e) No Traffic Congestion
- (f) No Destruction of Significant Features
- (g) Compliance with Standards

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

According to the Zoning Code, the *R-8 Multiple Family Residential District is intended to provide areas for development at the highest residential density appropriate in the Village's suburban setting.* The proposed project is consistent with the use and density requirements established for the R-8 district.

Maintaining diverse housing stock was identified as a priority in community workshops during the comprehensive planning process. While recognizing the predominately single-family character of the Village, the Comprehensive Plan (May 2005) identifies areas appropriate for multiple family developments in order to meet the first goal of the land use section of the Plan, which is to provide “*diverse housing options for Village residents.*” The Plan states that new multiple family housing should include “*distinctive landscaping and open space system as an integral part of the overall site design.*” Heritage Square includes significant landscaping as part of the site plan, but not an open space system.

In the Comprehensive Plan, the subject property is designated as *Medium Density Residential*, defined as “*low-rise condominium or town home format, which generally require 2,000 sq. ft. of lot area per dwelling unit.*” The proposed development is slightly higher in density with approximately 1,800 sq. ft. per dwelling unit.

6-B.29

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

According to the petitioner, the proposed development would replace a 60 year old office building --an existing non-conforming use in a residential district and develop medium density housing that is consistent with the surrounding uses.

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

Heritage Square could serve as a buffer between the single-family residential district to the east and the Central Business District to the west. However, the proposed development would be located only five feet from the back yards of the five single family residential properties directly to the east. The effect would be a four-story wall (approximately 194 ft. in length) that could appear to dominate these properties.

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

At our pre-application meetings, Fire Chief Dave Fleege was concerned that the height of the units along the east property line would be taller than the Fire Department's highest ladders and difficult to access from the street due to the challenge of getting the equipment to the courtyard. Therefore, he requested and the applicant has agreed to have fire sprinklers in each of the eight units at the east end. In addition, they will include masonry firewall separation between units all the way up to the bottom of the roof.

Also, we have asked Tom Heuer, Village Engineer, to review the plans for utility location and drainage. He will be in attendance at the meeting to answer any questions.

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

The property would have only one curb cut and ingress/egress to internal parking and circulation. With fewer units than the Code currently permits, staff anticipates very

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little traffic impact on the surrounding area. In addition, this property is located within walking distance of the Central Business District, Metra station, restaurants, stores and other services, which should result in more pedestrian movement downtown without generating vehicular trips.

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

The existing office building is largely vacant and in need of repair. The proposed use and development would not result in the loss of any historic feature of significant importance to this building. However, the site does contain several mature trees. Staff has requested plans for maintenance, replacement and preservation of the existing mature trees both on the subject property and in the public parkway.

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

The proposed development complies with the standards of the Zoning Code for building height, lot area per unit, setbacks from rights-of-way and building spacing. However, the plan does not comply with the Code for building height (number of stories), required yards (front, corner side, interior side and rear yards), building coverage and lot coverage. The petitioner has expressed a willingness to comply with any additional standards imposed by the Village.

DELIBERATION FACTORS

Special Uses require weighing possible impacts and effects on the community against any added benefit they may afford or need they may address. In order to determine their appropriateness on any proposed site and their compliance with proposed standards, the Commissioners should consider these factors as outlined in Paragraph 14-401E3 of the Zoning Code:

- (a) *Public Benefit: Whether or to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.*

6-B.3.1

- (b) Alternative Locations: *Whether or to what extent, such public goals can be met by the location of the proposed site or in some other area that may be more appropriate than the proposed site.*
- (c) Mitigation of Adverse Impacts: *Whether or to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, landscaping, and screening.*

Staff has engaged Goodman Williams Group, the marketing consultant who prepared the Market Assessments in conjunction with our Comprehensive Plan (adopted in 2005), to review the application and provide an analysis of the proposed unit prices, sizes and adsorption rate.

ADDITIONAL STANDARDS FOR ALL PLANNED DEVELOPMENTS

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

1. Unified Ownership Required. The petitioner is under contract to purchase the property and has submitted the application with intent to develop the entire parcel. A Townhome Association with common ownership will be formed as the units are conveyed. The Association documents are in Section 19 of the submittals.
2. Minimum Area. The proposed development meets the minimum area requirements established in Section 4-110 of the Zoning Code. Minimum area required for a Planned Development in the R-8 district is 15,000 sq. ft. while the subject property measures 32,624.65 sq. ft.
3. Covenants and Restrictions to be Enforceable by the Village. The petitioner has provided the “Declaration of Party Wall Rights, Covenants, Conditions Easements and Restrictions for Heritage Square Townhome Association” to be recorded in connection with the Planned Development. All covenants and similar restrictions may not be modified, removed, or released without express consent of the Village Board. The Village Attorney’s office is currently reviewing the covenants, restrictions and easements submitted with this application.
4. Public Open Space and Contributions. The petitioner has proposed, in lieu of dedicating land to the Village, to provide a monetary contribution of \$25,000. However, based on previous conversations with the developer and estimates of the cost of land for park space, staff recommends \$50,000 contribution for future open

6-B.32

space. (This amount will be negotiated with Village staff prior to submission to the Village Board for approval.)

5. Common Open Space.
 - (a) *Amount, Location and Use.* Common open space, for use only by residents and their guests is proposed above the parking area as a garden and courtyard area. Additional small, private sunken patios will be located in the front and rear of individual units. The total amount of common open space is 9,152.57 square feet (28% of total site area).
 - (b) *Preservation.* Safeguards for preservation will be included in the recorded covenants allowing enforcement by the Village and requiring consent of the Village Board for any modifications to the covenant.
 - (c) *Ownership & Maintenance.* Maintenance will be the responsibility of the Property Owners' Association and will be recorded as part of the Final Plan.
 - (d) *Property Owners' Association.* According to the petitioner, the association would comply with the standards established in the Zoning Code as a requirement of the Planned Development.
6. Landscaping and Perimeter Treatment. According to the petitioner, the entire area that is not used for structures will be landscaped. The site plan indicates that landscaping is along the perimeter of Sixth and Harris. However, the east and south property lines do not include landscaping, instead a fence is proposed.
7. Building Setbacks and Spacing. Heritage Square meets the requirements for minimum distance between all buildings and the setbacks from street rights-of-way. (See Zoning Matrix below for calculations).
8. Private Streets. Heritage Square would not have any private streets.
9. Sidewalks. The petitioner proposes to replace existing sidewalks along Harris and Sixth Avenue to meet Village specifications.
10. Utilities. The petitioner proposes to bury all utility lines underground. They have submitted a plan for placement of utilities, which is currently under review by the Village Engineer.

6-B.33

HC 187-19

BULK, YARD, AND SPACE REQUIREMENTS:

The following table is a comparison of the applicable bulk, yard, and space requirements for the R-8 Multiple Family Residential District, Planned Development standards and the proposed development.

Standard	Multiple Family Residential District	Planned Development Standards	Proposed Development
Use	Multiple Family Dwellings as a permitted use	Same	Town homes
Height*	Maximum 45 feet, 3 stories	May be increased by no more than the greater of 5 stories or 70 feet.	41.5 ft, 4 stories *Requires waiver under Planned Development
Total Lot Area	Minimum 12,000 square ft.	Minimum 15,000 square feet	32,624.65 square ft.
Lot Area Per Unit	Minimum 1,300 square feet Permitted: 25 units (32,624.65 ft ² / 1,300 = 25)	Units may be clustered with sufficient common open space within the development to meet the average minimum lot size required of the development taken as a whole. May be reduced to 910 sq. ft. per unit (Maximum 36 units)	18 units = 1,812.48 sq. ft. per unit
Minimum Lot Width	Minimum 50 ft.	Can be reduced by no more than 25% [50 ft.-(50ft. x 0.25= 12.50) =37.50]	134.34 ft.

528-9

Standard		Multiple Family Residential District	Planned Development Standards	Proposed Development
Setbacks*	Street Right-of-Way	N/A	25 feet plus one-half foot for every foot by which the building exceeds 25 feet in height Required: Minimum 33 ft. [25 ft. + ((41.5 ft. height – 25 ft) x 0.5 ft.) = 33.]	Harris Avenue: 33 ft. Sixth Avenue: 33 ft.
	Front Yard*	Minimum 60% of building height or 25 ft. (whichever is greater) Required: Minimum 25 ft. (41.5 ft. x 0.60 = 24.90)	No setbacks specified	Harris Avenue: 14.83 ft. *Requires waiver under Planned Development
	Corner Side Yard*	Minimum 17 ft.	No setbacks specified	Sixth Avenue: 14.91 ft.
	Interior Side Yard*	Min. 10% of lot width or 5 feet (whichever is greater) Shall be increased by one ft. for each 2 ft. of building height over 35 feet. Required: Minimum 17 ft. [(134.34 ft. avg. width x 0.10 = 13.43 + 3.25) = 16.59 = 17 ft.]	No setbacks specified	East property line: 5 ft. *Requires waiver under Planned Development
	Rear Yard*	Min. 20% of lot depth or 20 ft. (whichever is greater) Required: Minimum 42 ft. (210.25 x 0.20 = 42 ft.)	No setbacks specified	South property line: 10 ft. *Requires waiver under Planned Development

928-9

Standard		Multiple Family Residential District	Planned Development Standards	Proposed Development
Building Spacing		N/A	12 ft. PLUS 1/2 ft. for each one foot, either or both buildings exceed 25 ft. Required: Minimum 20 ft. [12 ft + ((41.5 ft. – 25 ft) x 0.5) = 20.5]	24.42 ft.
Minimum Dwelling Unit Size	One bedroom/ Efficiency	Minimum 650 ft ²	May not be reduced.	N/A
	Two bedroom	Minimum 850 ft. ²	May not be reduced.	N/A
	Three bedroom	Minimum 1,000 ft. ²	May not be reduced.	2,393 sq. ft. (average)
	Four bedroom	Minimum 1,150 ft. ²	May not be reduced.	N/A
Maximum Building Coverage*		Maximum 40% Permitted: 13,049.86 ft²	N/A	16,520.33 ft. ² (50%) *Requires waiver under Planned Development
Maximum Total Lot Coverage*		Maximum 60% Permitted: 19,574.79 ft.²	Maximum with waiver: 70% Permitted: 22,837.26	22,837.26 square feet (70%) *Requires waiver under Planned Development
Parking Spaces		<i>Single Family Residential:</i> 2 spaces per dwelling unit Required: Min. 36 spaces (18 units x 2 =36 spaces)	N/A	36 indoor parking spaces
Parking Setback		Five (5) foot setback around perimeter]	No parking lot setback specified	No outdoor parking proposed
Parking Lot Screening		Landscaped open space buffer of five feet in width and screening 6 ft in height	Perimeters of property to be treated buffers, no specific depth required.	All parking is within garage under town home courtyard
Off-Street Loading		N/A	N/A	0 spaces

SITE PLAN

Site Plan review requires careful consideration of the site design elements. The application is for Final Plan approval. Some critical items that should be examined prior to granting Final Plan approval include lighting/photometrics and requests for adjustments to the Planned Development.

LIGHTING

Subparagraph 10-101C3 (e) of the Zoning Code, states, *in no case shall such lighting exceed three (3) foot candles measured at any lot line.* In addition, Paragraph 9-101C8 states, *except for streetlights, no exterior lighting adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half foot-candle at any residential lot line.*

The petitioner has not submitted a photometrics/lighting plan. Staff recommends that submittal and approval of lighting plan and photometrics be a condition of the building permit review.

AUTHORITY TO VARY REGULATIONS

Subject to the standards and limitations established in Section 14-508 of the Zoning Code, the Village Board shall have the authority, in connection with the granting of any Planned Development approval pursuant to this Section, to change, alter, vary or waive any provisions of this Code as they apply to an approved Planned Development. Adjustments to Planned Developments are dictated by strict guidelines that must prove excellence of design prior to recommendation.

In determining excellence of design for multiple family Planned Developments, the Commission is guided by Section 14-502 of the Zoning Code:

No such adjustment shall be recommended or authorized except on the basis of the development's excellence in achieving the purposes for which planned developments may be approved pursuant to Section 14-502 of this Code and in satisfying the standards applicable to such developments as set forth in Section 14-505 of this Code. In determining whether such excellence has been shown, consideration shall be given to the following factors:

- (a) *The amount of usable open space; and*
- (b) *The extent of land dedication for public building sites and open space; and*
- (c) *The quality and extent of landscaping, including special elements such as water features and public art; and*
- (d) *The quality and extent of recreational facilities such as swimming pools, tennis courts, playgrounds, and other residential recreational facilities; bicycle, hiking, and jogging trails; and community centers; and*

6-B.37

- (e) *The quality of design of vehicular circulation elements and parking lots and areas; and*
- (f) *The care taken to maximize energy conservation in site design, building design, and building systems; and*
- (g) *The quality of roof design and finishes in terms of consistency with an attractive residential setting and the avoidance of flat roofs.*

In reviewing the proposed development, we find that several of the factors have not been addressed: (a), (b) & (d) Heritage Square does not propose to provide open space, land dedication for public building sites or recreational facilities. Staff recommends that the petitioner provide a monetary contribution for future open space. (f) The applicant has not indicated any measures to maximize energy conservation.

We find that the developer has adequately addressed the following factors: (c) Site landscaping and elements are provided along both streets. (e) Vehicular circulation and parking will be contained within the development. (g) Design of the project has evolved through several pre-application meetings in terms of consistency, roof design, and providing some orientation to the street.

WAIVERS REQUESTED:

The site plan, as proposed, would require variations from the following zoning regulations:

1) Height (Number of Stories)

In the R-8 Multiple Family Residential District in which the subject property is located, the maximum height is 45 ft or 3 stories, whichever is greater. Heritage Square will have a mean height of 41.5 feet, which meets the zoning requirements; however, the building will be four stories, which exceeds the allowable limitations (three stories). According to Paragraph 4-110H2 of the Zoning Code, *Height Adjustments in R-Planned Developments*, “no adjustment pursuant to the maximum allowable height requirement shall increase the maximum allowable height to more than the greater of five stories or 70 feet in any R-8 District.” This requested variation falls within the authorized limits of the Zoning Code as a Planned Development.

According to the Comprehensive Plan, structures of this format are “usually two to three stories in height.” (Section II, pg.1) The petitioner has proposed four stories in order to accommodate the design of the parking on the first level of the property. This type of parking is consistent with the Comprehensive Plan, which

6-B.38

indicates that with the creation of new parking “*care should be taken to minimize visual impact on surrounding residential areas.*” (Section VI, pg. 26)

In order to provide a better perspective of the context of the area, we have requested that the petitioner provide the heights of all adjacent buildings and expand the renderings of the surrounding buildings to include buildings to the south and east with elevations shown from all directions/angles. This information will be presented by the petitioner at your meeting.

2) Required Yards

Heritage Square will require relief from all required yards. The R-8 district classification would allow a three-story condominium/apartment building with up to 25 smaller dwelling units on this lot, situated closer to the middle of the property with open space on all sides and parking behind the building. Examples in the immediate area include 11 East Harris, 75 S. Sixth Avenue, 81 S. Sixth Avenue, and 26-34 S. Sixth Avenue.

The petitioner has proposed a development with lower density, single family attached housing. The proposed units have larger footprints and more living space. Therefore, it is difficult to provide a courtyard with private open space while also maintaining required yards.

- *Front Yard* (Harris Avenue): In the R-8 Multiple Family Residential District, in which the property is located, the setback requirement for front yards is 60% of the building height or 25 ft. (whichever is greater). The requirement for this project, based on a 41.5-foot building height is 25 feet ($41.50 \text{ ft.} \times 0.60 = 24.90$). By definition, the front lot line and yard abuts Harris Avenue. The petitioner has proposed a 14.83-foot setback, which would not meet the zoning requirements. The requested variation falls within the authorized limits of the Zoning Code.
- *Corner Side Yard* (Sixth Avenue): In the R-8 district, the requirement for corner side yards is a minimum of 17 ft. By definition, the corner side lot line and yard abuts Sixth Avenue. The petitioner has proposed a 14.91-foot setback, which would not meet the zoning requirements. The requested variation falls within the authorized limits of the Zoning Code.
- *Interior Side Yard* (East property line): The requirement for interior side yards in the R-8 district is minimum 10% of lot width, which shall be increased by one foot for each 2 ft. the building height exceeds 35 feet. The requirement for this project, based on a 41.5-foot building height is a minimum of 16.59 feet. By definition, the interior side lot line and yard abuts the east property line. The

6-13.39

petitioner has proposed a 5-foot setback, which would not meet the zoning requirements. The requested variation falls within the authorized limits of the Zoning Code.

Although technically the east side is an interior side yard, practically it serves as the rear yard for nine of the proposed housing units. The existing office building is setback approximately 33 feet from the east property line. The proposed development would result in a decrease in yard space of 28 feet --creating a small yard of 5 feet directly abutting the rear yards of five single family homes. The Plan Commission should closely consider the impact this may have on the adjacent residential properties. According to the east side elevations, the wall of the building is four stories high and may dominate the rear yards of the adjacent homes.

- *Rear Yard* (south property line): Rear yard requirement in the R-8 district is 20% of the lot depth or 20 ft. (whichever is greater). The requirement for this project, based on a 210.25-foot lot depth is 42 feet. By definition, the rear lot line and yard abuts the south property line. The petitioner has proposed a 10-foot setback, which would not meet the zoning requirements. The requested variation falls within the authorized limits of the Zoning Code.

3) Maximum Building Coverage

Maximum Building Coverage for this lot is 40% or 13,049.86 square feet, based on a lot area of 32,624.65 square feet. Heritage Square would have a building coverage of 16,520.33 square feet or 50%, an excess of 3,470.47 square feet. The requested variation falls within the authorized limits of the Zoning Code as a Planned Development.

4) Maximum Lot Coverage

Maximum Total Lot Coverage requirement, which includes buildings, structures and all impervious surface, in the R-8 district is 60% or 19,574.79 square feet. Heritage Square proposes a lot coverage of 22,837 square feet or 70%. Subsection 14-508D of the Zoning Code, allows the increase of the total lot coverage in the planned development up to 70 percent. The requested variation falls within the authorized limits of the Code as a Planned Development.

6-13.40

APPROVAL, OPTIONS, AND RECOMMENDATIONS:

The Plan Commission has certain options in recommending approval or denial of the combined Development Concept/Final Site Plan as follows:

- 1) Approval as presented for substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, regulations and ordinances.
- 2) Approval as above with modifications or conditions to be accepted by the petitioner.
- 3) Denial of the Plan as presented for failure to be in substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, ordinances, and regulations.

As proposed, this project requires relief from height, setbacks, building coverage and lot coverage. It is worth noting that, if developed “as of right,” with no relief from the Zoning Code, this property could be improved with a three story, twenty-five unit building with larger setbacks from all property lines. An example of this type of development is the multiple family building to the south at 75 South Sixth Avenue. Another alternative for development, “as of right,” is to include additional land, such as the public parking lot across Harris Avenue (Lot 2). A year ago, we reviewed a proposal for sixteen (16) town homes that included Lot 2. This project provided better orientation to the street and integration into the neighborhood. However, after significant review by the Village Board, it was determined that we would take an overall parking inventory after the closure of the temporary parking lot at the corner of La Grange Road and Cossitt Avenue before considering the sale of Lot 2 for development. Therefore the proposal for Heritage Square is limited to the property at 47 S. 6th Avenue.

Throughout the pre-application process for Heritage Square, staff has struggled with the design of the building façades along Sixth Avenue and the challenge of integrating this project into the surrounding neighborhood. As proposed, the indoor parking on the first floor creates several issues: (1) the development is raised one story and therefore creates a sense of separation from the neighborhood; (2) the raised courtyard is not accessible to the community, creating a lack of public open space; (3) the height has been increased to four stories; and (4) setbacks along the property lines have been reduced to accommodate traffic circulation. Initially, this project appeared “fortress-like” and turned inward. Based on staff and Commissioner comments, the petitioner has made improvements to provide entrances to three of the housing units from Sixth Avenue, redesigned the staircases leading up to the courtyard, added landscaping, and simplified the architectural style. However, staff is still concerned with the orientation of the building, integration into the community, and close proximity to the rear yards of the adjacent residential properties to the east.

6-B-41

Upon review of the application, should the Plan Commission determine that the standards for Planned Development have been met, with the requested waivers; staff suggests that the Plan Commission recommend to the Village Board of Trustees approval of the Development Concept/Final Site Plan as submitted in Plan Commission Case #187 with the following conditions:

1. All lighting plans and elements, including photometrics, choice of fixtures and standards for the building and parking lot entry along Harris Avenue be submitted by the petitioner for compliance with the Code, prior to issuance of a building permit.
2. As part of the public contribution requirement to obtain relief under a Planned Development, the petitioner provide the following:
 - Monetary contribution (amount to be negotiated with Village staff prior to submission to the Village Board for approval with maximum limit of \$50,000) to contribute to future open space and any other appropriate area public improvements to be determined by the Village Manager.
3. Prior to issuance of a building permit, the petitioner shall prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up.
4. Final Grading and Site Engineering shall be approved by the Village prior to the issuance of any building permits.
5. Utility burial plan shall be approved by the Village prior to issuance of any building permits and the petitioner shall bury all on site utility lines underground.
6. Final landscaping details, including tree preservation, shall be submitted with the application for building permit approval.
7. Final building material samples shall be identified prior to Village Board approval.

6-B.42

CH. 9-9

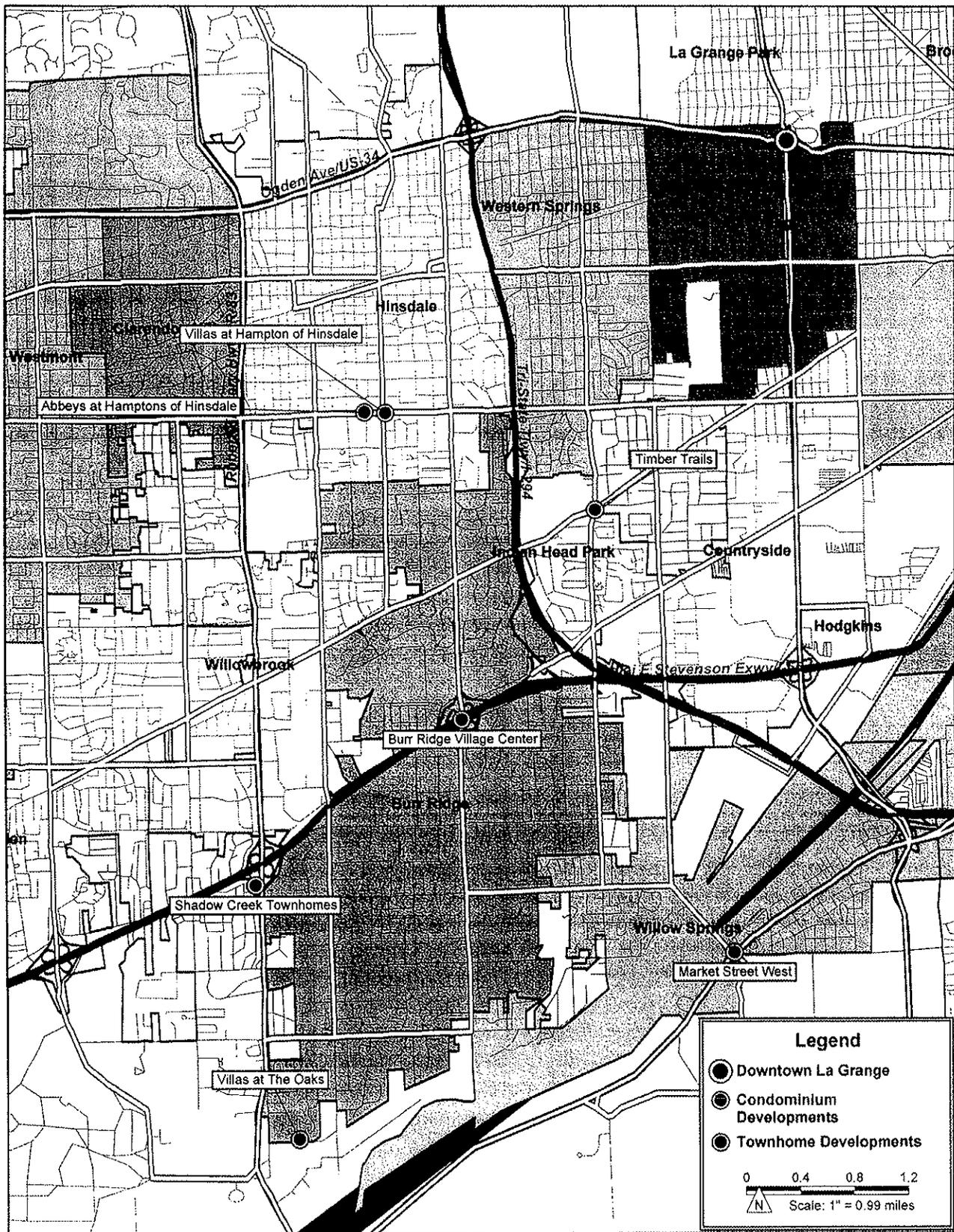
SUMMARY OF AREA DEVELOPMENTS

Development Name	Builder	Community	Date Opened	Total Units	Contracts		Remaining Contracts	Square Ft Range	Base Price Range	Average Base Price
					Total	Per Month				
Townhomes:										
Villas at The Oaks	Kenar, LLC	Burr Ridge	01/01/06	65	20	0.95	45	1,902 – 2,102	\$375,990 – \$426,990	\$398,490
Timber Trails	Dartmoor Homes	Western Springs	02/06/06	104	17	0.85	87	2,217 – 2,941	\$569,000 – \$699,000	\$642,143
Shadow Creek	Baus Real Estate	Burr Ridge	12/01/05	23	10	0.45	13	1,950 – 2,482	\$650,000 – \$670,000	\$661,333
Villas at Hamptons	GSH Development	Hinsdale	04/01/07	<u>26</u>	<u>2</u>	0.33	<u>24</u>	2,473 – 2,817	\$790,000 – \$940,000	\$876,000
Total Townhomes:				218	49		169			
Condominiums:										
Market Street West	Gammonley Group	Willow Springs	01/25/07	100	17	2.05	83	934 – 2,588	\$182,900 – \$512,900	\$299,728
Abbeys at the Hamptons	GSH Development	Hinsdale	04/01/07	93	8	1.31	85	1,262 – 2,239	\$395,000 – \$739,000	\$577,250
Burr Ridge Village Center	Edward James	Burr Ridge	09/01/06	<u>194</u>	<u>146</u>	11.16	<u>48</u>	1,000 – 2,377	\$280,900 – \$862,900	\$579,271
Total Condominiums:				387	171		216			
TOTAL UNITS:				605	220		385			
Percent:				100%	36%		64%			

Source: Strategy Planning Associates, 10/4/2007

Prepared by Goodman Williams Group

Map of Residential Developments



6-B.44

Villas at The Oaks

Address: 10 S 407 Carrington Circle
Burr Ridge

Developer: Kenar, LLC

Date Opened: 01/01/2006

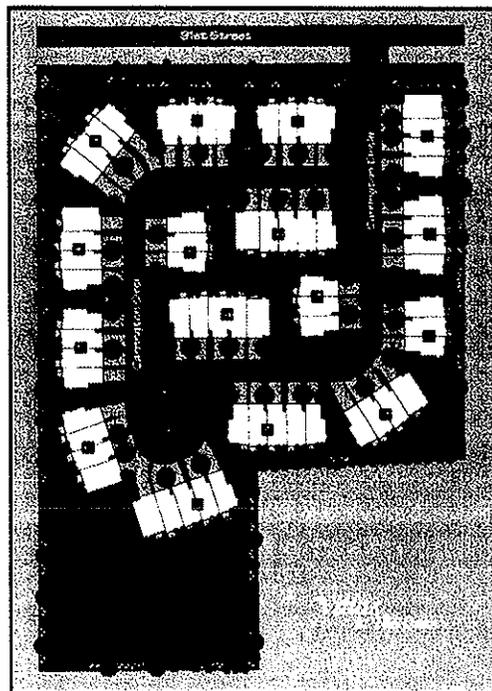
Number of Units: 65 townhomes

Units sold: 20 as of 10/04/2007
Average Absorption Rate: .95 units per month

Unit Types: 2 bedroom/2.5 baths/2 car garage
Summary of Units:

<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
1,902	\$375,990	\$198
2,016	\$378,990	\$188
2,102	\$411,990	\$196
2,001	\$426,990	\$213

Standard Features: Carpeting
Full basement
Laundry Hook-ups
Laminate counter tops in kitchen



Sources: Strategy Planning Associates and http://www.kenarllc.com/New_Homes/Burr_Ridge/Townhomes/

6-13.45-

Timber Trails Townhomes

Address: Plainfield and Wolf Road
Western Springs

Developer: Dartmoor Homes

Date Opened: 02/06/2006

Number of Units: 104 townhomes

Units sold: 17 as of 10/04/2007

Average Absorption Rate: .85 units per month

Unit Types: 3 bedroom/2.5 baths/2 car garage

Summary of Units:

<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
2,223	\$569,000	\$256
2,315	\$589,000	\$254
2,753	\$599,000	\$218
2,217	\$649,000	\$293
2,618	\$694,000	\$265
2,500	\$696,000	\$278
2,941	\$699,000	\$238

Standard Features: Gated Garden Area
Full basement
Fireplace



Sources: Strategy Planning Associates and <http://www.dartmoorhomes.com>

6-B.46

Shadow Creek Townhomes

Address: Rt. 83 just south of I-55
Burr Ridge

Developer: Baus Real Estate

Date Opened: 12/01/2005

Number of Units: 23 townhomes

Units sold: 10 as of 10/04/2007

Average Absorption Rate: .45 units per month

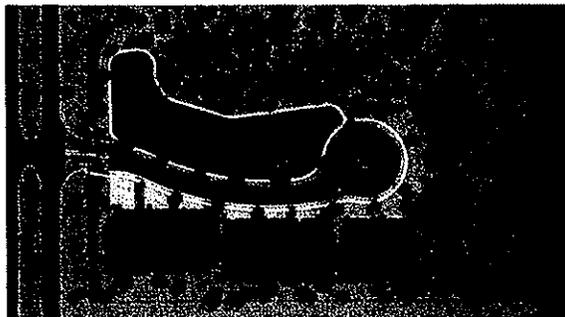
Unit Types: 3 bedroom/2.5 baths/2 car garage

Summary of Units:

<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
1,950	\$650,000	\$333
2,355	\$664,000	\$282
2,482	\$670,000	\$270

Project Amenities: Gated entrance
Private walking trail

Standard Features: Full basement
Pre-wired for smart home electronics
Fireplace
Hardwood floors
Vaulted ceiling
Touch screen security, heating, lighting and music system



Sources: Strategy Planning Associates and <http://bausrealestate.com/shadowcreek.htm>

6-B-47

The Villas at Hamptons of Hinsdale

Address: South of 55th St and East of Garfield
Hinsdale

Developer: GSH Development

Date Opened: 04/01/2007

Number of Units: 26 townhomes

Units sold: 2 as of 10/04/2007

Average Absorption Rate: .33 units per month

Unit Types: 3 bedroom/2.5 baths/2 car garage
Summary of Units:

<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
2,473	\$790,000	\$319
2,647	\$850,000	\$321
2,689	\$860,000	\$320
2,817	\$940,000	\$334
2,817	\$940,000	\$334

Standard Features: Fireplace
Hardwood floors
Granite countertops
Stainless Steel KitchenAid appliances



Sources: Strategy Planning Associates and www.thehamptonsofhinsdale.com

6-B.48

Burr Ridge Village Center

Address: County Line Rd and I-55
Burr Ridge

Developer: Opus Corporation

Date Opened: 09/01/2006

Number of Units: 194 condominiums

Units sold: 146 as of 10/04/2007

Average Absorption Rate: 11.16 units per month

Summary of Unit Types:

<u>#BR</u>	<u># Baths</u>	<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
1	1	1,000	\$280,900	\$281
2	2	1,284	\$375,900	\$293
2	2	1,237	\$412,900	\$334
2	2	1,491	\$489,900	\$329
2	2	1,612	\$559,900	\$347
2	2	1,870	\$654,900	\$350
2	2	2,066	\$699,000	\$338
2	2.5	1,387	\$495,900	\$358
2	2.5	1,690	\$528,990	\$313
2	2.5	1,594	\$576,900	\$362
2	2.5	1,703	\$618,900	\$363
3	2.5	2,109	\$794,900	\$377
3	2.5	2,377	\$862,900	\$363
3	3	2,232	\$757,900	\$340

Standard Features: Hardwood Floors
Stainless Steel GE Appliances
Granite Countertops
One Parking Space Included



Sources: Strategy Planning Associates and <http://burrridgevillagecenter.com/index.html>

6-B.49

The Abbeys at the Hamptons of Hinsdale

Address: South of 55th and West of Garfield
Hinsdale

Developer: GSH Development

Date Opened: 04/01/2007

Number of Units: 93 condominiums

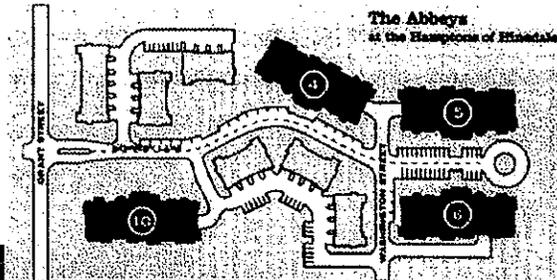
Units sold: 8 as of 10/04/2007

Average Absorption Rate: 1.31 units per month

Summary of Unit Types:

<u>#BR</u>	<u># Baths</u>	<u>Sq Ft</u>	<u>Base Price</u>	<u>Price/Sq Ft</u>
1	1.5	1,262	\$395,000	\$313
2	2	1,466	\$470,000	\$321
2	2	1,702	\$560,000	\$329
2	2	1,740	\$570,000	\$328
2	2.5	1,807	\$600,000	\$332
2	2.5	1,833	\$605,000	\$330
2	2.5	2,000	\$679,000	\$340
2	2.5	2,239	\$739,000	\$330

Standard Features: Private balconies
Granite countertops
Stainless Steel Kitchen Aid Appliances
Hardwood floors
One Parking Space Included



Sources: Strategy Planning Associates and www.thehamptonsofhinsdale.com

6-B-50

Market Street West Condos

Address: 8696 W Archer Ave
Willow Springs

Developer: Gammonley Group

Date Opened: 01/25/2007

Number of Units: 100 condominiums

Units sold: 17 as of 10/04/2007
Average Absorption Rate: 2.05 units per month

Range of Unit Sizes:

1 Bd/1.5 Bath:	956 to 1,061
2 Bd/2 Bath:	1,230 to 1,753
2 Bd/2.5 Bath:	1,525 to 2,024
3 Bd/2.5 Bath:	2,504 to 2,588

Range of Base Prices:

1 Bd/1.5 Bath:	\$193,900 to \$206,900
2 Bd/2 Bath:	\$239,900 to \$363,900
2 Bd/2.5 Bath:	\$304,900 to \$391,900
3 Bd/2.5 Bath:	\$508,900 to \$512,900

Project Features: Swimming pool
Clubhouse
Entertainment room

Standard Features: Carpet
8'-6" ceilings
Laminate countertops
Stainless steel GE appliances
One parking space included



Sources: Strategy Planning Associates and <http://www.marketstreetwestcondominiums.com/>

6-B.51

VILLAGE OF LA GRANGE
Finance Department

BOARD REPORT

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

FROM: Bob Pilipiszyn, Village Manager,
Lou Cipparrone, Finance Director,
Joe Munizza, Assistant Finance Director

DATE: April 7, 2008

RE: **RESOLUTION — APPROVING THE FY 2008-09 OPERATING
AND CAPITAL IMPROVEMENTS BUDGET**

Please find attached a resolution approving the Village of La Grange's annual Operating and Capital Improvements Budget for the fiscal year beginning May 1, 2008. Several workshops have been conducted over the past six months to develop this final FY 2008-09 Five-Year Operating and Capital Improvement Budget document. In addition, a public hearing was held earlier this evening to provide residents with the opportunity to comment on the proposed budget document.

The format for this budget document includes revenue, expenditure and fund balance projections, by fund and account, for each of the Village's 14 funds for the five-year period ending April 30, 2013. The budget document also includes a report on consolidated revenues and expenditures without interfund transfers and a schedule of anticipated property tax levies.

Capital expenditures of approximately \$3.5 million are budgeted in FY 2008-09. This total consists of \$1.8 million in street and intersection improvements, \$800,000 for the renovation of Stone Avenue Station, \$370,000 for water and sewer improvements, \$295,000 for the street light replacement program debt service and over \$260,000 in sidewalk, gutter, pedestrian signals, trees, signs and other improvements. Please note, these budget estimates reflect expenditures anticipated to occur within FY 2008-09 and do not necessarily reflect the total cost of the project.

Also, in order to continue to provide quality services to Village residents, the FY 2008-09 budget includes the addition of two full-time personnel to enhance public safety, customer service and construction site management.

Village revenues also deserve comment. The following are highlights from the proposed budget document:

b-c

- the State's economic forecast anticipates flat or perhaps negative growth during the next fiscal year which negatively impacts state shared revenues and interest income,
- although the State's economic forecast is flat for the upcoming year, sales tax from local retailers and restaurants reflect continued economic growth
- beginning in FY 2007-08, new revenues are reflected in the General Fund due to the scheduled end of the Sales Tax TIF;
- sales tax revenues in the TIF have increased more than ten-fold over the last ten years, especially as a result of the Triangle Project;
- between FY 2004-05 through FY 2007-08, the Village has secured over \$9.0 million in grant funds which leveraged over \$20.0 million in capital improvements;
- due to the early anticipated end of the TIF District, after receipt of the 2008 tax levy, we estimate additional property tax revenues of \$300,000 beginning in FY 2010-11;
- redevelopment projects are occurring throughout the Village, representing significant, private investment in our community and thus providing additional property tax revenues for all taxing districts; and
- we continue to maintain a healthy General Fund balance, and build up reserves in other funds where necessary, for initiatives, unforeseen expenditures and project estimates that are not fully developed such as MARS, future street reconstruction, and the like.

By exercising discipline and observing conservative financial management practices, as well as exploring alternative revenue options, the Village will remain faithful to its fiscal policies and strategic priorities to lessen the burden of property taxes on La Grange residents and businesses.

No revenue or expenditure adjustments were made between the proposed and the final FY 2008-09 budget. Several punctuation errors were corrected and minor narrative changes were made in the Police and Fire Pension Funds.

Only the FY 2008-09 budget is required to be adopted tonight. Subsequent fiscal year budgets through FY 2012-13 are presented for informational purposes. The five year projections provide a comprehensive planning tool for forecasting revenues and expenditures for future years, in order to maintain the Village's strong financial position over the long term.

We are pleased to recommend approval of the attached resolution, adopting the FY 2008-09 Operating and Capital Improvements Budget.

6-c.1

VILLAGE OF LA GRANGE

A RESOLUTION ADOPTING THE FY 2008-09 OPERATING
AND CAPITAL IMPROVEMENTS BUDGET

RESOLUTION R-08-_____

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

Adopted this 14^h day of April, 2008, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

Approved by me this 14th day of April, 2008

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

6-C.2

VILLAGE OF LA GRANGE
Finance Department

BOARD REPORT

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

FROM: Bob Pilipiszyn, Village Manager
Ken Watkins, Public Works Director
Lou Cipparrone, Finance Director

DATE: April 7, 2008

RE: **ORDINANCE - WATER RATE INCREASE**

It is the Village's policy to "pass through" water rate increases from the Village of McCook which supplies water to the Village. Late last year, the Village was notified that due to increases in Lake Michigan water rates from the City of Chicago, effective January 1, 2008, McCook was planning to increase water rates by 12.5 percent for each of the next three years. The Village has absorbed the last two water rates increases from McCook with adequate reserves in the Water Fund. However, due to the substantial increase, the Water Fund can no longer absorb the additional cost. In addition, the Water Fund has been active and aggressive in the replacement of water mains as part of the neighborhood street resurfacing program and where known deficiencies within the system exist.

In order to maintain adequate reserves, continue with replacement of our aging infrastructure, and to compensate for the increase in the wholesale rate from the City of Chicago, the Water Fund includes a rate increase of 10 percent each year for the next three years. These increases will be implemented to coincide with the start of each new fiscal year, beginning with May 1, 2008. It is estimated that these increases will cost homeowners approximately \$50 annually.

The water rate increase was discussed in detail at the budget workshop in March and included as part of the FY 2008-09 Operating and Capital Improvements Budget. Attached is an ordinance which increases La Grange's existing water rates by 10% from \$3.972 per one hundred cubic feet to \$4.369 per one hundred cubic feet. It is recommended that the attached ordinance be approved.

Sewer service fees are based on the cubic feet of water used by a property owner multiplied by a separate sewer rate. Therefore, an increase in the water rate does not affect sewer revenues.

ORDINANCE NO. O-08-_____

AN ORDINANCE AMENDING
CHAPTER 52/WATER SERVICE
OF THE LA GRANGE CODE OF ORDINANCES

Published in pamphlet form by the authority of the Board of Trustees of the Village of La Grange, County of Cook, Illinois and legally, this _____ day of _____, 2008.

BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, County of Cook, State of Illinois, that its Code of Ordinances be amended as follows:

SECTION 1: That Section 52-72, Water Rates, of Chapter 52, WATER SERVICE, of the La Grange Code of Ordinances, as amended, be further amended by adding thereto:

(a) (Rates based on actual consumption)

(1) Low to normal users. The rates for water supplied by the Village, except for water used in building construction work shall be as follows for water used and billed in each bi-monthly period:

- a. Minimum charge per meter (600 cubic feet) \$29.10
- b. All over 600 cubic feet, per 100 cubic feet \$4.369

(2) High water users. The rates for water supplied by the Village, except for water used in building construction work, for all accounts with an average monthly water usage in excess of three thousand, three hundred, thirty three (3,333) cubic feet, shall be as follows for water used and billed in each monthly period:

- a. Minimum charge per meter (300 cubic feet) \$14.55
- b. All over 300 cubic feet, per 100 cubic feet \$4.369

SECTION 2: That all other provisions of said Chapter 52 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect ten (10) days after its passage, approval and publication in pamphlet form for review at the La Grange

6-D.1

Village Offices and the La Grange Public Library.

PASSED AND APPROVED this _____ day of _____, 2008.

AYES _____

NAYS _____

ABSENT _____

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

6-10.2

VILLAGE OF LA GRANGE
Finance Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager,
Mark Burkland Village Attorney
Mike Holub, Police Chief
Lou Cipparrone, Finance Director

DATE: April 7, 2008

RE: **INCREASE IN PARKING FINES AND PARKING DECALS**

The Village FY 2008-09 Operating and Capital Improvements budget includes scheduled increases in parking fines, commuter decals and residential parking decals. Parking fines consist of traffic and pedestrian violations of local ordinances (i.e. parking tickets, expired license plates, window obstructions, etc.). Fines are scheduled to increase from \$25.00 to \$30.00 per violation, except for the handicapped parking fine which is regulated by State law. This increase will help offset the cost of additional police personnel (dispatcher, part-time officers) to augment public safety and customer service. Parking fines were last increased in October 2003.

Monthly parking rates reflect increased fees of \$5.00 per month for commuter and residential decal parking permits. In addition, residential parking decals for 24-hour, covered parking within the parking structure (9A) increase to \$50.00 per month to reflect market pricing for this type of parking. These proposed increases are consistent with the parking study recommendation to increase parking decal rates in smaller, scheduled increments on consistent intervals (four to five years) rather than larger increases with less frequency. Increases in parking decals are necessary to offset rising personnel costs for enforcement and maintenance of Village lots. Residential decals rates were last increased in May 2002, commuter decal rates were last increased in January 2004 and overnight decal rates were last increased May 2004. These were the first decal parking increases in more than fifteen years.

Both parking fines and decal rates are regulated by schedules within Village ordinances. The rate schedules can be updated with the approval of the Village Board without making changes to the actual ordinance. We recommend the Village Board approve the attached schedules increasing parking fines and parking decals rates, effective May 1, 2008.

6-E

VILLAGE OF LA GRANGE
 PROPOSED PARKING FINE SCHEDULE
 MAY 2008

Description	Proposed Fine	Proposed Overdue
Prohibited Zones	30.00	50.00
After 2" Snow Fall	30.00	50.00
1 / 2 / 3 Hour Zones	30.00	50.00
1 / 2 / 3 Hour Zones 2 nd same day	30.00	50.00
No Parking Zone	30.00	50.00
Manner of Parking	30.00	50.00
Vehicle for sale on street	30.00	50.00
Curb/Loading zone	30.00	50.00
Alley Parking	30.00	50.00
Taxi Stand	30.00	50.00
Bus Stop	30.00	50.00
Overnight on street	30.00*	50.00
No Decal in Lots	30.00	50.00
Private Parking	30.00	50.00
Commercial vehicle in residential zone	30.00	50.00
Handicapped Zones	250.00	350.00
24-Minute Meter	30.00	50.00
24-Minute meter same day	30.00	50.00
Meter Feeding	30.00	50.00
4 Hr. to 10 Hr. Meter	30.00	50.00
4 Hr. to 10 Hr. Meter same day	30.00	50.00

6-E.1

MUNICIPAL PARKING RATES (Proposed May 1, 2008)		
LOT	MONTHLY RATE	PARKING DURATION
I. RESIDENT DAY & NIGHT		
* 2	\$40	Day/Night (24 hrs)
* 5	\$40	Day/Night (24 hrs)
* 9A	\$50	Day/Night (24 hrs)
Second decal	\$55	Day/Night (24 hrs)
<i>* Designated areas only</i>		
II. RESIDENT OVERNIGHT ONLY		
* Lots 2, 5, 9A, 11, 12, 13 Zone S	\$30	Night Only (2 a.m. to 6 a.m.)
Second decal	\$40	Night Only (2 a.m. to 6 a.m.)
<i>* Designated areas only</i>		
III. CENTRAL BUSINESS DISTRICT (CBD) EMPLOYEES		
* Lots 2, 4, 5, or Parking Structure	\$20	Day Only
<i>* Designated areas only</i>		
IV. COMMUTERS - RESIDENTS / NON-RESIDENTS		
Lot 11	\$40 / \$50	6 am to 6 pm
Lot 12	\$35 / \$45	6 am to 6 pm
Lot 13	\$45	6 am to 6 pm
Lot 14	\$25	6 am to 6 pm

6-E.2

MUNICIPAL PARKING RATES (Proposed May 1, 2008)		
IV. COMMUTERS - RESIDENTS / NON-RESIDENTS continued		
Zone A	\$45	6 am to 6 pm
Zone B	\$40	6 am to 6 pm
Zone C	\$45	6 am to 6 pm
Zone D	\$40	6 am to 6 pm
Zone E	\$30	6 am to 6 pm
Zone G	\$25	6 am to 6 pm
Zone S	\$40	6 am to 6 pm
V. LTHS STUDENTS		
Zone H	\$20	6 am to 6 pm

F:\users\ckruk\parking rate increase 2008.doc

6-E.3

VILLAGE OF LA GRANGE
Finance Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager,
Mark Burkland Village Attorney
Mike Holub, Police Chief
Lou Cipparrone, Finance Director

DATE: April 7, 2008

RE: **INCREASE IN PARKING METER RATES**

The Village FY 2008-09 Operating and Capital Improvements budget includes a scheduled increase in daily parking meter rates from \$2 to \$3 with a 10-hour maximum. Metered parking rates have not been increased in many years and no longer reflect a market rate for this type of parking. The increased meter revenue will provide funding for future parking improvements including central pay boxes and acceptance of magnetic/chip cards, enhancing enforcement and daily collection of meter receipts.

Currently, the majority of the meters located along the railroad tracks, which are used primarily by commuters, have a 10-hour maximum. We have received numerous comments from commuters who leave early in the morning (before 6:00 a.m.) that ten hours is not sufficient time to allow for the return commute and they have received tickets for expired meters. We propose increasing the maximum allowable time to twelve (12) hours. Based upon the proposed new rate of \$3 per day, the revised parking rate is 25 cents per hour. Commuters will be able to pay for the required amount of time to allow for a full commute without worrying about receiving a ticket.

In addition, there are several 6 and 8 hours meters on Hillgrove and Burlington Avenues. The time allotment for 25 cents at these 6 and 8 hour meters are 90 and 80 minutes, respectively. In order have consistent fees for hourly parking throughout the Village, we recommend changing the rate for 6 and 8 hour meters to 25 cents per hour.

6-F

Increase in Parking Meter Rates

April 7, 2008

Page 2

Finally, hours of operations for parking meters are currently Monday through Saturday from 6:00 a.m. to 6:00 p.m. To further support our business community, especially in the West End Business District and as an added convenience to residents who use the passenger rail service on weekends, we recommend changing the hours of operations to Monday through Friday from 6:00 a.m. to 6:00 p.m.

Meter rates and times are not regulated by local Village ordinance. Therefore, as a matter of amending current parking policies, we recommend the Village Board approve the attached schedule revising the hourly rate to 25 cents per hour for all Village parking meters, increase maximum hourly metered parking to 12 hours and change parking meter hours of operations to Monday through Friday from 6:00 a.m. to 6:00 p.m., effective May 1, 2008.

Filename:users/finance/parking meter rate increase 5-08.doc

6-F.1

La Grange Police Department
 Parking Division
 Meter Count / Rate
 May, 2008

Location	Number of Meters	Hours
East Burlington - Bluff to 6th Ave.	43	12
West Burlington - Ashland to Kensington (North side)	8	6
West Burlington - Ashland to Kensington (South side)	8	12
West Burlington - Kensington to Spring	13	12
West Burlington - Spring to Waiola	38	8
West Burlington - Waiola to Stone	20	8 & 6
West Burlington - Stone to Brainard	10	12
East Hillgrove - La Grange Rd. to Beacon	38	12
West Hillgrove - Madison to Ashland	20	6
West Hillgrove - Catherine to Kensington	29	12
West Hillgrove - Kensington to Spring (North Side)	16	12
West Hillgrove - Kensington to Spring (South Side)	7	12
West Hillgrove - Spring to Stone	16	12
West Hillgrove - Dover to 1015 W. Hillgrove	18	12
Total	284	

Type of Meter	Time Per Quarter	Numer of Quarters Needed
6 Hour	1 Hour	6 quarters
8 Hour	1 Hour	8 quarters
12 Hour	1 Hour	12 quarters

6-F.2

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

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

DATE: April 14, 2008

RE: **ORDINANCE -- AMENDING FEE STRUCTURE FOR BUILDING,
PLUMBING, MECHANICAL AND ELECTRICAL PERMITS**

The Community Development Department periodically reviews and recommends adjustments to ensure that fees being charged for various permits are appropriate and reasonable in relation to the cost of services provided and to similar fees charged by area communities.

Permit fees are designed to cover the cost of processing permit applications, including zoning review, site plan review, inspections, construction site management, and final approval of the work performed. Permit fee assessment shifts much of the cost involved with this process away from the individual property tax payer to the users of these services. Cost recovery is of particular interest to the Village at this time because the proposed Fiscal Year 2008-2009 Village budget provides for a restructuring of building inspection services; specifically, the reclassification of a part-time Code Enforcement Officer to a full-time Building Inspector. The addition of a second Building Inspector is in response to citizen concerns involving construction site management. An increase in certain building activity fees will properly offset these increased personnel costs.

In order to evaluate the Village's permit fees in relation to the marketplace, staff, with the assistance of the West Central Municipal Conference, conducted a survey of area building departments offering similar services. The attached table contains a summary of neighboring communities' fees with respect to the permits identified therein. Based on a comparison of La Grange's current fees to similar fees charged by neighboring communities, and cost recovery to offset increased personnel costs, increasing certain building fees would be appropriate at this time.

6-6

BUILDING PERMIT FEES

Based on the data received we recommend increasing the minimum building permit fee from \$25.00 to \$50.00 to reflect increases in basic permit management costs. Based on the simplicity of our formula and its ability to accommodate rising costs in the construction industry, staff recommends maintaining the percentage method for the time being. However, as additional program enhancements prove necessary, staff may in the future recommend an increase in the percentage-based fee system.

CERTIFICATE OF OCCUPANCY FEES

Staff recommends increasing the fee for a Certificate of Occupancy from \$25.00 to \$50.00

ELECTRICAL

Staff recommends changing the minimum fee from \$25.00 to \$50.00

MECHANICAL

Staff recommends changing the minimum fees for furnaces, water heater, fire dampers and air conditioning units to 1% of the total cost of the project, with a minimum of \$50.00.

OTHER PERMIT FEES:

Other fees were also examined, including demolition of structures, plumbing, swimming pool installation, and sign permit fees. Staff recommends the following:

DEMOLITION.

With significant staff time required for inspections, documentation and site monitoring, staff recommends increasing the fees for demolition as follows:

- Residential garage: from \$25.00 to \$50.00;
- Residential structure: from \$50.00 to \$500.00; and
- Commercial structure: from \$100.00 to \$1000.00

PLUMBING.

Staff recommends increasing the minimum fee from \$25.00 to \$50.00 (to correspond with other minimum fees) plus \$12.00 per fixture, (an increase from \$7.00 per fixture).

6-6-1

SWIMMING POOLS.

Staff recommends increasing the minimum fees as follows while maintaining the 1% fee structure:

- Underground swimming pools: from \$50.00 to \$75.00
- Above ground swimming pools: from \$25.00 to \$50.00

SIGN PERMITS

Staff recommends increasing sign permit fees as follows:

- Illuminated signs: from \$35.00 to \$75.00
- Non-illuminated signs: from \$25.00 to \$50.00

RECOMMENDATION:

Our review of fee structures utilized by other communities indicates that adjustments in our fee structure are warranted at this time. Therefore, we recommend that our permit fees be adjusted as described above.

Staff, in conjunction with the Village Attorney, has prepared the necessary ordinance amending the Code of Ordinances to reflect the new fees discussed in this report.

6-G.2

MUNICIPALITY	BUILDING PERMIT	CERT. OF OCCUPANCY	DEMOLITION	ELECTRIC	MECHANICAL	PLUMBING	POOLS	SIGNS
BERWYN	1% of cost - \$30 minimum	\$50 per sq. ft.	\$25 - Garage \$100 - Residential \$125 plus \$25 for each sq. ft. - Commercial	1% of cost - \$30 minimum	\$75 per unit – Comm. & Res.	1% of cost - \$30 minimum		25 sq. ft. - \$50 50 sq. ft. - \$75 150 sq. ft. - \$150 Illum./Non-illum.
ELMWOOD PK.	\$25 – 1 st \$1,000 of cost; \$10.00 per \$1,000 after	No Fee	\$25 per. Cubic ft.	\$10 per fixture	Same as building permit fee	\$10 per fixture	Same as building permit fee	.50 per sq. ft.
FOREST PARK	\$20 per \$1,000	\$3 per cu. ft. – Res. \$5 per cu. Ft. – Com	\$100 - 1 st 8,000 cu. ft. – Residential \$50 – Garage - Commercial	\$25 - \$200 100 amp. to over 3,000 amp	\$5 per unit	\$30 plus \$10 per fix. – Res. \$50 plus \$20 per fix. – Com	\$50 U/G \$25 A/G	\$30 Illum. Indoor \$100 - Illum Outdoor \$35 Non – illum.
FRANKLIN PK.	1.5% of cost – min. \$50	\$40 – single family \$40 – multi-family plus \$10 for each unit over 3 Commercial: \$75 under 3,000 sq. ft.; \$150 3,001 to 10,000 sq. ft.; \$250 over 10,000 sq. ft.	\$50 Single Family \$50 + \$25 per unit in excess of 3 units – Multi-family \$100 under 3,000 sq. ft.; \$250 3,001 to 10,000 sq. ft.; \$500 over 10,000 sq. ft. - Commercial	1.5% of cost of job - \$50 min.	\$50 per dwelling unit – Residential \$50 + 1.5% of cost – Commercial	\$50 plus 1.5% of cost of job	Same as building permit fee	
HILLSIDE	\$10 per cu. ft. - \$50 min.	No Fee	\$50 – Garage \$50 - Residential \$50 per cu. ft first 25,000 cu. ft; \$9 each addtl. Cu. ft.		\$25 per unit	\$75 plus \$10 per fixture	\$50	.50 per sq. ft. min - \$50 plus electric fee.

6-6.3

MUNICIPALITY	BUILDING PERMIT	CERT. OF OCCUPANCY	DEMOLITION	ELECTRIC	MECHANICAL	PLUMBING	POOLS	SIGNS
HODGKINS	1% of cost of project		1% of cost of project	1% of cost of project	1% of cost of project	1% of cost of project	1% of cost of project	1% of cost of project
INDIAN HEAD PARK	1% of cost	\$100	\$1,500 – flat fee	\$100	\$50 per unit	\$100	\$10 per \$1,000	\$3 per sq. ft.
LA GRANGE PARK	1.15% of cost - \$50 min.	\$15 single family \$50 per unit dwelling unit – multi-family \$50 commercial	\$50 – Garage \$400 – Residential \$500 – Commercial or Multi-Family	\$8 per circuit - \$50 minimum	\$25 per unit	\$50 for 5 fixtures or less \$8 per fixture over 5	1% of cost - \$50 min.	\$1 per sq. ft or 1% of cost, whichever is greater – \$35 minimum
LYONS	.1.25% of cost - \$50 min. 1-2 family - .20% x sq. ft. Multi-family - .35% x sq. ft. Commercial - .55% x sq. ft.		\$125 – Garage \$200 – 1 – 2 family \$300 - 3 – 6 unit \$500 – 6 + \$600 Commercial	\$50 – 100 amp \$70 – 200-300 amp \$100 – 301-2000 amp \$200 over 2000 amps	\$50 per unit	\$50 plus \$20 per fixture	\$50 A/G \$100 U/G plus \$50 for electrical	\$50 plus .50% per sq. ft.
MELROSE PARK	\$25 plus \$5 per \$1,000 – Residential \$50 plus \$10 per \$1,000 – Commercial	\$25	\$150 – flat fee		\$25 plus \$10 per unit		\$25	.50 per sq. ft. plus 25 – Non-illuminated .60 per sq. ft. plus \$30 – Illuminated

6-6.4

MUNICIPALITY	BUILDING PERMIT	CERT. OF OCCUPANCY	DEMOLITION	ELECTRIC	MECHANICAL	PLUMBING	POOLS	SIGNS
NORTH RIVERSIDE	\$13 for 1 st \$1,000; \$12 per each \$1,000 thereafter	\$40 – Residential \$90 – Commercial	\$40 – Garage \$40 – Residential \$130 – Commercial	\$50 for 1 st \$1,000, \$13 for each \$1,000 thereafter	\$40 per unit	\$40 per fixture up to 5; \$8 thereafter – Res. \$65 per fixture up to 5; \$13 thereafter – Com.	\$13 for 1 st \$1,000; \$12 for each \$1,000 thereafter	\$2.50 per sq. ft. plus \$45 – Illum. \$2.50 per sq. ft. plus \$30 – Non-illuminated
WESTCHESTER	1.25% of cost - Residential 1.5% of cost – Commercial		\$50 – Garage \$50 – Residential 1.5% of cost – Commercial			1.5% of cost		
WESTERN SPRINGS	1.5% of cost; \$50 minimum	\$25	\$50 – Garage \$1,000 – Resid. \$1,000 – Comm.	1.5% of cost; \$50 minimum	1.5% of cost - \$50 minimum	1.5% of cost; \$50 minimum	1.5% of cost; \$50 minimum	\$50 – illuminated/non
LA GRANGE (CURRENT)	\$25 minimum 1% of cost up to \$500,000; .5% for next \$500,000; .25% for next \$4,000,000; .1% all costs over \$5,000,000	\$25	\$25 - Garage \$50 - Residential \$100 - Commercial	1% of cost – Min. fee \$25	Res. \$25 per unit Comm. \$50 per unit	\$25 plus \$7 per fixture	1% of cost - \$50 min. – U/G \$25 min A/G	\$35 Illuminated \$25 Non-illuminated
LA GRANGE (PROPOSED)	\$50 minimum Percentage to remain as shown above	\$50	\$50 – Garage \$500 – Residential \$1,000 – Comm.	\$50 minimum	1% of cost - \$50 minimum permit fee	\$50 plus \$12 per fixture	1% of cost \$50 min. permit fee	\$75 Illuminated \$50 Non-illum.

16-6-5

VILLAGE OF LA GRANGE

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE XV
OF THE LA GRANGE CODE OF ORDINANCES REGARDING FEES

WHEREAS, Title XV of the La Grange Code of Ordinances provides for certain fees related to permits, applications, and other matters, and the President and Board of Trustees of the Village of La Grange have determined that it is appropriate and in the best interests of the Village to establish a "La Grange Fee Schedule" and to revise and update the fee provisions of various chapters of the La Grange Code of Ordinances in the manner provided in this Ordinance;

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

Section 1. Recital. The foregoing recital is incorporated herein as a finding of the President and Board of Trustees.

Section 2. New Chapter 156 of Code of Ordinances. Title XV, titled "Land Usage," of the La Grange Code of Ordinances is hereby amended by inserting a new Chapter 156, titled "La Grange Fee Schedule," which new Chapter 156 will hereafter read as follows:

CHAPTER 156: LA GRANGE FEE SCHEDULE

The fees and charges due for the various licenses, permits, and services authorized by Title XV of this Code of Ordinances are set forth in the "LA GRANGE FEE SCHEDULE." Whenever a reference is made in this Code of Ordinance to the "La Grange Fee Schedule," that reference means the most current La Grange Fee Schedule adopted by the Village Board. The Village Board may amend the La Grange Fee Schedule from time to time, and all such amendments are hereby incorporated herein as if fully set forth herein.

Section 3. Amendment of Section 150.027 of Code or Ordinances. Section 150.027, titled "Permits for Electrical Work; Fees," of the La Grange Code of Ordinances is hereby amended in its entirety so that it will hereafter read as follows:

§ 150.027 PERMITS FOR ELECTRICAL WORK; FEES

- (A) The permit fee for all electrical work is set forth in the La Grange Fee Schedule.
- (B) The permit fee for re-inspection is set forth in the La Grange Fee Schedule.

Section 4. Amendment of Section 150.056 of Code Of Ordinances. Section 150.056, titled "Amendments to Code," of the La Grange Code of Ordinances is hereby amended in its entirety so that it will hereafter read as follows:

6-6-6

§ 150.056 AMENDMENTS TO CODE

The following sections of the BOCA International Mechanical Code, 1996, are hereby revised as follows:

Section M.101.1, insert: "Village of La Grange".

Section M.106.5.2, insert: Fee Schedule: All fees are set forth in the La Grange Fee Schedule.

Section M.106.5.3: delete section in its entirety.

Section M. 108.4, insert: guilty of a "misdemeanor, punishable by a fine not less than \$50.00 or more than \$500.00 for each offense. Each day that a violation continues after due notice has been served shall be deemed as a separate offense."

Section M.108.5, insert: not less than "\$50.00" or more than "\$500.00".

Section M.109.0 is deleted in its entirety and the following is substituted:

"All persons have the right to appeal any decision of the code official regarding the provisions of this code covering the manner of construction or materials to be used in the erection, alteration, or repair of a mechanical system. An application for appeal may be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or that an equally good or better form of construction is used. An application for such appeal may be made with the Building Board of Appeals in accordance with the provisions of § 150.120 of the La Grange Code of Ordinances."

Section 5. Amendment of Section 150.121 of Code of Ordinances. Section 150.121, titled "Building Permit Fees," of the La Grange Code of Ordinances is hereby amended in its entirety so that it will hereafter read as follows:

§ 150.121 BUILDING PERMIT FEES.

(A) Any person desiring a building permit must, in addition to filing an application therefore, pay to the office of the Director of Community Development before such permit is issued, a fee as required in this section.

(1) (a) The fee to be charged for a permit to construct, erect, enlarge, alter or repair any building or addition or part thereof is set forth in the La Grange Fee Schedule, and may in no event be less than the minimum amount set forth in the La Grange Fee Schedule.

(b) Fees established pursuant to Subsection (A)(1)(a) above may be modified for unusual circumstances if approved by the Board of Trustees.

(c) For the purpose of determining fees set forth in the La Grange Fee Schedule, the estimated cost shall be determined by the Director of Community Development. The Director of Community Development may accept an estimate furnished to the Village by the applicant for the permit, or may require a certificate from a licensed architect or structural engineer or an affidavit from the owner or its agent of the total cost of the proposed work, or may make such estimate as Director of Community

6-6.7

Development. The Director of Community Development may not require both the affidavit and the certificate mentioned herein.

(d) Plan Review fees are set forth in the La Grange Fee Schedule:

(2) The fee to be charged for other miscellaneous permits is set forth in the La Grange Fee Schedule.

(B) In the event that work for which a permit is required by this Chapter is started or proceeded with prior to obtaining the permit, the fees specified in the La Grange Fee Schedule are doubled. Payment of such double fee does not relieve any person from fully complying with the requirements of this chapter in the execution of the work, nor from other penalties prescribed herein.

(C) The Director of Community Development must keep a permanent accurate account of all fees collected and received under this chapter and given the name of the person upon whose account the same were paid, and the date and amount thereof, together with the location of the building or premises to which they relate. Such funds must be turned over daily to the Village Collector.

(D) (1) The duration of building permits is as follows:

(a) Garages, additions and remodeling – Six months.

(b) One- and two-family residence – One year.

(c) Apartment building of three or more units – 18 months

(d) Commercial and industrial buildings – 18 months

(e) Institutional buildings and special conditions – 24 to 36 months

(f) As may be defined in a Planned Development ordinance approved by the Village Board.

(2) Permits issued for a duration of 12 months or longer may be once renewed for a period of six months, and the fees charged are based on the actual amount of construction remaining to be completed.

(E) If an inspection is scheduled and the inspector determines that the job has not progressed to the point where a final inspection can be made, or access is not available to perform an inspection, a \$25 re-inspection fee may be charged by the Director of Community Development. No further inspections will be made until the re-inspection fee has been paid.

(F) Various provisions of certain chapters in this Code of Ordinances which regulate particular types of construction or improvements related thereto, have referenced the fee provisions set forth in this section; and where so referenced, the provisions contained in this section shall be so used.

Section 6. Amendment of Section 153.16 of Code of Ordinances. Section 153.16, titled "Permit Fees," of the La Grange Code of Ordinances is hereby amended so that it will hereafter read as follows:

6-6-8

§ 153.16 PERMIT FEES.

The permit fee for construction, alteration, or demolition of both underground and above ground swimming pools is set forth in the La Grange Fee Schedule.

Section 7. Applicability of Amended Fee Provisions. The fees imposed pursuant to this Ordinance shall be applied and enforced on and after _____, 2008, except that the existing fee provisions that have been amended by this Ordinance will apply to any permit application filed pursuant to any chapter of Title XV of the La Grange Code of Ordinances prior to the end of regular Village business hours on _____, 2008.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____ 2008.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2008.

Village President

ATTEST:

Village Clerk

5240975_v2

6-6-9

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager and
Patrick D. Benjamin, Community Development Director
Sylvia Gonzalez, Administrative Assistant

DATE: April 14, 2008

RE: **ORDINANCE – AMENDING REGISTRATION FEES FOR
CONTRACTORS**

The Village currently requires certain contractors working within its boundaries to obtain a license or to register with the Village, including general contractors, carpentry contractors, electricians, brick masons, cement contractors, excavators, roofers, plumbers, sewer builders and heating, ventilation, and air conditioning (HVAC) contractors. As part of our ongoing review of the Village fee structure, staff first analyzed registration fees of neighboring communities. Here is a summary of staff findings:

REGISTRATION FEES		
MUNICIPALITY	CONTRACTORS	
	General	Subcontractor
La Grange	\$ 75	\$ 50
Brookfield	75	50
Countryside	50	50
La Grange Park	75	50
Westchester	200	100
Western Springs	50	75

Based on a comparison of fees charged by other municipalities and cost recovery to offset increased personnel costs as discussed in the preceding report adjusting certain building permit fees, staff recommends increasing the registration fees of general contractors from \$75 to \$100 per year, and sub-contractors from \$50 to \$75 per year. This is consistent with the information presented during budget meetings.

Working in cooperation with the Village Attorney, staff prepared the necessary ordinance to amend the Code of Ordinances to reflect the new fee structure for contractor registration and licensing.

6-H

VILLAGE OF LA GRANGE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 110.20 OF THE
LA GRANGE CODE OF ORDINANCES REGARDING
CERTAIN BUSINESS LICENSING AND REGISTRATION FEES

WHEREAS, Section 110.20 of the La Grange Code of Ordinances provides for a schedule of fees related to certain licenses and registrations, and the President and Board of Trustees of the Village of La Grange have determined that it is appropriate and in the best interests of the Village to revise and update that fee schedule in the manner provided in this Ordinance;

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

Section 1. Recital. The foregoing recital is incorporated herein as a finding of the President and Board of Trustees.

Section 2 Amendment of Section 110.20 of Code of Ordinances. Section 110.020, titled "Fee Schedule," of the La Grange Code of Ordinances is hereby amended in part so that the amended portion of Section 110.20 will hereafter read as follows:

§ 100.20 FEE SCHEDULE

The license and registration fees shall be as follows:

*	*	*
General contractors		75-100
Carpenter contractors		50
Cement contractors		50
Electrical contractors		50
Excavating contractors		50
Mason contractors		50
Roofing contractors		50
Plumbing contractors		50
Sewer builders		50
Heating, ventilating and air conditioning contractors		50
Board-up contractors		50
Subcontractors, tradesmen, and others performing carpentry, cement, electrical, excavating, masonry, roofing, plumbing, sewers, pipelines, HVAC, board-up, and others		75

Section 3. Applicability of Amended Fee Provisions. The fees imposed pursuant to this Ordinance shall be applied and enforced on and after May 1, 2008, except that the existing fee provisions that have been amended by this Ordinance will

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apply to any permit application filed pursuant to any chapter of Title XI of the La Grange Code of Ordinances prior to the end of regular Village business hours on April 30, 2008.

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 ____ day of _____ 2008.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2008.

Village President

ATTEST:

Village Clerk

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EXECUTIVE SESSION

VILLAGE OF LA GRANGE
Administrative Offices

BOARD REPORT

TO: Village Clerk, Board of Trustees and
Village Attorney

FROM: Elizabeth M. Asperger, Village President

DATE: April 21, 2008

RE: **CLOSED SESSION — PURCHASE, SALE, OR LEASE OF REAL
PROPERTY**

It is requested that the Village Board meet in Closed Session, in accordance with Section 5 ILCS 120/2 of the Illinois Compiled Statutes, for the purpose of discussing the purchase, sale, or lease of real property.

