

Village of La Grange



VILLAGE BOARD MEETING

MONDAY, JUNE 25, 2007

7:30 p.m.

Village Hall Auditorium

53 S. La Grange Road

La Grange, IL 60525

Elizabeth M. Asperger
Village President

Robert N. Milne
Village Clerk

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING

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

AGENDA

Monday, June 25, 2007 -- 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL
*President Elizabeth Asperger
Trustee Mike Horvath
Trustee Mark Kuchler
Trustee Mark Langan
Trustee Tom Livingston
Trustee James Palermo
Trustee Barb Wolf*
2. PRESIDENT'S REPORT
This is an opportunity for the Village President to report on matters of interest or concern to the Village.
3. PUBLIC COMMENTS REGARDING AGENDA ITEMS
This is the opportunity for members of the audience to speak about matters that are included on this Agenda.
4. OMNIBUS AGENDA AND VOTE
Matters on the Omnibus Agenda will be considered by a single motion and vote because they already have been considered fully by the Board at a previous meeting or have been determined to be of a routine nature. Any member of the Board of Trustees may request that an item be moved from the Omnibus Agenda to Current Business for separate consideration.
 - A. Ordinance – Design Review Permit (DRP) #73, 512 West Burlington, Jerry Burjan
 - B. Purchase – Police Department / Replacement of Evidence and Property Management Database System
 - C. Purchase – Police Department / Parking Division Replacement Parking Meters
 - D. Ordinance – Disposal of Surplus Property
 - E. Purchase – Fork Lift
 - F. Consolidated Voucher 070625

- G. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, June 11, 2007

5. CURRENT BUSINESS

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

- A. Special Event – La Grange Art & Craft Fair: *Referred to Tom Livingston*

- B. Proposed Zoning Code Amendments: *Referred to Trustee Langan*

6. MANAGER'S REPORT

This is an opportunity for the Village Manager to report on behalf of the Village Staff about matters of interest to the Village.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

This is an opportunity for members of the audience to speak about Village related matters that are not listed on this Agenda.

8. EXECUTIVE SESSION

The Board of Trustees may decide, by a roll call vote, to convene in executive session if there are matters to discuss confidentially, in accordance with the Open Meetings Act.

9. TRUSTEE COMMENTS

The Board of Trustees may wish to comment on any matters.

10. ADJOURNMENT

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

OMNIBUS VOTE

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

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

DATE: June 25, 2007

RE: **ORDINANCE – DESIGN REVIEW PERMIT (DRP) #73, 512 WEST
BURLINGTON, JERRY BURJAN**

Jerry Burjan, owner of the property at 512 West Burlington, appeared before the Design Review Commission at their meeting of May 9, 2007, seeking a Design Review Permit for the property at 512 West Burlington.

Mr. Burjan made the presentation stating that he purchased the property at 512 West Burlington in September of 2006. This property, at one time, consisted of two buildings joined into a single building. Several years ago the eastern portion of the building was originally a bowling alley and the western portion of the building was at one time a film company, and most recently was formerly occupied by Huff and Huff, Environmental Consultants. Mr. Burjan stated that in addition to improving the appearance of the property, the proposed renovation would create the premier office building in the "Downtown West End."

It is the owner's intention to upgrade the current architectural elements and improve the appearance of the property located 512 West Burlington. The proposed renovations include, but are not limited to removal of all existing metal panels to be replaced with a texture finish stucco, the installation of new fluted pilasters with a raised base and cornice, the installation of new windows, awnings, and exterior lighting.

After questions and comments by the Commissioners, the Design Review Commission voted unanimously to recommend approval of the Design Review Permit #73 to the Village Board.

Staff concurs with this recommendation and has prepared the necessary ordinance approving Design Review Permit #73 for the property at 512 West Burlington.

4-A

ORDINANCE NO. O-07-

AN ORDINANCE GRANTING A DESIGN REVIEW PERMIT FOR
512 WEST BURLINGTON

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

THIS _____ DAY OF _____, 2007.

Published in pamphlet form by authority of the Board of Trustees of the Village of La Grange, County of Cook, State of Illinois this _____ day of _____, 2007.

WHEREAS, Jerry Burjan has filed an application with the Village of La Grange seeking a Design Review Permit to remodel the facade of the property commonly known as 512 West Burlington, in the Village; and

WHEREAS, the La Grange Design Review Commission held a public meeting on May 9, 2007 to consider the applicant's request for a Design Review Permit; and

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

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

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

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

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

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

4-A.1

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

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

ADOPTED this _____ day of _____, 2007, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2007.

Elizabeth Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

/

H-A.2

Village of La Grange

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

DESIGN REVIEW PERMIT APPLICATION

Case No.: 73
Date Submitted: 4/13/07
UARCO No.: 82280

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

Application is hereby made by (Please Print): BURCOR PROPERTIES

Address: 512 W. BURLINGTON Phone: 708/579-0316

Owner of property located at: 55. LAGRANGE RD LAGRANGE 60525

Permanent Real Estate Index No.: 18-04-120-002-0000, 18-04-120-003-0000, 18-04-120-004-0000

Present Use: OFFICE SPACE Present Zoning Class: 0800

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

The applicant must provide the following DATA AND INFORMATION:

1. Detailed plans depicting all work proposed to be done, including detailed renderings of any exterior alterations and of the exterior of any proposed new building. Such rendering shall show proposed exterior colors and textures.

2. Standards and Considerations. State how the proposed use or development achieves the purposes for which the Design Review District is designated.

THE PROPOSED NEW FACADE IS VISUALLY COMPATIBLE WITH THE WEST END DISTRICT AND REPLACES A DATED, DAMAGED, AND UNSIGHTLY FACADE

3. Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following criteria:

a. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

b. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

c. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and place to which the building is visually related.

d. Rhythm of Solids to Voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

e. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

f. Rhythm of Entrance Porch and Other Projections. The relationship of entrances to other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

4-A.3

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

Jerry Benjamin

Purchaser)

(Signature of Owner or Contract

(Address)

5 S. LAGRANGE ROAD, 2ND FLOOR, LAGRANGE, IL

(City)

(State)

(Zip Code)

Subscribed and sworn to before me this 13th day of April, 2007

Sylvia Gonzalez

(Notary Public)

(Seal)



Enclosures: _____

4-A.4

MINUTES

Design Review Commission of the
Village of La Grange

May 9, 2007

I. CALL TO ORDER AND ROLL CALL:

A meeting of the Design Review Commission was held on May 9, 2007 in the Village Hall Auditorium, 53 South La Grange Road, La Grange, IL and was convened at 7:30 p.m. by Chairman Andrea Barnish.

Present: (and constituting a quorum): Commissioners Ozer, McClinton, Marcisz and Malec with Chairman Andrea Barnish presiding.

Absent: Commissioner Andrews

Also Present: Jerry Burjan, Property Owner, Tracy Burjan and Sylvia Gonzalez, Staff Liaison.

II. APPROVAL OF MINUTES:

On motion by Commissioner Malec second by Commissioner Marcisz, the Minutes of the January 10, 2007 Design Review Commission meeting were approved as typed and distributed.

III. BUSINESS AT HAND:

1. DRP #73 DESIGN REVIEW PERMIT FOR 512 WEST BURLINGTON, JERRY BURJAN, PROPERTY OWNER

Jerry Burjan, owner of the property located at 512 West Burlington, appeared before the Design Review Commission seeking a Design Review Permit for the property at 512 West Burlington. Mr. Burjan stated that he purchased the building in September of 2006. He went on to inform the Commissioners that at one time the property in question consisted of two buildings later joined together as one. He further stated that several years ago the eastern portion of the building was originally a bowling alley and the western portion of the building was at one time a film company, and most recently was formerly occupied by Huff and Huff, Environmental Consultants. Mr. Burjan stated that the façade of this property would be renovated in a manner that would create the premier office building in the "Downtown West End." The renovations include, but are not limited to, the removal of all existing metal panels to be replaced with a texture finish stucco material, the installation of new fluted pilasters with a raised base and cornice, the installation of new windows, awnings, and exterior lighting.

4-A.5

Commissioner Ozer asked if the existing garage door would remain or would it be bricked over. Mr. Burjan stated that the door would remain as there are eight parking spaces that would be utilized by tenants.

Commissioner Ozer asked what material will be used for the garage door. Mr. Burjan stated that the garage door will be painted to match the building.

Chairperson Barnish stated that she was somewhat disappointed with the renderings submitted. She further stated that the submitted renderings should show more detail, such as what exists and what is proposed and the type of material and colors proposed for the façade.

Chairperson Barnish questioned what type of material will be used on the façade of the property. Mr. Burjan stated that it is a dryvet with a stucco like texture.

Commissioner Marcisz questioned if the window frames would be replaced. Mr. Burjan stated that all existing windows and frames will remain and new windows and frames will be installed only on the western portion of the property. He further stated that all window frames will be black.

Commissioner Marcisz questioned how the awnings will be maintained. Mr. Burjan stated that the awnings are canvas and they will be washed regularly.

Commissioner Malec stated that the façade renovation will certainly be a great improvement, but agreed that the rendering submitted lacked detail.

Commissioner Ozer stated that this improvement would definitely add interest to the west end of town and create a nice feel.

Chairperson Barnish stated that since this is a large project she would like to see a drawing with added detail, more specific as to existing and proposed, materials and colors to be used.

Chairperson Barnish suggested that the applicant resubmit a more detailed and enhanced drawing to Sylvia Gonzalez.

There being no further questions or comments by the Commissioners, on motion by Commissioner Malec and second by Commissioner Ozer the Design Review Commission voted unanimously that upon resubmittal of enhanced drawings including specific detail as to texture of stucco, to Staff Liaison Sylvia Gonzalez, Design Review Permit #73 be recommended for approval by the Village Board of Trustees

IV. OLD BUSINESS

None.

4-A.6

V. ADJOURNMENT:

There being nothing further to come before the Design Review Commission, on motion by Commissioner Ozer and second by Commissioner Marcisz, the Design Review Commission meeting of January 10, 2007 was adjourned at 8:15 p.m.

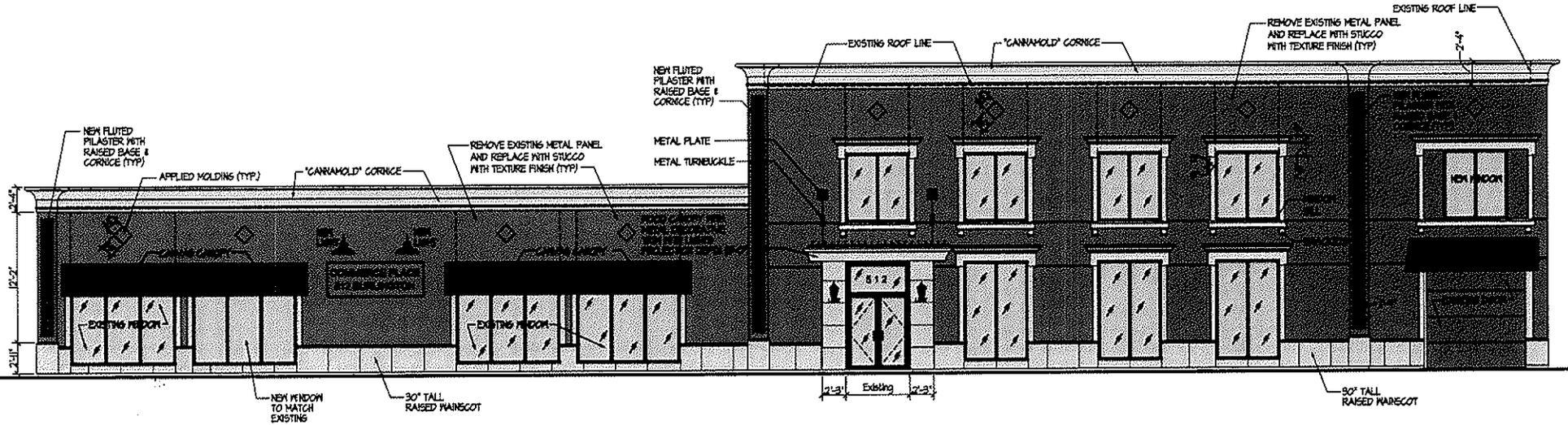
Respectfully Submitted:

Sylvia Gonzalez, Staff Liaison

4-A.7

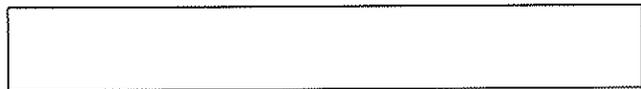


4-R-19



NORTH ELEVATION

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Burcor Properties
 512 Burlington Avenue
 Lisle, Illinois



**Architects
 By Design, P.C.**
 108 Ogden Avenue
 Carolan, IL 60118
 Phone: (630) 333-8004
 Fax: (630) 333-8816
 archbydesign@architectsbydesign.com

Exhibit 1

VILLAGE OF LA GRANGE
Police Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager and
Michael A. Holub, Chief of Police

DATE: June 25, 2007

RE: **PURCHASE – POLICE DEPARTMENT / REPLACEMENT OF EVIDENCE
AND PROPERTY MANAGEMENT DATABASE SYSTEM**

The FY 2007-08 Village budget provides for the replacement of the Police Department Evidence and Property Management Database System. Currently we are using the CAPERS Evidence and Property Management Database System. CAPERS is a 20 year old disk operating system (DOS) that has outlived its useful life.

In an effort to find the most practical and efficient system, our Investigations unit contacted the Illinois State Police Crime Laboratory, the Agency that processes our evidence. They use a system from Porter Lee Corporation of Schaumburg, Illinois called **Barcoded Evidence Analysis, Statistics, and Tracking (B.E.A.S.T.)**. It is the only system recommended by the State to ensure accountability and standardized evidence tracking, which in essence makes B.E.A.S.T. our sole source. The B.E.A.S.T. system will provide for more efficient record keeping; reduce data entry errors; and will ensure an irrefutable chain of custody. It will significantly reduce the amount of man-hours it takes to properly maintain an evidence and property management system. Most importantly, the system includes the ability to directly link to the Illinois State Police Crime Laboratory database providing us with the most efficient way to manage evidence available to us.

The initial cost of the system is \$14,000 which includes a one-year maintenance agreement as well as installation and training. The re-occurring cost is \$800 per year which includes software updates and access to the help desk. There are sufficient funds available for this purchase as the Police Department budget / New Equipment line item has allocated \$15,000 towards the planned replacement of our current property evidence management system.

It is our recommendation that the Village Board waive the competitive bidding process and authorize staff to purchase the **Barcoded Evidence Analysis, Statistics, and Tracking** database from Porter Lee Corporation of Schaumburg, Illinois at a total cost of \$14,000.

VILLAGE OF LA GRANGE
Police Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager and
Michael A. Holub, Chief of Police

DATE: June 25, 2007

RE: **PURCHASE – POLICE DEPARTMENT / PARKING DIVISION --
REPLACEMENT OF PARKING METERS**

The FY 2007-08 Village budget provides for the replacement of the Department's remaining mechanical parking meters. There are a total of 284 parking meters within the Village; 115 meters are digital and the rest are mechanical.

In FY 2002-03, the Police Department began to replace the mechanical meters with digital meters (at a rate of approximately 25 a year) because the mechanical meters were starting to break down and become obsolete. The manufacturer, Duncan Parking Technologies, is no longer supporting the mechanical meters due to their age. Over the past five years, we have been maintaining the replacement schedule, but will soon run out of spare mechanical meters. For these reasons, we need to complete the conversion process to all digital meters at this time. The benefits derived from using digital parking meters is that they are: more accurate; reliable; user-friendly; and easy to maintain.

Our current inventory of both mechanical and digital meters, as well as the meter housings are manufactured by Duncan Parking Technologies of Harrison, Arkansas. For purposes of operational efficiency (e.g. – constant inventory, housings, point of contact for warranty and repair issues, etc.), we have identified Duncan Technologies as our sole source vendor for these digital parking meters.

There are sufficient funds for this purchase as we have allocated \$28,000 in the Parking Fund / New Equipment line item for the planned replacement of parking meters.

It is our recommendation that the Village Board waive the competitive bidding process and authorize staff to purchase 169 digital parking meters from Duncan Parking Technologies of Harrison, Arkansas at a total cost of \$25,000.

4-C

VILLAGE OF LA GRANGE
Police Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager and
Michael A. Holub, Chief of Police

DATE: June 25, 2007

RE: **ORDINANCE - DISPOSAL OF SURPLUS PROPERTY**

The Police Department routinely upgrades or replaces equipment and office machines. In addition, the Police Department becomes the custodian of a wide variety of property that is lost, mislaid, abandoned, or of no further evidentiary value. From time to time it is necessary to declare and dispose of such surplus property.

All unclaimed/recovered property is disposed of in compliance with the Illinois State Statutes, which requires property to be held for at least six (6) months and after all reasonable efforts have been made to return the property to its rightful owner.

In the past, the Police Department has organized a public auction to sell property which is no longer useful, or of any benefit, to the Village of La Grange. We are migrating away from hosting live public auctions (with the possible exception of the annual bike auction) because it has become more effective and efficient to post items for sale through various on-line services. Attached is an inventory of surplus items for which permission is being sought to accept bids and to auction some items on the Internet, through E-Bay or an *On-Line Police Auction* site known as PropertyRoom.com.

Auction terms and conditions are generally as follows:

1. All sales are final with a bill of sale and title furnished when appropriate.
2. Successful bidders must pay for any and all merchandise with cash.
3. All items sold "AS IS SHOWN."

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

4-0

ORDINANCE NO. _____

WHEREAS, in the opinion of the Village President and Board of Trustees of the Village of La Grange, it is no longer necessary or useful to, or in the best interest of the Village of La Grange to retain ownership or custody of the surplus equipment, materials, and other property hereinafter described; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE, COUNTY OF COOK, STATE OF ILLINOIS AS FOLLOWS:

Section 1: That the Village of La Grange sell the unclaimed, recovered and surplus property listed on Schedule "A" as attached hereto and made a part thereof; and

Section 2: That the Village Manager and Treasurer are authorized to accept the highest offer received at on-line auction for these items, or through sale. If said property is not disposed of through auction or cannot be sold, then said property may be disposed of thereafter in any manner provided by statute; and

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 Village Offices and the La Grange Public Library.

PASSED AND APPROVED by the President and Board of Trustees of the Village of La Grange this _____ day of _____ 2007.

AYES: _____

NAYS: _____

ABSENT: _____

Elizabeth Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

4-0.1

Attachment A

#	Equipment/Description	Serial #	Model	Condition
1	Polaroid Camera Stand		Sirchie	Damaged
2	Eight (8) Vehicle Tires		Various	Used
3	K-9 Insert For Vehicle		Ford	Used
4	Cabinet (2-drawer)			Damaged
5	Computer Desk			Damaged
6	Five (5) Squad Car Gun Racks		Big Sky	Damaged
7	Six (6) Squad Car Center Consoles		Lund	Damaged
8	Desk			Damaged
9	Type Writer Desk			Damaged
10	One Hundred Ten (110) Reel to Reel Dictaphone Recording Tapes		Various	Damaged
11	Three (3) Filing Cabinets			Damaged
12	Motorola Cellular Phone	831TZY0366	i1000plus	Used
13	Motorola Cellular Phone	919TDCRB06	i60c	Use
14	Motorola Cellular Phone	919TDCRA97	i60c	Use
15	Motorola Cellular Phone	919TDCRF71	i60c	Use
16	Five (5) Grofe/Whelen emergency lights		Various	Damaged
17	Five (5) Dynamax Siren Heads		M5100	Used
18	Two (2) Whelen Light Controller	21706	Dashmaster II	Used
19	Motorola Radio and Charger	492FMN0134 RE02386	D33 HDC202	Damaged

4-0.2

Attachment A

#	Equipment/Description	Serial #	Model	Condition
20	Four (4) Kustom Signal Radar Heads	LA1471, LA2536 LA1457, LA2524	8BJK50LA	Used
21	Three (3) Kustom Signal Radar Control Units	HH1334, HH2774 HH23892	0640053	Used
22	Misc. Radar Parts and Cables			Used

Vehicle Seized as Part of Asset Forfeiture

Per Statute, vehicles are available for auction one-year after being seized

#	Make/Model	Color	Vin#	Year
23	Ford Aspire	Red	KNJLT05H3S6119760	1995
24	Ford Econoline 250 Van	Silver	1FTHS24L6VHA68972	1997
25	Suzuki SX7 Motorcycle	White/Blue	JS1GR7HAX12101833	2001

4-0.3

VILLAGE OF LA GRANGE
Public Works Department

BOARD REPORT

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

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

DATE: June 25, 2007

RE: **PURCHASE – FORK LIFT**

The Fiscal Year 2007-08 Budget provides for the replacement of a 1964 model Hyster fork lift in the Public Works Department. This equipment is used for unloading delivered items and moving equipment such as stored snow plow blades. Because of the age of our current machine, it is no longer cost effective to continue to make repairs, and finding replacement parts is difficult.

At our request, vendors submitted quotes on a reconditioned fork lift. The table reflects the quotes received:

VENDOR/LOCATION	Manufacturer	QUOTES
Crown Fork Lift /La Grange, IL	Komatsu	\$11,820
United Lift Truck/Bellwood, IL	Hyster	\$12,000
Equipment Depot/Elgin, IL	Mitsubishi	\$12,900
FY 2006-07 BUDGET Equipment Replacement Fund		\$12,000

Although each of the 3 vendors submitted quotes on a 2002 model reconditioned fork lift of equal capabilities, we find the Hyster model quoted by United Lift Truck to be the best value. Our previous experience with this manufacturer has been very positive. The machine is manufactured in the United States so maintenance and parts are readily available. It should also be noted that the equipment quoted is from the vendor's own fleet as opposed to a model accepted in trade. Therefore, the maintenance history of the equipment is available to us. Our current fork lift has no trade in value and will be taken to a local junk yard for disposal. United Lift Truck will handle the disposal of our old model at no charge to us.

We recommend that the Village Board waive the competitive bidding process and accept the quote submitted by United Lift Truck in the amount of \$12,000 for the purchase of a 2002 model reconditioned fork lift.

4-8

VILLAGE OF LA GRANGE

Disbursement Approval by Fund

June 25, 2007

Consolidated Voucher 070625

<u>Fund No.</u>	<u>Fund Name</u>	<u>06/25/07 Voucher</u>	<u>06/15/07 Payroll</u>	<u>Total</u>
01	General	158,144.74	248,976.35	407,121.09
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	66.35		66.35
23	TIF	2,289.36		2,289.36
24	ETSB			0.00
40	Capital Projects	51,710.16		51,710.16
50	Water	21,810.77	36,467.07	58,277.84
51	Parking	4,544.42	19,732.25	24,276.67
60	Equipment Replacement	1,784.93		1,784.93
70	Police Pension			0.00
75	Firefighters' Pension	1,250.00		1,250.00
80	Sewer	11,190.56	8,020.33	19,210.89
90	Debt Service			0.00
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>252,791.29</u>	<u>313,196.00</u>	<u>565,987.29</u>

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

Village Manager

Village Clerk

President

Trustee

Trustee

Trustee

Trustee

Trustee

Trustee

4-4

MINUTES

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

Monday, June 11, 2007 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

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

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

ABSENT: Trustees Horvath and Livingston

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

2. PRESIDENT'S REPORT

A. Proclamation – 35th Anniversary of the La Grange Area Historical Society

President Asperger proclaimed heartfelt congratulations and appreciation to the La Grange Area Historical Society on commemorating 35 years of service to the community and surrounding area. President Asperger thanked President Jeannine McLaughlin and the La Grange Area Historical Society for their active participation in the preservation of the Village and presented the Proclamation to Historical Society member Shirley Black.

4-6

B. Appointment – Liquor Commission

President Asperger submitted the appointment of Trustee Mark Kuchler to serve on the Liquor Commission, thereby replacing former Trustee Cremieux whose term of office expired. Trustee Langan moved to approve the appointment, seconded by Trustee Wolf. Approved by unanimous voice vote.

C. Appointment – Emergency Telephone System Board

President Asperger submitted the re-appointment of Trustee Barb Wolf to serve on the Emergency Telephone System Board for another one-year term. Trustee Langan moved to approve the appointment, seconded by Trustee Palermo. Approved by unanimous voice vote.

D. Trustee Assignments

President Asperger explained that in addition to their regular duties, Village Trustees are also assigned the responsibility for presenting items at Village Board meetings and serve as liaisons between the Village Board and its various advisory boards and commissions. Responsibility for Board Presentation as assigned by President Asperger are:

Community Relations	-	Trustee Wolf
Economic Development	-	Trustee Livingston
Finance	-	Trustee Kuchler
Intergovernmental Relations	-	Village President
Planning and Zoning	-	Trustee Horvath
Public Safety	-	Trustee Langan
Public Works	-	Trustee Palermo

Liaison assignments as assigned by President Asperger are Design Review Commission, Trustee Kuchler; Economic Development Commission, Trustee Langan; Environmental Quality Control Commission, Trustee Palermo; Parking Commission, Trustee Wolf; Plan Commission, Trustee Livingston; and Zoning Board of Appeals, Trustee Horvath.

President Asperger expressed thanks to Police, Fire and Public Works employees for their part in the 61st annual Pet Parade event. Special thanks were extended to the La Grange Garden Club for their design and plantings placed throughout the downtown area.

The Robert E. Coulter American Legion Post 1941 will conduct a flag disposal ceremony on June 14, 2007 which is Flag Day, at 6:00 p.m. Residents may properly dispose of unserviceable, torn, or faded flags at the ceremony or bring the flags to the La Grange Police Department prior to the event.

4-6.1

Lastly, President Asperger invited everyone to attend a Gospel Block Party on Saturday, June 16 from 12:00 noon to 6:00 p.m. at the Community Center.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None

4. OMNIBUS AGENDA AND VOTE

- A. Motor Fuel Tax (MFT) Resolution (IDOT) – Bluff Avenue Sidewalks
- B. Ordinance (#O-07-15) – Disposal of Surplus Property
- C. Ordinance (#O-07-16) – Prevailing Wages
- D. Consolidated Voucher 070528 - \$428,329.12
- E. Consolidated Voucher 070611 - \$674,293.83
- F. Minutes of the Village of La Grange Board of Trustees Special Meeting, Monday, May 7, 2007
- G. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, May 14, 2007
- H. Minutes of the Village of La Grange Executive Committee Workshop, Monday, May 21, 2007

It was moved by Trustee Langan to approve items A, B, C, D, E, F, G and H of the Omnibus, seconded by Trustee Kuchler. Approved by roll call vote.

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

5. CURRENT BUSINESS

- A. Continued Discussion of the Proposed Zoning Code Amendments: Referred to President Asperger

4-6.2

President Asperger gave a brief yet thorough synopsis of the public hearings, workshops, meetings and discussions conducted to review the proposed Zoning Code amendments for the last two years. Each Trustee has participated in a field trip conducted by staff in order to evaluate and determine accurate and fair solutions to concerns expressed by residents throughout the entire community and on May 21 a workshop was conducted to give the Board an opportunity to further discuss recommendations made by the Plan Commission. After the workshop revisions were made as recommended by the Board and a special edition of the Village Spokesman was sent to residents informing them of the proposed Zoning Code amendments.

President Asperger opened the floor to the audience for additional questions and comments after which the Village Board will continue their discussion in order to consider the matter at the next Village Board meeting on June 25.

Tim Trompeter, 318 S. Ashland is in agreement with most of the recommendations, however does not feel that height reduction is advisable. Mr. Trompeter feels the recommendation for lot coverage is too restrictive and eaves should not be included in building coverage.

Joe Byczek, 445 S. Spring believes the updated proposed Zoning Code amendments are much better than what was originally proposed, however does not feel the allowances are sufficient.

Jerry Reich, 19 N. Drexel believes that a variance on height due to special architectural elements is too subjective.

Al Silinis, 72 N. Brainard opposes the proposed amendments, especially as they relate to height and maximum building coverage. Mr. Silinis feels that front protruding garages are not appropriate for La Grange and should be prohibited.

Donald Rote, 404 S. Park expressed concerns regarding building height and noted his concerns with drainage issues.

Don Johnston, 240 S. La Grange Road commented on speculative building and seemed to indicate that the proposed regulations may not go far enough in addressing concerns over height, bulk and setbacks.

David Bier, 340 S. Seventh Avenue applauded the Village Board for making adjustments. However, Mr. Bier also believes that some, not all should be considered.

Gentleman, who does not reside in La Grange believes that people come to La Grange to expand their families and should be allowed to build whatever they desire.

4-6-3

David Cvengros, 131 S. Waiola, a new resident fully supports the proposed amendments and changes to the Zoning Code.

Rose Naseef, 911 S. Stone feels the revised amendments will not substantially reduce bulk or height as originally contemplated and expressed her disappointment with the most recent changes.

Tim Reardon, 21 S. La Grange Road, Suite 200 would like to see the existing code remain as it currently stands.

Kim Cianci, 148 N. Park Road feels that many residents want small yards and design should be considered rather than decreasing building coverage.

Tom Beyer, 205 S. Catherine does not feel it is fair to control someone's open space and agrees that it is design and architectural detail which speak to character of neighborhoods, not the proposed amendments.

Tom Lorenzini, 121 Sunset Avenue who resides in the zoned R-2 district expressed concerns with maximum lot coverage for his district.

At 8:50 p.m. with no additional audience commentary, President Asperger thanked everyone for their comments and explained that issues relative to drainage were discussed at great length at the previously held Executive Committee Workshop. The Board is concerned with this significant issue and has directed staff to review processing construction site management practices and code enforcement.

President Asperger noted that a general consensus was reached at the workshop regarding the recommendations regulating increase in side yards; minimum setback for window wells; roof line extensions; front and side-loading attached garages; curb cuts; and eaves. President Asperger opened the floor to the Trustees for their comments.

Trustee Palermo did not feel that a consensus was reached regarding side-loading attached garages.

Trustee Kuchler expressed concerns with side yards.

Trustee Wolf noted her concerns with height, limitations on window wells, and eaves.

Trustee Wolf believes that the pitch of a roof should be taken into consideration and does not feel that homes will be built in the historic district with the proposed height restrictions. Trustee Wolf believes that an overlay district is necessary.

4-6.4

President Asperger explained that an interesting roof line could be considered as a special architectural feature when tied to increased height. President Asperger added that such roof treatments could help to reduce bulk.

Trustee Palermo expressed issues and questions relating to height.

Trustee Kuchler believes that design effects the perception of height.

Trustee Langan noted the difficulty in legislating design and believes this height recommendation is the least limiting in terms of design.

President Asperger believes that some consensus was reached on maximum lot coverage, reduced curb cut widths and protruding garages. Trustee Langan believes that the proposed maximum lot coverage standard of 45% was fair.

Trustee Palermo expressed concerns regarding lot coverage allowances for front porches and detached garages. President Asperger requested Village Attorney Burkland to clarify allowances for building coverage and lot coverage. Attorney Burkland indicated that there is an additional allowance for a driveway for a detached garage under maximum lot coverage.

Trustee Wolf feels that the maximum lot coverage should be increased to 55% and revisit at a later date.

Trustee Langan disagrees and feels the compromise is with the allowances given for front porches and detached garages.

Trustee Palermo was comfortable with raising the maximum lot coverage standard as suggested by Trustee Wolf.

Trustee Kuchler expressed concerns with the proposed reduction in maximum building coverage. Trustee Kuchler believes that increased side yard setbacks, not reduced height or building coverage, will address many of the concerns. Trustee Wolf concurred.

President Asperger noted that this is one item that the Board does not have a consensus on and is an area which should be continued or considered at a future date.

President Asperger thanked the Board for their open discussion and directed staff to provide a tape of this meeting to Trustee Horvath and Trustee Livingston for review. President Asperger indicated that the Village Board would proceed with taking action on the proposed amendments at its next regular meeting on Monday, June 25.

4-6.5

6. MANAGER'S REPORT

None

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

None

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

10. ADJOURNMENT

At 10:05 p.m. it was moved by Trustee Langan and seconded by Trustee Kuchler that the Village Board adjourn. Motion carried by unanimous voice vote.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date

4-6-6

CURRENT BUSINESS

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

FROM: Robert J. Pilipiszyn, Village Manager
Patrick Benjamin, Community Development Director

DATE: June 25, 2007

RE: **SPECIAL EVENT -- LA GRANGE ART & CRAFT FAIR**

Attached is a request from the La Grange Business Association to hold the annual art and craft fair in conjunction with Midwest Art and Craft Fairs, Inc. The fair is planned to take place on Saturday, July 14th, 9:00 a.m. to 6:00 p.m. and Sunday July 15th, 10:00 a.m. to 5:00 p.m.

The La Grange Business Association, is proposing the same location as the last two years; the east and west sides of La Grange Road (Burlington Avenue to Cossitt Avenue with the exception of the La Grange Pointe construction area), Harris Avenue (La Grange Road to Ashland Avenue), the parking lots on the north side of Harris Avenue (between Madison and Ashland Avenues) and Madison Avenue (Harris Avenue south to just north of the entrance to the parking located at Harris and Madison Avenues). We are pleased to report that this location for the event has resulted in positive comments from the public, crafters and area businesses.

As an added feature this year, the LGBA would also like to add a noon and 2:00 PM performance of the La Grange Hometown Teen Players a local youth theater group on the front steps of the Village Hall. The performances will include a series of short skits about television that were written by the teens and performed earlier in the year at the La Grange Theater. The brief performances will not require any sound system or staging.

Village staff has reviewed the request and recommends approval of the event subject to the following conditions:

1. That all licenses, permits and insurance coverages be obtained to the satisfaction of the Village; and
2. That the Village maintains final approval of site, security, parking and utility plans;
3. That a Hold Harmless Agreement, be signed by Midwest Art & Craft Fairs, and by the LGBA President.

5-A

4. The organizer is to notify all affected businesses and the Senior Center, in writing, of the proposed street closure no less than two weeks prior to the event.
5. Portable toilets are to be delivered late Friday afternoon, preferably after 5 p.m. The portable toilets and dumpsters are to be removed before the start of business at 8 a.m. on Monday, July 16th.
6. That all costs incurred by the Village for materials and labor (trash liners and overtime) be reimbursed by the La Grange Business Association.
7. Vendors are to be specifically notified that no displays of merchandise are to be placed in Village planters.

If you concur with this request, the Village will formally need to approve the closure of Harris Avenue west of La Grange Road to Ashland Avenue and Madison Avenue from Harris south to just north of the Madison Avenue entrance to parking lot 8 located at Harris and Madison Avenues, and the closure of Village Parking Lots 3 and 4 on each side of the Southwest Suburban Center on Aging.

Representatives of the La Grange Business Association will be in attendance at the Board Meeting and will be available to answer any further questions you may have.

This event brings thousands of visitors into our downtown and it is often considered one of the bigger shopping days of the summer by many downtown businesses. Accordingly, we are pleased to recommend that the Village Board approve the closure of Harris Avenue west of La Grange Road to Ashland Avenue and Madison Avenue from Harris south to just north of the entrance to the parking lot located at Harris and Madison Avenues and the closure of Village Parking Lots 3 and 4 on July 14th and 15th, 2007 for the 2007 La Grange Art and Craft Fair.

5-A.1

June 1, 2007



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

Dear Mr. Benjamin:

The La Grange Business Association is requesting approval from the Village of La Grange to conduct the annual La Grange Art & Craft Fair on July 14th and 15th. Attached you will find a synopsis of the event which is coordinated with Midwest Art & Craft Fairs, Inc.

As an added feature this year, we would like to add a noon and 2:00 PM performance of the La Grange Hometown Teen Players a local youth theater group on the front steps of the Village Hall. The performances will include a series of short skits about television that were written by the teens and performed earlier in the year at the La Grange Theater. The brief performances will not require any sound system or staging.

The current LGBA Board has been working tirelessly on enhancing current events and creating marketing opportunities for businesses to maintain a thriving business district. We are grateful and appreciative of the partnership we have with the Village and the priority you place on making the business district successful.

We thank you and the Village Board in advance for the consideration of the attached request.

Sincerely,

Michael LaPidus
President
La Grange Business Association

5-A, 2

Midwest Art & Craft Fairs, Inc.

P. O. Box 455
Lemont, Illinois 60439

N. Renae Schueneman
(630) 739-1071

33RD ANNUAL DOWNTOWN LAGRANGE ART & CRAFT FAIR, JULY 14 & 15, 2007

LOCATION: EAST AND WEST SIDES OF LAGRANGE ROAD (BURLINGTON TO COSSITT), HARRIS AVENUE (LAGRANGE ROAD TO ASHLAND), PARKING LOTS ON NORTH SIDE OF HARRIS AVENUE (BETWEEN MADISON AND ASHLAND) AND MADISON AVENUE (HARRIS AVENUE SOUTH TO JUST NORTH OF ENTRANCE TO PARKING LOT LOCATED AT HARRIS AVENUE AND MADISON AVENUE)

HOURS OF SHOW: SATURDAY: 9 A.M. TO 6 P.M.
SUNDAY: 10 A.M. TO 5 P.M.

INSURANCE: 3M LIABILITY: ADDITIONAL INSURED VILLAGE OF LAGRANGE AND LGBA

HOLD HARMLESS AGREEMENT: TO BE DRAFTED BY VILLAGE OF LAGRANGE AND SIGNED BY MIDWEST ART & CRAFT FAIRS, INC. AND LGBA

NOTIFICATION TO BUSINESSES ON HARRIS: LGBA TO DRAFT LETTER TO BUSINESSES LOCATED ON HARRIS BETWEEN LAGRANGE ROAD AND ASHLAND INFORMING THEM THAT HARRIS WILL BE CLOSED FROM MIDNIGHT ON FRIDAY, JULY 13 TO 7 P.M. ON SUNDAY, JULY 15. THE LETTER IS TO BE HAND DELIVERED TO THE BUSINESS OWNERS. THIS INSTRUCTION IS PER PAT BENJAMIN.

DUMPSTERS: A DUMPSTER IS TO BE PLACED ON MADISON (WEST SIDE) OPPOSITE THE DRIVEWAY TO THE PARKING LOT ON THE EAST SIDE OF MADISON.

- SET-UP:**
- 1) THE TWO LOTS ON THE NORTH SIDE OF HARRIS AVENUE BETWEEN LAGRANGE ROAD AND ASHLAND NEED TO BE CLOSED BY MIDNIGHT ON FRIDAY, JULY 13 SO THEY CAN BE PREPARED FOR THE CRAFT SHOW.
 - 2) HARRIS AVENUE FROM LAGRANGE ROAD TO ASHLAND AVENUE AND MADISON AVENUE FROM HARRIS TO ENTRANCE TO PARKING NEED TO BE CLOSED OFF BY MIDNIGHT ON FRIDAY, JULY 13.
*****IT WOULD BE APPRECIATED IF THE POLICE DEPARTMENT WHEN CLOSING OFF THE STREETS WOULD CONTACT THE OWNERS OF ANY VEHICLES STILL PARKED ON THE STREETS OR IN THE TWO CLOSED PARKING LOTS TO MOVE THEIR VEHICLES.
 - 3) THE STAGING OF ARRIVAL OF EXHIBITORS WHICH WILL BEGIN AT 4:30 A.M. ON SATURDAY, JULY 14 WILL BE ASHLAND AVENUE BETWEEN HARRIS AVENUE AND COSSITT

5-14.3

AVENUE.

- 4) PERMISSION IS ALSO NEEDED FOR EXHIBITORS TO PARK THEIR VEHICLES AT THE CURB ON THE WEST SIDE OF LAGRANGE ROAD FROM BURLINGTON AVENUE SOUTH TO THE ALLEY IN ORDER TO UNLOAD THEIR VEHICLES BETWEEN 4:30 A.M. AND 9:00 A.M. ON SATURDAY, JULY 14 AND 7:00 A.M. AND 10:00 A.M. ON SUNDAY, JULY 15.

BREAKDOWN: BEGINS AFTER 5 P.M. ON SUNDAY AND SHOULD BE COMPLETED BY 7 P.M.
 ALSO PERMISSION IS NEEDED FOR EXHIBITORS TO BE ABLE TO PARK ON THE WEST SIDE OF LAGRANGE ROAD FROM BURLINGTON AVENUE SOUTH TO THE ALLEY ON SATURDAY, JULY 14 FROM 6 P.M. TO 8 P.M. AND SUNDAY, JULY 15 FROM 5 P.M. TO 7 P.M.

SITE PLAN: LISTING:
 1) LOCATION OF EXHIBITS
 2) LOCATION OF PORTABLE TOILETS
 3) LOCATION OF GARBAGE DUMPSTERS
 4) LOCATION OF GARBAGE CANS
 5) LOCATION OF BARRICADES
 *****WILL BE PROVIDED VILLAGE OFFICIALS AND THE LGBA EXECUTIVE DIRECTOR

DEBRIS REMOVAL: THE LGBA HAS AGREED TO PAY THE COSTS INCURRED BY THE CITY (CLEAN-UP TO BEGIN AFTER 7 P.M. ON SUNDAY)

PARKING: LYONS TOWNSHIP HIGH SCHOOL WILL BE CONTACTED A FOR USAGE OF THEIR NORTH CAMPUS PARKING LOT (AS IN THE PAST) FOR EXHIBITOR PARKING. A SCHOOL BUS WILL BE USED TO TRANSPORT EXHIBITORS TO AND FROM THE DOWNTOWN AREATHE VILLAGE OF LAGRANGE SHOULD BE CONTACTED FOR USAGE OF THE COMMUTER LOT LOCATED AT BRAINARD AND BURLINGTON FOR THE OVERFLOW OF VEHICLES, IF ANY, OVERNIGHT PARKING OF CAMPERS.

FOOD VENDORS: A LIST OF FOOD VENDORS WILL BE PRESENTED TO PATRICK BENJAMIN AND THE ENVIRONMENTAL HEALTH OFFICER. ALL FOOD VENDORS WILL BE CONTACTED TO INFORM THEM OF THE LICENSING PROCEDURE.

SECURITY: AN OFF DUTY POLICE OFFICER(S) WILL BE HIRED TO PATROL THE EXHIBIT AREA FROM 7 P.M. ON SATURDAY TO 7 A.M. ON SUNDAY

ADVERTISING, POSTERS, FLYERS, PORTABLE TOILETS AND DUMPSTERS: WILL BE PROVIDED BY MIDWEST ART & CRAFT FAIRS, INC.

5-A-4

CABLE: WILL BE PROVIDED BY LGBA

**VILLAGE OF
LAGRANGE:**

**"LOT CLOSED" SIGNS FOR PARKING LOTS AND THE CLOSING
OF HARRIS AVENUE AND MADISON AVENUE. THE POLICE
DEPARTMENT HAS PROVIDED THIS SERVICE IN THE PAST.**

5-A.5

VILLAGE OF LA GRANGE
Community Development Department

BOARD REPORT

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

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

DATE: June 25, 2007

RE: **PROPOSED ZONING CODE AMENDMENTS**

The proposed Zoning Code amendments you will consider and act on Monday evening are the culmination of a long process that engaged the staff, residents, the special task force, the Plan Commission, and the Village Board over a two-year period. In all, this has been the most thorough vetting for any zoning amendments that have been considered since the Zoning Code was comprehensively revised in 1991. Most recently, the Board analyzed the proposed amendments at its June 11, 2007, meeting, at which the public also was given another opportunity to comment on them.

Not surprisingly, there are differences of opinions among Board members regarding some of the amendments—whether they are appropriate or in what form they should be enacted. The process for Monday has been set up in a manner that allows the Board to consider each amendment separately and give specific direction to the staff about which amendments, in what form, should be included in an ordinance amending the Zoning Code (see attached). This way, the Board can determine which individual amendments are best implemented at this time. The amendments have never been designed or intended to be an “all or nothing” proposition.

It is the case, of course, that the Board’s decision on one amendment logically may dictate the Board’s decision on one or more other amendments. We have grouped the amendments, to the extent feasible, with this in mind. For example, we have put the height amendments one after the other, because if the Board does not approve a reduction of the height standards, then the Board logically would not approve a modification process for allowing a height increase. The same reasoning applies to the proposed building coverage and lot coverage amendments. If the Board does not reduce the maximum permitted building coverage or does not create a lot coverage standard, then it would be logical for the Board not to approve the related building coverage or lot coverage allowances. To facilitate the decision-making process, a “loose-leaf” copy of the attached amendments will be placed at your chair if you wish to re-group them.

The goal for Monday is for the staff to come away from the meeting knowing which amendments are supported by a majority of the Board members so that the staff can prepare the ordinance enacting those amendments. In the end, we hope the Board as a whole will support the final ordinance as the best result of a thorough, thoughtful process.

5-B

Group 1. Amendments reducing mean height and maximum height.

Suggested motion: To approve the proposed amendments reducing the mean and maximum heights in the residential districts in the form presented June 25, including the opportunities for increases up to three feet in mean and maximum heights, and to direct staff to prepare the appropriate ordinance to enact the amendments.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
A. <u>Height.</u>						
1. <u>Stories</u>	(whichever	2.5	2.5	2.5	2.5	2.5
2. <u>Feet</u>	is	30	30	30	30	30
3. <u>Maximum</u>	less)	35	35	35	35	35

Footnote to be added to Subsection 3-110G, reading as follows:

- []. The mean height of 30 feet and the maximum height of 35 feet each may be increased up to three feet as follows:
- (a) On an interior lot, one foot of additional mean and maximum height for each additional foot of total side yards greater than 12 feet, but not more than three additional feet each of mean or maximum height; or
 - (b) On a corner lot, one foot of additional mean and maximum height for each additional foot of interior side yard greater than 5 feet, but not more than three additional feet each of mean or maximum height; or
 - (c) If the Board of Trustees grants a modification of the maximum height limitation in accordance with Section 14-304 of this Code.

5-B.1

Group 2. Amendments creating authority to modify the mean height and maximum height up to three feet (if the Group 1 amendments are approved).

Suggested motion: To approve the proposed amendments allowing the Zoning Board of Appeal to review and recommend and the Board of Trustees the authority to approve increases up to three feet in mean height and maximum height in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments.

14-304 MAXIMUM HEIGHT MODIFICATION

- A. Authority. The Board of Trustees, in accordance with the procedures and standards set out in this Section and by ordinance duly adopted, shall have the authority to grant a modification to the height and maximum height limitations for a single family detached dwelling in a residential zoning district, but only as provided in this Section.
- B. Purpose. The provisions of this Section are intended to provide a limited set of circumstances when the height of a single family detached dwelling may be constructed to a height greater than 30 feet and a maximum height greater than 35 feet to accommodate a significant architectural feature of the dwelling.
- C. Parties Entitled to Seek Modification. Applications for a modification pursuant to this Section may be filed by the owner of, or person having a contractual interest in, the subject property.
- D. Procedure.
 - 1. Application. An application for a modification shall be filed in accordance with the requirements of Section 14-101 of this Code.
 - 2. Public Meeting. A public meeting shall be conducted by the Zoning Board of Appeals in accordance with Section 14-103 of this Code. A public hearing shall not be required for a modification pursuant to this Section.
 - 3. Action by Zoning Board of Appeals. Within 30 days after the conclusion of the public meeting, the Zoning Board of

5-B.2

Appeals shall render its recommendation in the form specified by Subsection 13-102H of this Code, recommending either granting the application for a modification, granting the application with conditions; granting a modification less than that sought in the application, or denying the application. The failure of the Zoning Board of Appeals to act within 30 days, or such further time to which the applicant may agree, shall be deemed a recommendation for the denial of the modification.

4. Action by the Board of Trustees. Within 30 days after the receipt of the recommendation of the Zoning Board of Appeals, or its failure to act as above provided, the Board of Trustees shall either deny the application or, by ordinance duly adopted, shall grant the modification, with or without conditions. The failure of the Board of Trustees to act within such 45 days, or such further time to which the applicant may agree, shall be deemed a decision denying the modification.

- E. Limitations on Authority to Modify. No modification shall be granted that allows a height greater than 33 feet or a maximum height of greater than 38 feet for any portion or element of the single family detached dwelling. A modification may be granted only for a single family detached dwelling.

- F. Standards for Modifications. A modification shall be granted only if the architectural design feature for which the modification is sought satisfies the following standards:
 1. The feature is an integral part of the design of the proposed dwelling.
 2. The feature is a distinct, special design element of the dwelling and not merely an extended roof line or other common element of houses of the type proposed.
 3. The feature is suitable for the proposed dwelling and its elevations in the context of the vicinity.
 4. The feature adds interest to the roofline of the proposed dwelling and helps create height and plane changes.

5-B.3

5. The feature is designed with forms, shapes, materials, and colors that are consistent with the overall design of the dwelling and are of lasting quality.
 6. The existence of the feature will not be materially detrimental or injurious to adjacent property.
- G. Modification Less Than Requested. The Board of Trustees may grant an increase of height less than that requested in the application when the record supports some increase in height but not the increase requested.
- H. Conditions on Modifications.
1. Conditions Applicable to All Modifications. An approved modification shall be made only subject to the condition that it applies to a particular architectural or design feature or features of the single family detached dwelling. A depiction of that feature or features shall be included within, or as an exhibit to, the ordinance approving the modification. The ordinance approving the modification, including all exhibits to it, shall be recorded against the subject property with the Cook County Recorder of Deeds.
 2. Other Conditions. The Board of Trustees may impose such other specific conditions and limitation concerning matters relating to the purposes and objectives of this Code on the subject property as may be necessary or appropriate to minimize effects on other property in the vicinity of the subject property. Such conditions shall be expressly set forth in the ordinance granting the modification. A violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of the modification.
- I. Effect of Grant of Modification. The grant of a modification shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for permits and approvals that may be required by the codes and ordinances of the Village, including, but not limited to, a Building Permit.

5-B.4

Group 3. Amendments allowing extensions of nonconforming roof lines.

Suggested motion: To approve the proposed amendments allowing limited horizontal and vertical extensions of roof lines of houses that are nonconforming in height in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments.

12-104 NONCONFORMING STRUCTURES

* * *

E. Roof Line and Vertical Extensions.

1. Limited Extensions of Roof Lines. Any portion of a single family detached dwelling that is nonconforming with respect to maximum height may be extended horizontally at a height in excess of the permitted maximum height; provided, however, that the top of the roof of such extension shall not exceed the top of the existing single family detached dwelling.
2. Limited Vertical Extensions. Any portion of a single family detached dwelling that is nonconforming with respect to permitted height and that is a nonconforming structure solely due to the nonconforming height may be extended (a) horizontally at a height in excess of the permitted height but not in excess of the roofline of the existing structure or (b) horizontally and vertically at a height in excess of the permitted height, but not in excess of the permitted maximum height. In either case, such extension shall not extend more than 12 inches beyond the exterior face of the exterior walls of the existing dwelling.

5-B.5

Group 4. Amendments creating limitations on window wells.

Suggested motion: To approve the proposed amendments establishing a minimum three-foot setback for window wells from any lot line and a 12-inch limit on height of above-grade appurtenances in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

* * *

G. Exceptions and Explanatory Notes.

* * *

5. Specified Structures and Uses in Required Yards.

* * *

- () Window wells for sub-grade windows, but in no event closer than three feet from any lot line and not including any cover or appurtenances such as fences, blocks, stones, or similar features extending higher than 12 inches above grade.

5-B.6

Group 5. Amendment increasing interior side yards.

Suggested motion: To approve the proposed amendment increasing the required minimum interior side yards in the R-3, R-4, and R-5 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

* * *

C. Minimum Yards.

(R-1 and R-2 unchanged) R-3 R-4 R-5

* * *

3. Interior Side Yard

(A) Percentage of average lot width	(whichever	10	10	10
(B) Feet	is	5	5	5
(C) Minimum total	greater)	12	12	12

5-B.7

Group 6. Amendment reducing maximum building coverage.

Suggested motion: To approve the proposed amendment reducing the maximum allowable building coverage on an interior lot to 25 percent in the R-3 and R-4 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

* * *

E. Maximum Building Coverage.

	<u>(R-1 and R-2 unchanged)</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
1. Interior Lot		25%	25%	(no
2. Corner Lot (unchanged)		35%	35%	change)

5-13.8

Group 7. Amendment creating building coverage exception for detached garages (if the Group 6 amendments are approved).

Suggested motion: To approve the proposed amendment creating a building coverage exception for detached garages in the R-3 and R-4 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

[Note: New language in italics.]

16-102 DEFINITIONS

* * *

BUILDING COVERAGE. The percentage of a lot's area covered, whether at grade or above grade, by any portion of a building or structure, including without limitation porches; provided, however, (a) that the only portion of any eaves that shall be included in the calculation of building coverage are those portions of eaves that extend into any required yard and (b) that the calculation of building coverage shall not include the first 484 square feet of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District or the R-4 District. See also Subsection 16-102L "Lot Coverage," of this Section.

5-B.9

Group 8. Amendment creating building coverage exception for front porches (if the Group 6 amendments are approved).

Suggested motion: To approve the proposed amendment creating a building coverage exception for one-story front porches in the R-3 and R-4 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

[Note: New language is in italics.]

16-102 DEFINITIONS

* * *

BUILDING COVERAGE. The percentage of a lot's area covered, whether at grade or above grade, by any portion of a building or structure, including without limitation porches; provided, however, (a) that the only portion of any eaves that shall be included in the calculation of building coverage are those portions of eaves that extend into any required yard, and (b) that the calculation of building coverage shall not include the first 484 square feet of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District or the R-4 District, *and (c) that the calculation of building coverage shall not include the first 160 square feet of a one-story front porch in the R-3 District or the R-4 District on the condition that a permanent binding declaration of restriction is recorded against the subject property providing that such front porch shall never be enclosed with screens, walls, or any other form of partition.* See also Subsection 16-102L "Lot Coverage," of this Section.

5-B.10

Group 9. Amendment revising exception for eaves in the definition of building coverage.

Suggested motion: To approve the proposed amendment revising the exception for eaves within the calculation of building coverage in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

[Note: New language is in italics.]

16-102 DEFINITIONS

* * *

BUILDING COVERAGE. The percentage of a lot's area covered, whether at grade or above grade, by any portion of a building or structure, including without limitation porches; provided, however, (a) that the only portion of any eaves *on a single family detached dwelling* that shall be included in the calculation of building coverage are those portions of eaves that extend *within three feet of any lot line*, and (b) that the calculation of building coverage shall not include the first 484 square feet of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District or the R-4 District, and (c) that the calculation of building coverage shall not include the first 160 square feet of a front porch in the R-3 District or the R-4 District on the condition that a permanent binding declaration of restriction is recorded against the subject property providing that such front porch shall never be enclosed with screens, walls, or any other form of partition. See also Subsection 16-102L "Lot Coverage," of this Section.

5-B.11

Group 10. Amendments revising definition of lot coverage and creating definition of impervious surface.

Suggested motion: To approve the proposed amendment to the definition of "Lot Coverage" and the new definition of "Impervious Surface" in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments.

LOT COVERAGE. The percentage of a lot's area that is covered by any building, structure, or impervious surface, other than public sidewalks. See Subsection 16-102I of this Section for the definition of "Impervious Surface." See also Subsection 16-102B of this Section for the definition of "Building Coverage."

* * *

IMPERVIOUS SURFACE. Material covering the ground that is incapable of being penetrated by water. "Impervious surface" includes houses, garages, sheds, and other buildings; decks and patios; sidewalks, driveways, and other paved areas; compacted gravel; and similar areas that are constructed or otherwise created in a manner that causes water runoff rather than allowing water to run into the ground. "Impervious surface" may include an area where the ground has been made impervious due to compaction or other manmade condition, regardless of the material placed on that ground. "Impervious surface" does not include (1) the surface area of the water of a swimming pool or other water bodies, or (2) wooden planked decks with spacing between the planks and permeable ground beneath the deck, or (3) patios or other areas constructed of permeable materials with permeable ground beneath the area. The determination whether a particular material or area is impervious or permeable shall be made by the Village Engineer or Director of Community Development. See Subsection 16-102L of this Section for the definition of "Lot Coverage."

5-B.12

Group 11. Amendment creating maximum lot coverage in all single family residential districts.

Suggested motion: To approve the proposed amendment creating a maximum lot coverage in the residential districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

* * *

F. Maximum Lot Coverage.

<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
45%	45%	45%	45%	45%

5-13.13

Group 12. Amendments creating exceptions to calculation of lot coverage for detached garages and driveways serving detached garages (if the Group 11 amendment is approved).

Suggested motion: To approve the proposed amendments creating exceptions to the calculation of lot coverage for detached garages and driveway serving detached garages in the R-3, R-4, and R-5 Districts in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendments.

[Note: New language is in italics.]

16-102 DEFINITIONS

* * *

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than public sidewalks or water bodies; *provided, however, that the calculation of lot coverage shall not include (a) the first 484 square feet of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District, R-4 District, or R-5 District or (b) 450 square feet of a driveway from the front lot line to a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District, R-4 District, or R-5 District. See also Subsection 16-102B "Building Coverage," of this Section.*

5-13.14

Group 13. Amendment creating exception to calculation of lot coverage for front porches (if the Group 11 amendment is approved).

Suggested motion: To approve the proposed amendment creating an exception to the calculation of lot coverage for one-story front porches in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

[Note: New language is in italics.]

16-102 DEFINITIONS

* * *

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than public sidewalks or water bodies; provided, however, that the calculation of lot coverage shall not include (a) the first 484 square feet of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District, R-4 District, or R-5 District or (b) 450 square feet of a driveway from the front lot line to a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3, R-4, or R-5 District, or (c) *the first 160 square feet of a one-story front porch in the R-3 District, R-4 District, or R-5 District on the condition that a permanent binding declaration of restriction is recorded against the subject property providing that such front porch shall never be enclosed with screens, walls, or any other form of partition.* See also Subsection 16-102B "Building Coverage," of this Section.

5-13.15

Group 14. Amendment limiting protrusion of attached garage in front of house.

Suggested motion: To approve the proposed amendment creating a setback requirement in all single family residential districts for attached garages in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

* * *

G. Exceptions and Explanatory Notes.

* * *

Minimum Setback for Garages. Notwithstanding any other provision of this Code to the contrary, an attached garage shall be set back from the front lot line to a point not more than 10 feet in front of the front building line of the remainder of the principal structure to which it is attached.

5-B.16

Group 15. Amendment reducing the maximum size of a curb cut for a driveway for single family houses.

Suggested motion: To approve the proposed amendment reducing the maximum size of a curb cut for a single family house in the form presented June 25, and to direct staff to prepare the appropriate ordinance to enact the amendment.

10-101 OFF-STREET PARKING

* * *

C. Design and Maintenance.

* * *

3. Design.

* * *

- (a) Access to Street. All parking lots . . . No curb cut across public property shall exceed 16 feet in width for residential and 34 feet in width for commercial without the written approval of the Village Manager. . . .

5-13.17

Additional motions:

1. To direct the staff to draft any “housekeeping” amendments related to the amendments approved by the Board and to include those amendments in the ordinance to be presented to the Board.
2. To direct the staff to include a provision in the ordinance to be presented to the Board stating that properly completed building permit applications filed with the Village within 30 days after the effective date of the ordinance to be presented to the Board will be considered pursuant to the zoning regulations in effect prior to the enactment of the amendments.

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5-13.18