

Village of La Grange



VILLAGE BOARD TOWN MEETING

MONDAY, SEPTEMBER 25, 2006

7:30 p.m.

Ogden Avenue School / Gymnasium
Ogden and Waiola Avenue
La Grange, IL 60525

Elizabeth M. Asperger
Village President

Robert N. Milne
Village Clerk

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES TOWN MEETING

Ogden Avenue School / Gymnasium
Ogden and Waiola Avenue
La Grange, IL 60525

AGENDA

Monday, September 25, 2006 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL
*President Elizabeth Asperger
Trustee Richard Cremieux
Trustee Mike Horvath
Trustee Mark Langan
Trustee Tom Livingston
Trustee Nicholas Pann
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. Award of Contract – Leaf Hauling and Disposal
 - B. Ordinance – Creating an Additional Class B Liquor License, Yau's Place - 110 W. Burlington Avenue
 - C. Application for CBD #46 – Façade Renovation/Restoration Loan, 16, 18, 20 West Harris, 18 West Harris LLC and Old Briar Clybourn LLC
 - D. Consolidated Voucher 060925
 - E. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, August 28, 2006

F. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, September 11, 2006

5. CURRENT BUSINESS

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

6. MANAGER'S REPORT

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

7. 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
Department of Public Works

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: September 25, 2006

RE: **AWARD OF CONTRACT – LEAF HAULING AND DISPOSAL**

The FY 2006-07 Public Works Department Budget reflects a total of \$42,000 for leaf disposal. Each fall the Public Works Department collects leaves from Village streets. This service is free to Village residents. The leaves are temporarily stored at the Public Works facility and then loaded onto privately contracted semi trucks. They are then hauled to an approved composting site for disposal. This method has proven to be the most cost effective means of leaf disposal as it eliminates costly overtime and excessive fuel consumption.

There are a limited number of vendors in the area capable of performing this work. Competitive proposals were solicited on a unit cost basis. The following table reflects the quotes received:

VENDOR/LOCATION	QUOTE
Great North Industries/Darien, Illinois	\$5.46/yard
Dutch Valley Landscaping/Monee, Illinois	\$6.00/yard
J. R. Rizzi/Naperville	No Quote

The low quote was submitted by Great North in the amount of \$5.46 per cubic yard. As we have not worked with this firm before and this being their first venture into municipal leaf hauling, the staff was diligent in evaluating this firm. The staff met with the Field Manager of Great North to review their operation and equipment, tour their sites, and determine their ability to perform the work as outlined. Based upon the observations of the staff and interviews with the contractor, we feel that Great North possesses the necessary equipment and disposal sites to perform the work as specified.

We recommend that the Village Board waive the formal bidding process and accept the low quote submitted by Great North in the amount of \$5.46 per cubic yard for hauling and disposal of leaves for the Public Works Department.

4-A

VILLAGE OF LA GRANGE
Administrative Offices

BOARD REPORT

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

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

DATE: September 25, 2006

RE: **ORDINANCE - CREATING AN ADDITIONAL CLASS B LIQUOR LICENSE,
YAU'S PLACE – 110 W. BURLINGTON AVENUE**

The Village recently received an application for a Class B liquor license from Yau's Place, Inc. a restaurant featuring Thai and Chinese cuisine located at 110 West Burlington Avenue. They have been operating in La Grange at this location for almost one year. Mrs. Panudda Yau is the President of the corporation. A Class B license authorizes the licensee to serve beer and wine at retail for consumption on the premises where sold; provided that the applicant is operating an establishment where the principal business involves serving food or where the sale of beer and wine is not the principal business of such an establishment.

On Monday, September 11, 2006, the Liquor Commission met to review the application submitted by Yau's Place, Inc. It was the recommendation of the Liquor Commission that an additional Class B liquor license be created conditioned upon Mrs. Yau's successful completion of the Alcohol Awareness Training Class. (A copy of the minutes from that meeting is attached for your reference.) Mrs. Yau has since attended a class on September 13, 2006 and is awaiting receipt of her certification.

Village staff has prepared the necessary ordinance which will facilitate the issuance of this liquor license. If the ordinance is approved, the Liquor Commissioner will issue a Class B liquor license to Yau's Place, Inc. but only after evidence of successful completion of the required training has been produced. We recommend that the ordinance be approved.

ORDINANCE NO. O-06- ____

CREATING AN ADDITIONAL CLASS B LIQUOR LICENSE

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 _____, 2006.

WHEREAS, the Board of Trustees has ordained Chapter 111 of its Code of Ordinances, which empowers, regulates, and provides for licensing of the sale and consumption of alcoholic beverages; and

WHEREAS, Chapter 111 of the Village Code of Ordinances provides for a category of license, known as "Class B", the purpose of which is to authorize the licensee to sell beer and wine at retail for consumption on the premises where sold; provided that such license shall be issued only to a person engaged in conducting or operating an establishment, the principal business of which is serving foods or ice cream or non-alcoholic beverages or where the sale of beer and wine is not the principal business of such establishment; and

WHEREAS, the Village has received a request for such a license; and

WHEREAS, the Liquor Commissioner has indicated his intention to grant a Class B license to a current Applicant at such time as such a license becomes available; and

WHEREAS, the President and the Board of Trustees have determined that it is in the best interests of the Village that a license be available to said Applicant;

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 number of Class B licenses, as defined and set forth in Chapter 111 of the La Grange Code of Ordinances as amended on May 8, 2000, be amended by changing the number of existing licenses and raising it by one additional license, and that this new license shall be added to the list of outstanding and/or available licenses which is kept and certified by the Village Clerk pursuant to section 111.16A of the Village Code of Ordinances.

Section 2 - This Ordinance will be in full and force and effect immediately 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 25th day of September, 2006, pursuant to a roll call vote as follows:

AYES: _____
NAYS: _____
ABSENT: _____

APPROVED by me this 25th day of September, 2006.

Elizabeth M. Asperger, Village President

ATTEST: _____
Robert N. Milne, Village Clerk

4-B.1

MINUTES

LIQUOR COMMISSION
OF THE
VILLAGE OF LA GRANGE

53 South La Grange Road
First Floor Conference Room
La Grange, IL 60525

Monday, September 11, 2006 - 6:45 p.m.

1. Call to Order and Roll Call

A meeting of the Liquor Commission of the Village of La Grange was held on Monday, September 11, 2006, in the first floor conference room of the Village Hall, and was convened at 6:50 p.m. by Liquor Commissioner Elizabeth Asperger. Present and constituting a quorum were:

Present: Commissioners Mark Langan and Richard Cremieux, with Liquor Commissioner Elizabeth Asperger presiding.

Absent: None

Also Present: Village Manager Robert Pilipiszyn, Assistant Village Manager Andrianna Peterson, Village Attorney Mark Burkland and Panudda (Pam) Yau and John Yau representing Yau's Place, Inc.

2. Approval of Minutes

Approval of the Minutes from the Liquor Commission Hearing on October 17, 2005 was moved by Commissioner Langan and seconded by Commissioner Cremieux. Motion unanimously carried.

3. Yau's Place, Inc. - Class B Liquor License Application

Commissioner Asperger indicated that as Village President she also assumes the role of Local Liquor Control Commissioner. She briefly reviewed the history of the liquor control ordinance. Emphasis was placed that it is a privilege to serve alcohol in La Grange. This matter is taken very seriously and compliance checks occur from time to time.

4-B.2

Mr. and Mrs. Yau indicated that their restaurant serves Thai and Chinese food. Often, customers have asked to have wine with their meal. The Yau's intend for the service of wine and beer to be a convenience for the customer to enhance the dining experience.

Commissioner Asperger ascertained if the application was in order. Ms. Peterson answered affirmatively, but noted that Ms. Yau has not yet taken the required Alcohol Awareness Training Class. She is, however, scheduled to take the class on September 13, 2006.

Trustee Cremieux asked if the Yau's had owned other restaurants with liquor licenses. Mr. and Mrs. Yau stated that they had two restaurants in Chicago -- one located in the Belmont/Austin area.

Trustee Langan confirmed that Ms. Yau was scheduled for the alcohol awareness training class. Ms. Yau indicated affirmatively and noted that one of her servers had been recently trained.

After due consideration, it was moved by Commissioner Langan, seconded by Commissioner Cremieux that a Class B Liquor License be approved for Yau's Place, 110 W. Burlington Avenue, subject to successful completion of the Alcohol Awareness Training Class. The motion was unanimously carried by voice vote.

Mr. Yau and Mrs. Yau were advised that this matter would be on the Village Board Agenda on Monday, September 25, 2006 for consideration of creating a new Class B Liquor License.

4. Adjournment

At 6:58 p.m., it was moved by Commissioner Langan, seconded by Commissioner Cremieux that the meeting of the Liquor Commission be adjourned.

Respectfully submitted
Andrianna Peterson, Assistant Village Manager

Date

4-13.3

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: September 25, 2006

RE: **APPLICATION FOR CBD #46 - FACADE RENOVATION/RESTORATION
LOAN, 16, 18, 20 WEST HARRIS, 18 WEST HARRIS LLC AND OLD BRIAR
CLYBOURN LLC**

Mr. Leigh Rabman, President of RN Realty and agent for 18 West Harris, LLC and Old Briar Clybourn, LLC appeared before the Design Review Commission at their meeting of February 16, 2006 seeking a facade renovation/restoration loan for the properties at 16, 18, 20 West Harris.

As you may recall, on September 13, 2004, the Village Board granted a design review permit and facade loan in the amount of \$80,000 to the previous owner of the property at 16-20 West Harris for renovations to the building. However, the former owner did not make the requested improvements to the property. Late last year, the petitioner, Leigh Rabman, purchased the property with the intent to continue with the previously approved facade design. The design review permit was transferable to the new owner.

With the sale of the property, the facade loan became null and void. Mr. Rabman wanted to proceed with the interior build-out and exterior improvements, and therefore, requested a facade loan in an amount of \$80,000. At the Design Review Commission meeting on February 16, 2006, Mr. Rabman presented an itemized list of costs totaling \$97,300 for the facade improvements to the building (see attached).

In accordance with our Façade Renovation/Restoration Program Guidelines, the Village has the flexibility to consider loan requests up to \$20,000 per building side. Village staff and the Design Review Commission recognize the free standing nature of this building and therefore are supportive of the requested loan amount. This thought process is consistent with the loan approval recommended and granted to the previous property owner. The Design Review Commission voted unanimously to recommend approval of Façade Renovation/Restoration Loan #46 in the amount of \$80,000 to the Village Board.

4-C

Upon receiving the recommendation, Mr. Rabman filed an application with Chase Bank for approval of the façade loan. Chase Bank is new to the façade loan program and has had to adjust their processing of façade loans, which has resulted in a delay in obtaining their recommendation. On August 29, 2006, the Community Development Department received a memo from Chase Bank recommending approval for a loan in the amount of \$80,000. The loan will be secured by a junior mortgage.

Facade loans are funded by incremental property and sales taxes generated within the Village's Tax Increment Financing (TIF) District. TIF facade loans are non-interest bearing loans amortized over a five year period. However, due to the expiration of the TIF District prior the end of the loan term, loan documents will include a balloon payment on December 1, 2010 on any outstanding balances due. Mr. Rabman understands and agrees to the payment terms. The loan was structured in this fashion to be consistent with the Village Board's discussion concerning the future of TIF.

It is our recommendation that the Village Board approve a facade loan in the amount of \$80,000 to be secured with a junior mortgage.

4-C.1

VILLAGE OF LA GRANGE
DEPARTMENT OF BUILDING & ZONING
CBD FACADE RENOVATION/
RESTORATION PROGRAM

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

Case No. 46
Date Filed 1/17/08

1. Address of Property 116-20 West Harris Avenue
Real Estate Property Index Number(s) 18 - 04129-002
18 - _____

2. Applicant's Name Owner - see below
 Owner () Tenant () Contract Purchaser
Home Address _____
Phone No. Home: () _____ Work: () _____

3. Property Owner 18 West Harris LLC and Old Briar Clxbourn LLC
(if other than applicant) C/O RN Realty LLC
Address 225 W. Illinois Suite 350 Chicago, IL 60610
Phone No. Home: () _____ Work: (312) 527-6200

4. Amount of Loan Requested 80,000 Total Cost of Improvements \pm 200,000

5. Business(es) Currently Occupying Property
None

6. Number of Units/Square Footage Currently Vacant 1 UNIT / 6,214 sq ft

7. New/Additional Leases After Renovation upto 3 Tenants

8. Architectural or Engineering Firm Responsible for Design
Architects by Design
Address 109 Ogden Avenue
Phone No. (630) 323-9604

4-C.2

9. Describe Proposed Improvement(s) to Building

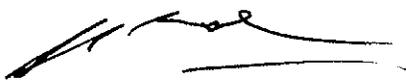
The building is being renovated and will accommodate up to three (3) tenants. The entire facade will be restored or rebuilt to match existing with new store fronts. New signage placards will be added to the Harris Street elevation with gooseneck lighting. Store elements will be incorporated at the base of the new store fronts.

The applicant, Owner, as above, asserts that the above information is true and correct. The applicant agrees to abide by the design guidelines and specifications as presented and approved by the Design Review Board, and any changes from such plans shall receive approval prior to their implementation.

If applicant is other than owner, the owner must sign below, indicating his/her approval.

I further understand that if required by the Design Review Board, I must submit detailed cost documentation, including cancelled checks, bills, copies of Building Permits and contractor's final waiver of lien once the approved improvements have been completed.

12/8/05
Date


Signature of Applicant
authorized signor for applicant.

If applicant is other than owner, the following line must be completed:

I certify that I, the undersigned, am the owner of property located at

(Address of Property to be Improved)

and authorize _____ to make these improvements and apply for these funds.
(Applicant)

Date

Signature of Owner

Check List of Items to be Attached:

- () Current Photographs of Facade(s)
- () Architect's Design Drawings
- () Project Specifications
- () Detailed Cost Estimate

4-C.3

Please describe how this facade project will meet the following rehabilitation standards:

1. Structural and/or maintenance measures, necessary to protect the building from deterioration, should be undertaken.

Steel lintels above existing masonry openings shall be evaluated and replaced as required. The existing brick walls shall be tuckpointed. Existing parapet walls shall be inspected to determine if they need to be straightened. The deteriorated brick shall be removed and rebuilt to meet the approved design specifications.

2. All buildings shall be recognized as products of their own time. The distinguishing original qualities of a building should not be destroyed.

Except when replaced, the existing exterior materials shall remain as well as the rhythm and proportion of existing solid/void relationships. All existing garage treatments shall be removed and be replaced with storefront to match the human scale of the sidewalk.

3. Alterations should be compatible with the original building in size, scale, choice of material, and color and should include as many of the building's original features as possible.

Any new materials and their colors (I.E. signage and address placards, storefront, lighting, etc...) shall be complimentary to the existing.

4-C.4

4. Building materials should be similar to the original in color, texture and dimension. Expenses of modern materials, such as plastic or aluminum, that will detract from the original should be avoided.

Any new building materials shall be complimentary to the original materials. The addition of any new modern materials shall be kept to a minimum to avoid detracting from the building's distinguishing character.

5. The facade treatment should result in visual harmony with the surrounding area.

The new materials which will be added to the shall blend in with the adjacent buildings and reinforce the character of the neighborhood.

6. Signs should reflect excellence in application and lettering authenticity, careful color coordination, good mounting and a discreet use of lighting.

The new sign and address placards shall remain in harmony with the existing and surrounding buildings. The light fixtures shall compliment the building and not be flamboyant. All signage shall meet current village codes.

4-C.5

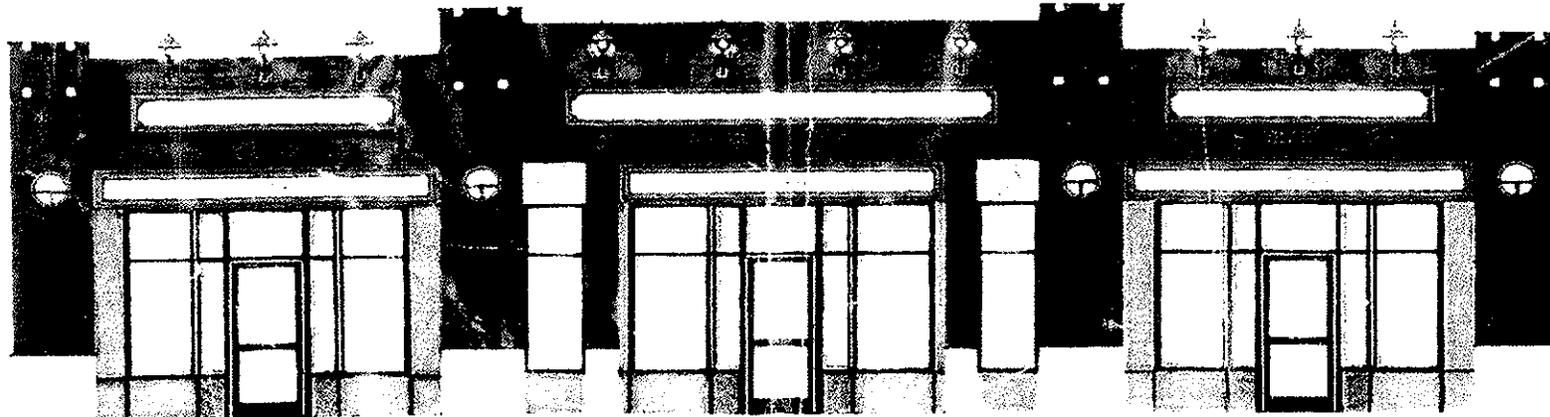
18-20 West Harris, La Grange	
Following is a recap of north façade related costs as provided by the contractor.	
Excavate for foundation	5,200
Concrete foundation	14,700
Steel for brick support	600
Brick and tuck pointing	55,600
Glass storefronts	21,200
TOTAL	\$ 97,300
Note the above amounts do not reflect contractors overhead & profit, nor any possible extras or contingency items.	

4-C.6

EXCITING RETAIL OPPORTUNITY – DOWNTOWN LA GRANGE

LEASING FOR FALL 2005 DELIVERY

18-20 W. HARRIS



Property Description:

Site Size: $\pm 6,000$ square feet
Divisible to $\pm 2,000$ square feet

Lease Terms:

Rent: \$30.00 p.s.f. NNN
Term: Negotiable

Parking:

± 80 parking spaces in adjacent city lots.

For additional information, please see attached map/survey or contact:

Leigh S. Rabman

or

Susan J. Anderson

(312) 527-6200

(312) 527-6200

lrabman@rreality.com

sanderson@rreality.com

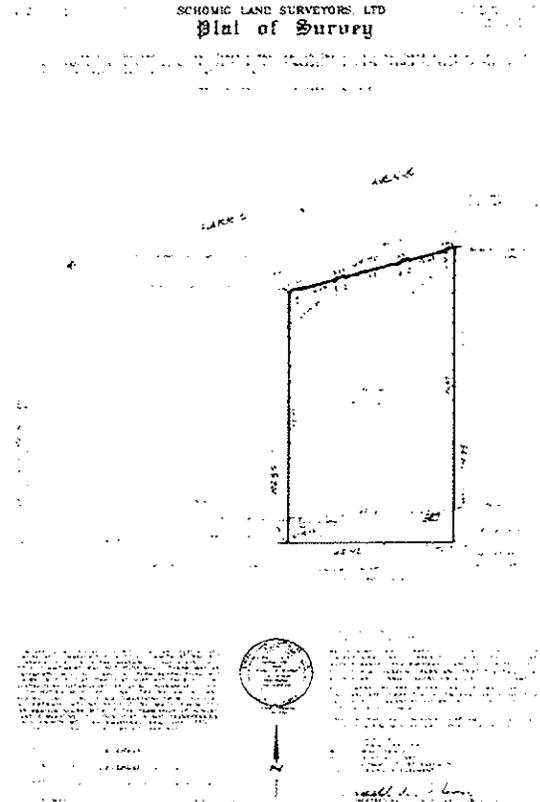


REALTY

All information contained herein is believed to be accurate at time of printing and is subject to error or omission

4-C.7

18-20 W. HARRIS LA GRANGE, ILLINOIS



REALTY

For additional information, please see attached map/survey or contact:

Leigh S. Rabman

or

Susan J. Anderson

(312) 527-6200

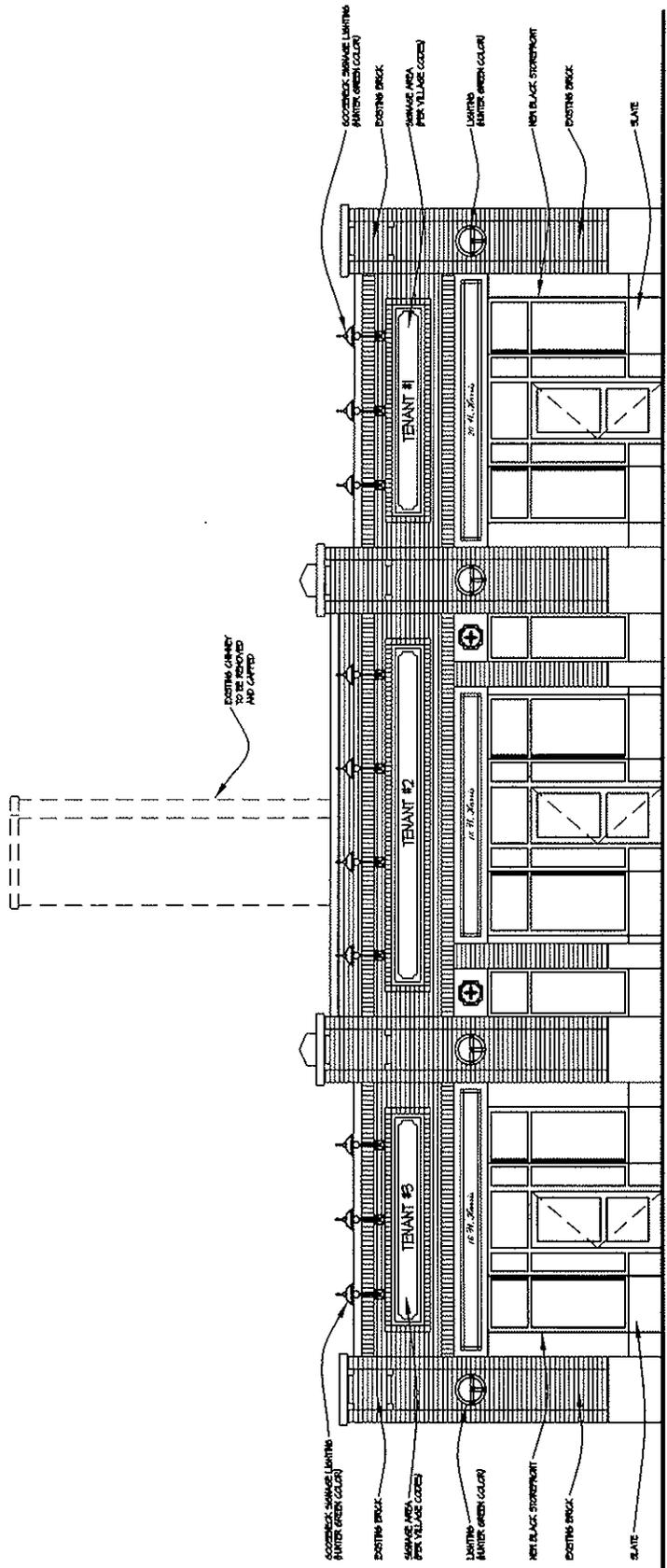
(312) 527-6200

lrabman@rnrealty.com

sanderson@rnrealty.com

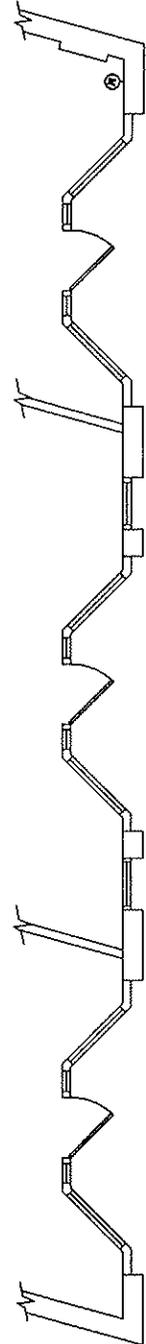
All information contained herein is believed to be accurate at time of printing and is subject to error or omission.

4-C-8



Front Elevation (North)

Scale: N.T.S.



Partial Floor Plan

Scale: N.T.S.

4-C.9

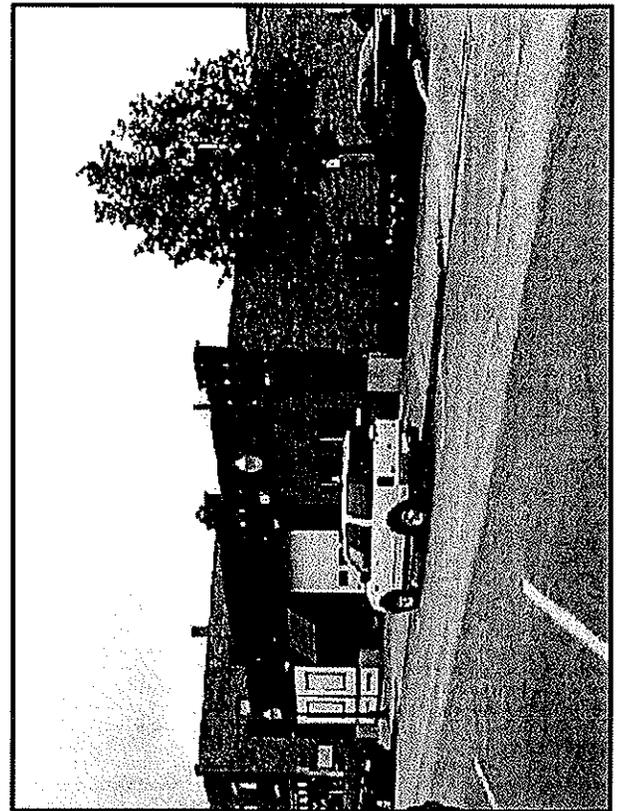
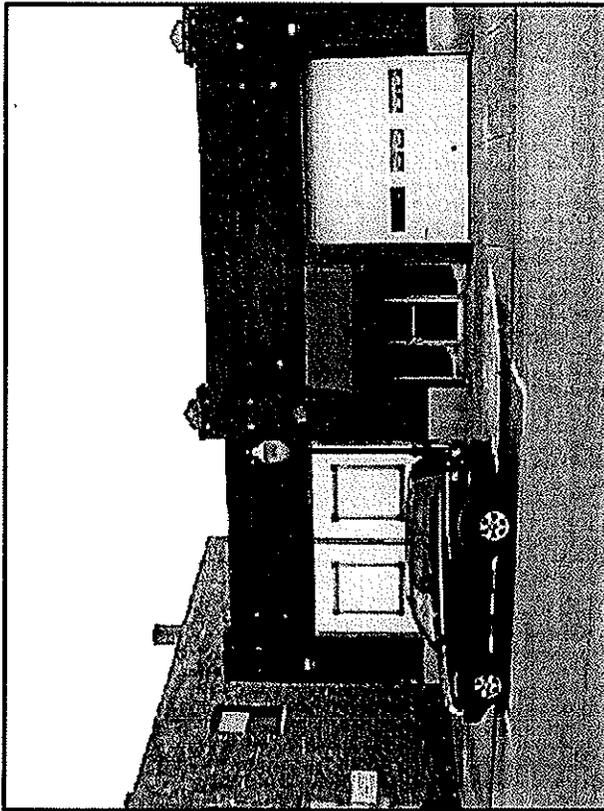
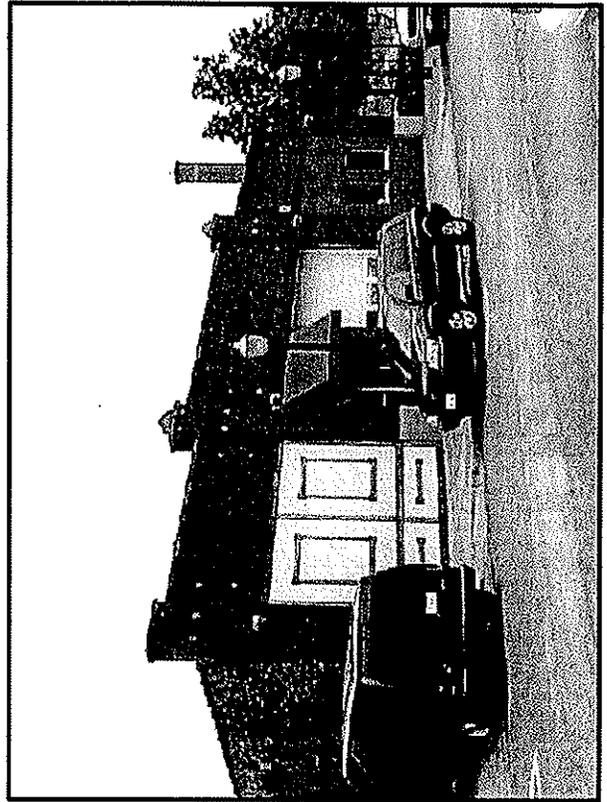
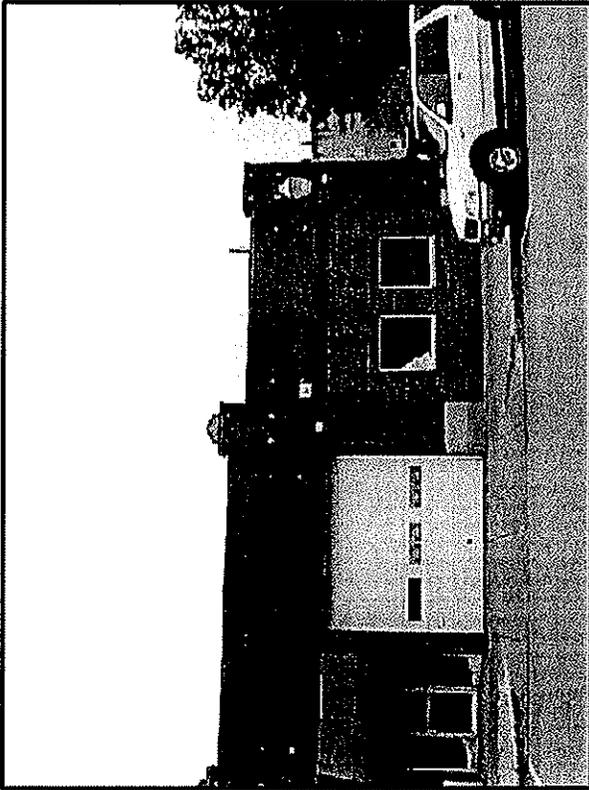


Architects
By Design, P.C.
109 Ogden Avenue
Clarendon Hills, IL 60514
Phone: (630) 323-9604
Fax: (630) 323-9615

Front Elevation
SCALE: N.T.S.
The Daugherty Building
16, 18, and 20 West Harris Avenue
LaGrange, Illinois

FILE NO: 03-1376
DRAWN BY: M.H.
DATE: 6/16/04

SHEET NO:
A-1
OF 1 SHEETS



Architects
By Design, P.C.

109 Ogden Avenue
Clarendon Hills, IL 60514

Phone: (630) 323-4604
Fax: (630) 323-4615

Front Elevation

SCALE: N.T.S.

The Daugherty Building
16, 18, and 20 West Harris Avenue
LaGrange, Illinois

FILE NO: 03-1376

DRAWN BY: M.H.

DATE: 6/16/04

SHEET NO:

A-1

OF SHEETS

4-6-10

MINUTES

Design Review Commission of the
Village of La Grange

February 16, 2006

I. CALL TO ORDER AND ROLL CALL:

A meeting of the Design Review Commission was held on February 16, 2006 in the first floor conference room of the Village Hall, 53 South La Grange Road, La Grange, IL and was convened at 7:40 p.m. by Chairman Andrea Barnish.

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

Absent (and excused): Commissioners Good and Andrews.

Also Present: Leigh Rabman, applicant; Robert Allen, applicant; Sylvia Gonzalez, Community Development Department Staff Liaison.

II. APPROVAL OF MINUTES:

On motion by Commissioner McClinton and second by Commissioner Malec, the Minutes of the August 10, 2005 Design Review Commission meeting were approved as typed and distributed.

III. BUSINESS AT HAND:

1. CBD #46 FACADE RENOVATION/RESTORATION LOAN FOR 16, 18, 20 WEST HARRIS, 18 WEST HARRIS and OLD BRIAR CLYBOURN, LLC.

Mr. Leigh Rabman introduced himself as President of RN Realty and agent for 18 West Harris, LLC and Old Briar Clybourn, LLC. Mr. Rabman proceeded to inform the Commissioners that he purchased the building at 16-20 West Harris from Mr. Steve Palmer late last year. He informed the Commissioners that it is his intention to continue with the facade renovation previously approved by the Design Review Commission and he sees no reason to make changes to the approved design. Therefore, at this time he is requesting approval of a facade renovation/restoration loan to continue with the construction project.

4-C.11

Chairperson Barnish proceeded to review with the Commissioners the requested facade renovation/restoration loan in the amount of \$80,000.00

Commissioner Malec questioned when completion of the project is anticipated. Mr. Rabman stated that he is hopeful the work will be completed by the end of the month.

Chairperson Barnish questioned who the tenants will be. Mr. Rabman stated that they have had quite a few inquiries but no leases have been signed.

Commissioner Ozer asked what the square footage of each unit is. Mr. Rabman stated that each unit is approximately 2,000 square feet.

There being no further questions or comments by the Commissioners, on motion by Commissioner Ozer and second by Commissioner Malec the Design Review Commission voted to unanimously recommend approval of the facade renovation/restoration loan for the property at 16, 18, 20 West Harris in the amount of \$80,000, to the Village President and Board of Trustees.

2. DRP #68 DESIGN REVIEW PERMIT FOR 9601 OGDEN AVENUE (VACANT LOT), ROBERT P. ALLEN

Robert Allen, owner of the vacant lot at 9601 Ogden Avenue introduced himself to the Commissioners and proceeded to make his presentation. Mr. Allen stated that in an effort to improve this site it is his intention to develop a strip shopping center at the subject property. He further stated that the proposed building is approximately 8,100 square feet and will allow space for seven retail tenants. The proposed building materials are modular face brick, decorative limestone accents, smooth face renaissance stone, pre-finished metal standing seam roof, clear anodized aluminum to be utilized around the store front windows, gooseneck lighting and the installation of forest green canvas awnings on all elevations of the building.

Chairperson Barnish stated she was very concerned with the traffic flow at Ogden and East Avenue.

Commissioner Ozer stated that he was concerned with the possibility of garbage overflow. Mr. Allen stated that depending on the type of business in each space, he would see to it that the proper size trash bin is on the premises and that an appropriate garbage pick-up schedule is determined.

Chairperson Barnish questioned the design and size of signage. Mr. Allen stated that they have not yet determined the size and/or design of signage, but upon making a decision he will present signage proposals to staff for review.

4-C.12

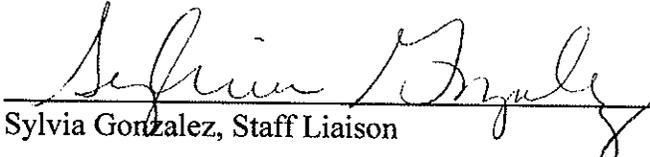
Commissioner Ozer questioned the material of the awnings to be placed on the building. Mr. Allen demonstrated to the Commissioners the forest green fabric that will be used for the awnings. He further stated that the installation of the awnings is to soften the brick structure - strictly aesthetics.

There being no further questions, comments or suggestions by the Commissioners, on motion by Commissioner McClinton and second by Commissioner Malec, the Design Review Commission voted unanimously that Design Review Permit #68 be approved by the Village Board of Trustees.

IV. ADJOURNMENT:

There being nothing further to come before the Design Review Commission, on motion by Commissioner McClinton and second by Commissioner Malec, the Design Review Commission meeting of February 16, 2006 was adjourned at 8:50 p.m.

Respectfully Submitted:



Sylvia Gonzalez, Staff Liaison

4-C.13

VILLAGE OF LA GRANGE

Disbursement Approval by Fund

September 25, 2006

Consolidated Voucher 060925

<u>Fund No.</u>	<u>Fund Name</u>	<u>09/25/06 Voucher</u>	<u>09/22/06 Payroll</u>	<u>Total</u>
01	General	150,981.53	219,736.87	370,718.40
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	4,326.83		4,326.83
23	TIF			0.00
24	ETSB	7,625.62		7,625.62
40	Capital Projects	76,169.30		76,169.30
50	Water	131,416.86	29,561.22	160,978.08
51	Parking	4,098.19	18,522.69	22,620.88
60	Equipment Replacement			0.00
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	732.26	6,395.58	7,127.84
90	Debt Service			0.00
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>375,350.59</u>	<u>274,216.36</u>	<u>649,566.95</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

4-0

MINUTES

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

Monday, August 28, 2006 - 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 7:30 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Cremieux, Horvath, Langan, Livingston (7:50 p.m.), Pann and Wolf with President Asperger presiding.

ABSENT: None

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
Assistant Public Works Director Mike Bojovic
Police Chief Mike Holub
Fire Chief David Fleege
Suburban Life Reporter Joe Sinopoli

2. PRESIDENT'S REPORT

President Asperger announced that the Pets on Parade statues are scheduled to be auctioned off on Thursday, September 7 at Kiwanis Park with profits distributed to local charities.

The West End Art Festival will be held on Saturday and Sunday, September 9 and 10 from 10:00 a.m. until 5:00 p.m.

The Community Diversity Group will sponsor several events during its annual Diversity Days with a Race Unity Rally at the Village Hall on Sunday, September 10, beginning at 3:00 p.m.

4-E

President Asperger stated that the Plan Commission meeting scheduled for Tuesday, September 12 will consider amendments to the zoning code and encouraged residents to attend and participate.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

President Asperger requested the audience to refrain from commenting on the development of Lot 2 until after the regular Village Board meeting adjourns when a workshop to discuss this matter will be conducted.

Madge Bennett, 644 S. Stone Avenue expressed her desire for the Board to approve changes in parking restrictions for the 600 and 700 blocks of S. Brainard Avenue. Ms. Bennett noted difficulties residents face when others consume parking in front of their homes for extended periods of time.

4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-06-27) – Creation of Parking Restrictions / 600 and 700 Block of S. Brainard Avenue
- B. Ordinance (#O-06-28) – Change in Parking Restrictions / First Block of S. Stone Avenue
- C. Ordinance (#O-06-29) – Disposal of Surplus Property
- D. Rejection of Construction Bids
- E. Consolidated Voucher 060828 - \$492,549.26
- F. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, August 14, 2006

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

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann, Wolf and President Asperger
Nays: None
Absent: None

5. CURRENT BUSINESS

- A. Award of Contract - Parking Structure Sealant (Kelmar): Referred to Trustee Cremieux (Resolution Budget Amendment #R-06-18)

4-E.1

Trustee Cremieux explained that applying Kelmar, a thick epoxy membrane, to elevated floors of the parking structure would reduce future maintenance caused by moisture entering cracks in the concrete. Trustee Cremieux noted that the longevity of Kelmar is 15 to 20 years.

Trustee Cremieux stated that Matocha Associates has been previously approved to provide professional services related to contract negotiations and installation of Kelmar in the amount of \$35,500. Matocha Associates has recommended awarding the Kelmar application to Spectrum Contracting, who is the lowest bidder meeting all specifications, in an amount of \$286,515. Trustee Cremieux noted that a Resolution and Budget Amendment would also need approval.

Mr. George Matocha of Matocha Associates was invited to comment and address any questions from the Village Board.

Mr. Matocha elaborated on his experience using Kelmar and its longevity in comparison with other products. Trustee Cremieux inquired about the differences in comparable products and Mr. Matocha noted the superior physical property characteristics, fire resistance and proven record of service with the Kelmar product.

Trustee Wolf inquired as to what would happen if the Village did not apply this product. Mr. Matocha noted that (1) the Village would need to apply a sealant every two to three years; (2) such a process would be disruptive each time; and (3) concrete repairs will be required about every five to six years, at a cost ranging anywhere between \$100,000-\$200,000. For these reasons, it was his opinion that Kelmar is the most cost-effective alternative. Trustee Wolf inquired if it would be applied to all levels of the parking deck and was informed that it is only necessary to apply to the second and third elevated levels.

Trustee Horvath questioned if funds budgeted for maintenance of the parking structure were adjusted to reflect the cost savings to be derived from the application of Kelmar. Village Manager Pilipiszyn explained that it would be difficult to project an amount until we have gained experience over time with regards to maintenance.

Trustee Wolf inquired if an annual inspection is included in the proposal and Mr. Matocha noted that the manufacturer warranty is for five years and that a surface inspection should be conducted prior to the expiration of the warranty to examine what repairs may be needed, if any.

Trustee Cremieux moved to waive the competitive bidding process and authorize staff to enter into an agreement with Spectrum Contracting for the purpose of applying Kelmar sealant to the second and third floors of

4-E.2

the parking structure in the amount of \$286,515, seconded by Trustee Langan.

Trustee Pann recused himself from voting on this issue.

Approved by roll call vote.

Ayes:	Trustees Cremieux, Horvath, Langan, Livingston and Wolf
Nays:	None
Absent:	None
Recuse:	Trustee Pann

6. MANAGER'S REPORT

None

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Joyce Lightner, 28 Washington Avenue expressed her concerns with the intersection of Lincoln Avenue and Tilden Avenue. Ms. Lightner also expressed concerns with vacant boarded up buildings at 235 Washington Avenue and 24 Hayes Avenue. President Asperger requested the Police Department to look into Ms. Lightner's concerns.

Bill Leonard, 231 S. Sixth Avenue apologized for not commenting prior to the vote on the selection of Kelmar for the parking structure. Mr. Leonard noted his respect for Matocha Associates, and agrees that Kelmar is a good product, however, disagrees with the selection process. Mr. Leonard indicated that his firm is familiar with this type of work and stated he has never seen a public bid limited to one product. President Asperger thanked Mr. Leonard for his comments and noted that the Board had received significant background information prior to voting.

Kathy Deane, 110 S. Ashland inquired about total costs for the parking structure. President Asperger indicated she did not have exact information at the moment and it would be available once the project was complete.

Cathy Rossmiller, 300 Block of Sixth Avenue expressed concerns about crime and conditions leading to crime in La Grange.

President Asperger noted that no community is without crime and residents should call 911 as quickly as possible if they suspect a crime is being committed. President Asperger believes the La Grange Police Department is well-trained and extremely responsible in responding to calls. The audience was reminded that last year a coordinated, multi-jurisdictional drug investigation resulted in numerous arrests.

4-E.3

Ms. Rossmiller noted her disappointment in response to calls made to the Police Department.

Nancy Weiler, 240 S. Sixth Avenue believes a drug problem does exist and expressed her frustration with the Police Department not following up. Ms. Weiler does not feel that phone calls to the Police Department are satisfactorily addressed. President Asperger stated that the Police Department is aware of the issue and continues investigating.

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

Trustee Cremieux noted that resident concerns will be followed up with intent to correct the situation.

10. ADJOURNMENT

At 8:20 p.m. it was moved by Trustee Langan and seconded by Trustee Pann to adjourn. Approved by unanimous voice vote.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date

4-E.4

MINUTES

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

Monday, September 11, 2006 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

President Asperger requested a moment of silence to remember and pay tribute to all who perished or suffered loss in the terrorism attack on America, September 11, 2001.

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

PRESENT: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf with President Asperger presiding.

ABSENT: None

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 Mike Holub
Fire Chief David Fleege
Suburban Life Reporter Joe Sinopoli
Doings Reporter Ken Knutson

2. PRESIDENT'S REPORT

President Asperger reflected on the well attended 15th Annual Race Unity Rally held on Sunday, September 10 and encouraged residents to attend future diversity events.

4-F

The 10th Annual West End Art Fair held on Saturday and Sunday, September 9th and 10th was also successful.

Approximately \$13,000 was raised for local charities at the Pets on Parade auction held at Kiwanis Park on Thursday, September 7.

The Village Board will continue its discussion of the potential development of parking lot 2 on Monday, September 18 at 7:30 p.m. in the Village Hall and encouraged everyone to attend.

The Plan Commission meeting scheduled Tuesday, September 12 will consider amendments to the zoning code and President Asperger encouraged residents to participate.

The Liquor Commission held a hearing earlier this evening to review an application for a Class B liquor license in order to sell beer and wine for consumption on the premises submitted by Yau's Place, Inc. The Liquor Commission's favorable recommendation will be made to the Village Board at their next regular scheduled meeting.

Lastly, President Asperger stated that Mr. John Williams of WGN Radio will broadcast his "Hometown Voices" show live from Palmer Place in La Grange on Wednesday, September 13 from 3:00 to 6:00 p.m.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Glen Sechen, of MML Properties LLC indicated his availability to answer any questions regarding agenda item 5B.

Tim Flanagan of Midco La Grange, LLC indicated his availability to answer any questions regarding agenda item 5A.

President Asperger thanked both gentlemen and noted the floor would be open to them when their items are presented.

4. OMNIBUS AGENDA AND VOTE

A. Purchase – Replacement of Mobile Data Terminals / Police Department (Resolution No. R-06-19) Budget Amendment)

B. Consolidated Voucher 060911 - \$767,939.14

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

4-F.1

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann,
Wolf and President Asperger
Nays: None
Absent: None

5. CURRENT BUSINESS

- A. Ordinance – Planned Development Final Plan and Design Review Approval to Authorize a Mixed Use Building in the C-1 Central Commercial District, 93 S. La Grange Road, Midco La Grange, LLC: Referred to Trustee Langan

Trustee Langan provided background history of this project from it previously being the location of the former IHOP restaurant; to the developer allowing the Village to use the area for temporary parking; to the final plan for a development concept plan which would include senior housing, retail and restaurant; and the transfer of property to new partners.

Trustee Langan requested the Board's indulgence in allowing open discussion between the developer, Midco La Grange, LLC; new partners, Inland Real Estate Development, LLC and the Village Board prior to making a motion. Trustee Langan requested Mr. Tim Flanagan of Midco La Grange, LLC to comment on the project.

Mr. Flanagan and Richard Golab, General Counsel for Midco discussed the internal restructuring of ownership and continued marketing efforts to move forward with the project.

Trustee Langan inquired if HPD Cambridge, Inc. the originators of the concept would continue to be a partner and was advised that they would and that their role has not changed.

Village Attorney Burkland noted a number of legal issues still pending, however two key provisions were more of a policy nature and requested direction from the Village Board. Discussion ensued on notice and consent to change in ownership and protections to the Village in the event that the senior living concept became less viable in the future.

Trustee Langan noted that the Village has expressed a desire to be aware of property ownership and transfers and there are concerns regarding parking requirements.

Trustee Horvath also expressed concerns regarding the number of units being greater than parking allotment.

4-F.2

Mr. Flanagan noted that previous studies and documentation had been completed to provide the necessary data which indicates that this is not an issue with this type of development.

President Asperger requested Community Development Director Patrick Benjamin to elaborate on this issue. Mr. Benjamin indicated that the Plan Commission received and considered significant testimony relating to parking.

Trustee Horvath reiterated his concerns with parking for this development not only for unit residents but also as it relates to the demand for retail parking.

Trustee Cremieux noted his agreement with the project concept, however expressed concerns with legal language; aspects in the transferring and restructuring of partners; and wanting to make absolutely certain that this is a viable project. Trustee Cremieux would like more time to review lease agreements; ownership; and management involvement.

Tony Cassaccio, President of Inland Real Estate noted working with HPD Cambridge, Inc. on several projects located in Lombard, Elmhurst and Clarendon Hills which are similar to the development for La Grange. Mr. Cassaccio noted the credibility of Inland and its managing partners.

Trustee Cremieux requested a better sense of who owns what and would like to see underlying documentation.

Trustee Wolf inquired about the allocation of the 23 parking spaces and was advised that 15 are dedicated for residents and the remainder for retail use.

President Asperger requested that staff assemble the body of testimony supplied on parking demand as part of the preliminary approval and make it available to the Village Board. President Asperger also suggested that further discussions need to take place between the Village and the developers to resolve open issues and areas of concern discussed this evening.

President Asperger requested a motion to table this item until the next regular Village Board meeting. It was moved by Trustee Langan to table the approval of the ordinance for a planned development final plan and design review approval to authorize a mixed use building in the C-1 central commercial district, 93 S. La Grange Road, Midco La Grange, LLC, seconded by Trustee Cremieux. Approved by roll call vote.

4-F.3

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann,
and Wolf
Nays: None
Absent: None

B. Ordinance (No. O-06-30) Amendment to an Existing Special Use Permit /
Site Plan Approval to Construct and Operate a Nursing Care Facility, 339
S. Ninth Avenue, MML Properties, LLC: Referred to Trustee Langan

Trustee Langan explained that the applicant, MML Properties, LLC, recently purchased Meadowbrook Manor, a nursing care facility and proposes to replace the existing structure with a more modern facility to comply with current standards. The proposed new Y shape facility would capture the character of the existing building and is consistent with the Comprehensive Plan adopted in May, 2005. The applicant is seeking an amendment to the existing special use and approval of a new site plan. Trustee Langan noted that the applicant will continue to operate the facility during construction.

Trustee Langan stated the history which transpired through public hearings with the Plan Commission, indicating that although the applicant continued to address requests and concerns with revised plans, the results of the vote by the Plan Commission was to recommend denial. However, staff concurs with the minority recommending approval of the application, articulating the need to rebuild the facility at its present location.

Trustee Langan added that testimony from the traffic consultant and residents in the adjacent properties have indicated this project would be beneficial to the residents in the facility as well as to the community.

It was moved by Trustee Langan to approve an ordinance granting an amendment to a special use permit and site plan approval to construct and operate a nursing care facility at 339 South Ninth Avenue, MML Properties, LLC, seconded by Trustee Livingston.

Trustee Langan invited MML Properties, LLC Attorney Glen Sechen to address any questions the Board may have. Mr. Sechen summarized plans for the proposed facility.

Trustee Cremieux inquired how the current character of the building would be maintained and was informed that materials used would compliment the current building.

Trustee Livingston spoke in favor of this project, noting the importance to La Grange residents and need for upgrades to the existing facility.

4-F.4

Trustee Horvath also believes it to be a favorable project but inquired about the Plan Commission's decline to recommend approval. Community Development Director Patrick Benjamin believes the difficulty in transition from the original concept as a Planned Unit Development to a current Special Use was the reason for the Plan Commission's declination.

Trustee Cremieux believes the Plan Commission was thorough in their consideration.

Trustee Langan indicated numerous communications between residents in the area and the applicants.

Trustee Pann expressed his favour with the project but inquired how long it would be to complete the new facility and would current residents be disrupted. It was noted that completion should take 14 – 16 months and with minimal disruption.

Village Attorney Burkland commented on the Board's concerns with the lack of recommendation from the Plan Commission. Attorney Burkland noted there was no uniformity nor common issue, but rather differences in opinions from the Commissioners.

Ralph Gutekunst expressed his belief that Meadowbrook Manor can provide a service to citizens of La Grange and hopes the Village Board would look favorably on this project. Mr. Gutekunst attended the public hearings and noted the residents in the area spoke in support of the project.

Christine Brusak expressed her belief in the necessity for a new modern facility to accommodate the needs of loved ones.

Brian Brusak commented on the need for the facility and hoped the Board would approve this project.

Michelle Colantuono a resident on Ninth Avenue, positively supported the proposed new facility. Ms. Colantuono noted that residents in the area support the nursing care project and are opposed to town homes or condominiums on the subject property.

Joe Petruncio stated his favor for the development of this facility.

Trustee Cremieux asked what assurance the Village would have that future remodelling or development would be limited and Attorney Burkland noted that any future improvements would require Board approval to amend the Special Use.

4-F.5

It had been moved and seconded to approve an ordinance granting an amendment to a special use permit and site plan approval to construct and operate a nursing care facility at 339 South Ninth Avenue, MML Properties, LLC. Approved by 5 – 1 roll call vote.

Ayes: Trustees Horvath, Langan, Livingston, Pann, and Wolf
Nays: Trustee Cremieux
Absent: None

6. MANAGER'S REPORT

A. Presentation – Central Business District Wayfinding Signage System, Final Design Phases I and II

Village Manager Robert Pilipiszyn described the process by which the Village determined the need for wayfinding signage and stated that Schrieber Anderson has been engaged to provide professional services to assist in a wayfinding signage system for the Central Business District.

Manager Pilipiszyn introduced Mr. Gil Jevne, Project Manager who has been working with an advisory committee consisting of Andrea Barnish, Chairwoman for the Design Review Commission, Village Trustee Horvath, Community Development Director Patrick Benjamin, Assistant Community Development Director and Planner Angela Mesaros, Assistant Village Manager Andri Peterson and Finance Director Lou Cipparrone. Preliminary design drawings have been reviewed and a final design concept has been identified.

Mr. Jevne explained that the goal was to provide colorful and identifiable signage in order to aid pedestrians and motorists. Mr. Jevne supplied the Board with copies of several options which were considered. The Committee determined that Option C would best identify the parking lots, pedestrian kiosks and directional signage. Mr. Jevne provided a sample while describing the composition, construction and information on quantity for each designated area.

Trustee Wolf inquired if signs would be provided for additional areas and was informed that concentration is on the Central Business District but could be expanded to other areas in the Village.

Trustee Pann noted his acceptance of the color, design, and spirit the signs project.

Trustee Horvath supports the Committee's choice and believes the Committee met their goals in providing color schemes that stand out.

4-1-6

President Asperger noted the excellent process with which the project was completed.

Community Development Director Patrick Benjamin expressed his delight in working with the Committee while keeping the project timely and within budget requirements. Mr. Benjamin believes the signs should be installed prior to the holiday walk in December.

It was the consensus of the Village Board to concur with the design recommendation from the advisory committee.

Village Manager Pilipiszyn informed the audience that the second and third floors of the parking structure would be temporarily closed in order to apply a protective sealant. Village Hall employees, Central Business District employees and residential decal holders are advised to use Lot 2 located at Harris Avenue and Sixth Avenue.

Mr. Pilipiszyn confirmed the Burlington Northern Santa Fe Railroad notification to the Village that they will start re-construction of the Ashland Avenue railroad crossing on September 14 and hope to complete by September 22. Advanced warning signage has been posted by the Burlington Northern.

Lastly, Mr. Pilipiszyn noted that mailings were sent inviting residents to attend a series of Town Meetings in various locations throughout the Village, the first being on September 25 at Ogden Avenue School.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Reverend Debra Williams – Pastor of Davis Memorial Church expressed her thoughts on the successful Community Diversity Rally and hoped efforts would continue to increase diversified involvement within the community. In addition, Pastor Williams requested the Village Board reactivate the Human Relations Commission.

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

None

10. ADJOURNMENT

4-F.7

At 9:33 p.m. it was moved by Trustee Langan and seconded by Trustee Horvath to adjourn. Approved by unanimous voice vote.

Elizabeth M. Asperger, Village President

ATTEST:

Robert N. Milne, Village Clerk

Approved Date

4-F-8