

PRESIDENT
Dr. James L. Discipio

VILLAGE MANAGER
Julia A. Cedillo

VILLAGE CLERK
Amanda G. Seidel



TRUSTEES
Scott F. Mesick
Patricia B. Rocco
Michael L. Sheehan
James P. Kucera
Jamie M. Zaura
Robert T. Lautner

VILLAGE BOARD MEETING

Tuesday, July 28, 2015 – 7:00pm

AGENDA

1. **Call meeting to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Participation (Agenda Related Items Only)**
8. **Consent Agenda (Roll Call Vote)**

No discussion. Trustees wishing to discuss any of the items below MUST request that item be removed from the Consent Agenda prior to motion to approve.

A. Approval of Minutes

- (i) Village Board Executive Session – June 23, 2015
- (ii) Village Board Meeting – June 23, 2015
- (iii) Work Session Meeting – July 14, 2015

B. Action – *Motion to Authorize the President and Chairperson of the Finance Committee to sign the register for bills, and authorize the Treasurer and Village Clerk to sign checks in payment of operating bills and salaries as itemized in the Check Registers*

C. Action – *Motion to Authorize the Village Treasurer and Village Clerk to sign checks in the payment of payroll and other bills that become due between this date and August 25, 2015 with subsequent approval of the Payroll Register and Voucher Register by the Board of Trustees at its regular meeting to be held on August 25, 2015*

9. **Village Manager's Report**

10. **Administration Committee** – Robert Lautner, Chairman

A. Monthly Report

11. **Building & Zoning Committee** – Jamie Zaura, Chairman

A. Monthly Report

B. Discussion & Action - 447 N. Catherine Avenue – Zoning Variation Request [#2015-04] – *Motion: To approve an ordinance granting certain variations for 447 N. Catherine Avenue, La Grange Park, IL (Public Hearing No. 2015-04)*

C. Discussion & Action - Final Plan & Plat of Planned Unit Development [#2011-06] – Bethlehem Woods Retirement Living Center (Sisters of St. Joseph of La Grange) – *Motion: To approve the Bethlehem Woods Retirement Living Center Plat of Planned Unit Development*

VILLAGE BOARD MEETING
Tuesday, July 28 – 7:00 p.m.

AGENDA (continued – Page 2)

12. **Engineering & Capital Projects Committee** – James Kucera, Chairman
 - A. Monthly Report
13. **Public Safety Committee** – Scott Mesick, Chairman
 - A. Monthly Report– Police Department
 - B. Monthly Report – Fire Department
14. **Public Works Committee** – Michael Sheehan, Chairman
 - A. Monthly Report – Public Works Department
15. **Finance Committee** – Patricia Rocco, Chairman
 - A. Monthly Report
16. **Other Reports**
 - A. Village Clerk
 - B. Village Treasurer
 - C. Village Engineer
 - D. Village Attorney
 - E. Committee and Collectors Report

Action – Motion to Approve Committee and Collectors Report as Presented

17. **Village President**
 - A. Discussion & Action - Office of the Village Treasurer – *Motion: Motion to appoint Finance Director Larry Noller as Village Treasurer, effective July 28, 2015; Move to adopt An Ordinance Amending Chapter 31 of the Village of La Grange Park Municipal Code Concerning the Office of the Village Treasurer.*
18. **Public Participation (Non-Agenda Related Items Only)**
19. **New Business**
20. **Executive Session**
21. **Adjourn**

Village Board Work Session Meeting: August 11, 2015
Village Board Meeting: August 25, 2015



RULES FOR PUBLIC COMMENT

Village Board Work Session Meetings Village Board Meetings

1. Please step up to the microphone before speaking, and announce your name and address before beginning your comments.
2. After announcing your name and address for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village President reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.

(b) Non-agenda-related comments: The Village President reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Deanne Curelo at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

Building & Zoning Committee

Jamie Zaura, Chairman
Scott Mesick
James Kucera

Village Board Agenda Memo

Date: July 28, 2015

To: President & Board of Trustees

From: Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager 

RE: 447 N. Catherine Avenue - ZONING VARIATION REQUEST [#2015 – 04]

GENERAL BACKGROUND

On June 16, 2015, the Zoning Board of Appeals (ZBA) conducted a public hearing to consider Zoning Application No. 2015-04 filed by the Village of La Grange Park for 447 N. Catherine Avenue (Village Municipal Building) for the following variations:

To allow for the installation of a generator in an interior side yard; and
To allow for the installation of a solid fence up to eleven feet (11') in height in a non-residential district.

The variations, if granted, would allow for the installation of an emergency back-up generator to support all Village operations on the property, including administration, police and fire operations in the event the facility loses power. The existing emergency back-up generator, which is located in the basement and is undersized to support Village operations, would be decommissioned. The variations would also allow for the installation of a fence to properly screen the new generator from view from adjacent rights-of-way.

The ZBA accepted testimony and evidence into the record. Upon conclusion of the testimony, public comment and discussion, the ZBA determined that the application met the standards for a variation and recommended that the Village Board grant the requested variations, subject to the following three conditions:

- a. Testing of the generator shall not exceed manufacturer specifications, ISO, State or Federal regulations and shall occur only on weekdays between the hours of 9:00 a.m. and 5:00 p.m.; and
- b. The generator is to be placed inside a sound attenuation enclosure with further sound mitigating measures to be considered; and
- c. The Village will consider installing additional landscaping surrounding the generator or elsewhere in the interior side yard.

There is existing landscaping and a fence located between the Village Hall south parking lot and the single-family home located to the southeast of the property which provides sufficient screening of the Village municipal facility. However, there is currently very little landscaping between the south parking lot and the single-family located to the southwest of the property. Thus, staff has been working with the property owner to identify appropriate solutions to enhance the screening of the Village municipal facility from the adjacent property.

MOTION/ACTION REQUESTED

This item is both for discussion and action.

Motion to approve an ordinance granting certain variations for 447 N. Catherine Avenue, La Grange Park, IL (Public Hearing No. 2015-04).

RECOMMENDATION

The ZBA, on a vote of 5 "AYES" and 0 "NAYS" has recommended that the zoning application be approved.

DOCUMENTATION

- Ordinance Granting Variations for 447 N. Catherine Avenue
- Findings of Fact
- Transcript of the Public Hearing for Zoning Application No. 2015-04
- Zoning Application

ORDINANCE NO. 1010

ORDINANCE GRANTING CERTAIN VARIATIONS FOR 447 N. CATHERINE (PUBLIC HEARING NO. 2015-04)

WHEREAS, on or about May 26, 2015, the Village of La Grange Park, filed an application for multiple variations to permit the installation of an emergency back-up generator on the property commonly referred to as 447 N. Catherine Avenue; and

WHEREAS, on May 27, 2015, the Village of La Grange Park published a legal notice of public hearing before the Zoning Board of Appeals of La Grange Park to consider the variations at a public hearing on June 16, 2015, at 7:00 p.m.; and

WHEREAS, upon conclusion of the public hearing the Zoning Board of Appeals recommended to the Village Board of Trustees that it grant the variations requested in the Application, based upon certain conditions set forth in the Findings of Fact, true and correct copies of which are attached to this Ordinance; and

WHEREAS, the Board of Trustees of the Village of La Grange Park has reviewed the Application, public notice and Findings of Fact, and have publicly discussed this application at a Village Board Work Session on July 28, 2015, and

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

SECTION 1: That the variations requested in the Application, to wit:

- Allowing the installation of a generator in an interior side yard; and
- Allowing for the installation of a solid fence up to eleven feet (11') in height in a non-residential district;

consistent with the variation application, are hereby granted to the property commonly known as 447 N. Catherine Avenue and as legally described in Section 3 of this Ordinance.

SECTION 2: That the variations granted in Section 1 of this Ordinance are subject to the following conditions:

- a. Testing of the generator shall not exceed manufacturer specifications, ISO, State or Federal regulations and shall occur only on weekdays between the hours of 9:00 a.m. and 5:00 p.m.; and
- b. The generator is to be placed inside a sound attenuation enclosure with further sound mitigating measures to be considered; and

- c. The Village will consider installing additional landscaping surrounding the generator or elsewhere in the interior side yard.

SECTION 3: The property that is the subject of the variations granted in Section 1 of this Ordinance is commonly known as 447 N. Catherine Avenue and is legally described as follows:

LOTS 21, 22, 23, AND 24 IN BLOCK 6 IN RICHMOND'S ADDITION TO LA GRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO: LOTS A, B, AND C IN MESENBRINK'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 6 IN RICHMOND'S ADDITION TO LA GRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

SECTION 4: That all necessary permits may be issued by the Village of La Grange Park, subject to further compliance with this Ordinance and all other applicable Village Ordinances and Codes.

SECTION 5: That this Ordinance shall become effective and shall be in full force and effect from and after its passage in the manner provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois, this 28th day of July, 2015.

James L. Discipio, Village President
Village of La Grange Park

ATTEST: _____
Amanda Seidel, Village Clerk
Village of La Grange Park

Vote taken by the Board of Trustees on passage of the above ordinance:

AYES:

_____	_____
_____	_____
_____	_____
_____	_____

NOS:

CERTIFIED TO BE CORRECT:

Village Clerk

**APPROVED AS TO FORM-
VILLAGE ATTORNEY**

FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK ZONING BOARD OF APPEALS
447 N. CATHERINE AVE
CASE NO. 2015-04

WHEREAS, the Village of La Grange Park referred to as the “Applicant,” on or about May 26, 2015, filed an Application for Variations to seek approval to install a generator in an interior side yard and construct a fence on the property located at 447 n. Catherine Avenue, referred to as “Subject Property”; and

WHEREAS, the Applicant is requesting the following variations for the Subject Property: 1) To install a generator in an interior side yard; and 2) to install a fence in a non-residential district up to eleven feet (11’) in height; and

WHEREAS, a public hearing was held before the Zoning Board of Appeals of the Village of La Grange Park, Illinois, June 16, 2015, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at 7:00 p.m. on June 16, 2015, and pursuant to unanimous vote of the Zoning Board of Appeals on June 16, 2015 the public hearing was concluded; and

WHEREAS, based upon documentary evidence and testimony presented by Applicant and members of the public, the Zoning Board of Appeals makes the following Summary of Facts, and pursuant to Section 4.3.F of the La Grange Park Zoning Code, makes the following Findings of Fact:

The subject property is located at 447 N. Catherine Avenue, which is the Village of La Grange Park municipal building. The building houses the Administration, Police and primary Fire operations of the Village. The property is zoned I Institutional District and fronts Catherine Avenue to the west, Woodlawn Avenue to the north and Ashland Avenue to the east. The property is surrounded on all four sides by single-family homes. The Applicant is seeking to install an emergency back-up generator to sustain the functions the Village’s operations in the case of power-outage. The proposed generator would be located to the south of the building, immediately adjacent to the existing southern wall and would be screened by on three sides by an approximately eleven foot (11’) high wood privacy fence. Landscaping to provide additional screening would also be provided.

FINDINGS OF FACT

- 1. The strict application of the terms of this Zoning Code will result in undue hardship unless the specific relief requested is granted.**

The proposed emergency generator with above ground fuel storage will provide back-up power supply for 72 hours in the event of power loss or emergency. The generator will provide backup power supply for all activities requiring electric supply, including our

communications center, all heating and cooling, computers and lighting. Due to the logistical challenges of decommissioning the current generator and re-installing a new generator in the same location, it is recommended that the Village locate the new generator outside and in the back of the building, adjacent to the back entrance and parking lot. More pointedly, the project engineer (Baxter Woodman) has indicated that a generator of sufficient capacity to carry the full electrical load of Village Hall would be quite large and would not fit in the generator room or any room at Village Hall. Given these limitations, there is no other feasible place in which to locate the new generator on the subject property.

2. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.

The subject property is unique as it abuts public right-of-way on three sides – Catherine to the west, Woodlawn to the north, and Ashland to the east. As such, per the Zoning Code, the property does not have a rear yard. Section 12.4.C of the Zoning Code requires that generators be located in the rear yard and prohibits their location in any other yard. Since the subject property does not have a rear yard, it is not possible for the Village to comply with Section 12.4.C of the Village Code.

Additionally, the size and configuration of the proposed generator is based on the needs of the Village should an alternative power supply be required during an emergency situation. Section 12.4.H.2 of the Village Code requires that all mechanicals be screened so they are not visible from the public right of way. However, Section 12.4.D.3.b limits the height of fences in non-residential districts to six feet. As such, the Village cannot comply with the screening requirements set forth in the Zoning Code without obtaining zoning relief from the maximum permitted height requirement for fences in non-residential districts.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed generator is necessary in order to ensure continued operations of the Village in an emergency situation, including police and fire operations. The proposed generator will be located as close to the existing building as possible to mitigate its visual impact. The proposed generator will be screened in manner that prevents it from being visible from the public right-of-way and from the neighboring residential properties to the south. Additionally, the design of the generator will mitigate noise generated by the equipment should the generator be activated. As such, it is anticipated the installation the generator will minimal to no impact on adjacent properties.

Regarding the request for the variations outlined above, the Zoning Board of Appeals voted as follows:

AYES: Boyd, Domagalski, Griffin, Lampert, Lee, Studwell,

NAYS: None

ABSENT: None

The affirmative vote was subject to following the conditions:

- a. Testing of the generator shall not exceed manufacturer specifications, ISO, State or Federal regulations and shall occur only on weekdays between the hours of 9:00 a.m. and 5:00 p.m.; and**
- b. The generator is to be placed inside a sound attenuation enclosure with further sound mitigating measures to be considered; and**
- c. The Village will consider installing additional landscaping surrounding the generator or elsewhere in the interior side yard.**

RESPECTFULLY SUBMITTED this 21st day of July.

**VILLAGE OF LA GRANGE PARK
ZONING BOARD OF APPEALS**

By: _____

BEFORE THE VILLAGE OF LAGRANGE PARK
ZONING BOARD OF APPEALS

IN RE THE MATTER OF:)
) Petition
Application for Variations) #2015-04
Emergency Back-Up Generator, 447)
North Catherine Avenue)

ZONING BOARD OF APPEALS PUBLIC HEARING

June 16, 2015

Seven o'clock P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF LA GRANGE PARK ZONING BOARD OF
APPEALS, taken at the LaGrange Park Village Hall,
447 North Catherine, LaGrange Park, Illinois,
before Marlane K. Marshall, C.S.R., License
#084-001134, a Notary Public qualified and
commissioned for the State of Illinois.

LaGrange Park Zoning Board of Appeals Public Hearing
June 16, 2015

2

1 BOARD MEMBERS PRESENT:

- 2 MR. ERIC BOYD, Chairman
3 MS. CAROLINE DOMAGALSKI, Member
4 MR. JIM LEE, Member
5 MR. WILLIAM LAMPERT, Member
6 MR. CHRISTOPHER STUDWELL, Member
7 MR. ANTHONY GRIFFIN, Member

8
9

ALSO PRESENT:

- 10 MS. JULIA A. CEDILLO, Village Manager
11
12 MS. EMILY RODMAN, Assistant Village
13 Manager
14 MS. AMANDA G. SEIDEL, Village Clerk
15 MS. CATHLEEN M. KEATING, Village
16 Attorney
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CHIEF DEAN J. MAGGOS, Director of Fire,
Building and Emergency Management

1 CHAIRMAN BOYD: Now we do have a variance
2 application that was filed by the village. And I
3 think we need to convene a public hearing. Let's
4 convene the public hearing now about that.

5 The public notice which was sent out to
6 residents of the area says the following:

7 "Notice is hereby given that
8 on June 16th, 2015 a public
9 hearing will be held before the
10 Zoning Board of Appeals of
11 LaGrange Park, Illinois in the
12 Village Hall at 447 North
13 Catherine Avenue at 7:00 p.m. or
14 soon thereafter for the purpose
15 of considering an application
16 for zoning variations on property
17 zoned as Institutional District
18 located at 447 North Catherine
19 Avenue, LaGrange Park, and
20 legally described as follows."

21 I will do that later.

22 "The Village of LaGrange Park
23 as petitioner is requesting
24 variations from the prohibition

4

1 on the installation of a generator
2 in an interior side yard and to
3 the maximum permitted fence
4 height in a nonresidential
5 district. If granted the
6 variations would allow for the
7 installation of a generator and
8 an approximately 11-foot-high
9 screening fence to the south of
10 the existing building.

11 The application for zoning
12 variation and description of the
13 proposed use are available for
14 examination during normal business
15 hours at the Village of LaGrange
16 Park Village Hall, 447 North
17 Catherine Avenue, LaGrange Park,
18 Illinois.

19 All interested persons are
20 invited to attend the hearing.

21 All persons wishing to provide
22 testimony at the hearing are
23 welcome to do so."

24 So we have a public hearing which we'll

1 first hear from -- I think the applicant should
2 probably speak first. Then we'll ask anyone in the
3 audience who would like to provide testimony and
4 comment on this particular variance proceeding to
5 present their testimony. The zoning board will ask
6 questions of the staff about the application and
7 possibly ask the audience members to clarify any
8 points they made. And if there is any further
9 testimony we will accept that, and then we'll close
10 the public hearing. Once we close the public
11 hearing we can't take any more evidence or any
12 more -- have any more discussion from the audience.
13 The court reporter goes away and the record is closed,
14 and then we have our own deliberation up here of the
15 facts that are in the record. And then after all
16 that we'll ask for a vote to see whether the variance
17 will be granted.

18 So with that, Julia, who is going to
19 present something for us?

20 MS. CEDILLO: Emily.

21 CHAIRMAN BOYD: Anybody who is expecting to
22 provide any testimony on this proceeding today
23 please stand and raise your hand and be sworn in right
24 now.

6

1 (Whereupon the witnesses were duly
2 sworn by the Notary.)

3 CHAIRMAN BOYD: Thank you. Okay. Julia?

4 MS. RODMAN: Emily Rodman.

5 CHAIRMAN BOYD: Emily, I'm sorry.

6 MS. RODMAN: That's okay. I knew you meant me.

7 CHAIRMAN BOYD: I am looking at you.

8
9 E M I L Y R O D M A N,

10 having been first duly sworn, testified as follows:

11 I know the ZBA has the benefit of reading
12 staff's memo, but for the benefit of the residents
13 in the audience and the purpose of the record I will
14 just go through some of the highlights of the memo.

15 The property in question is this property
16 that we're on right now here at village hall, our
17 municipal property. The property is zoned I, which
18 is the Institutional District. The property is
19 46,800 square feet which is actually much larger than
20 the minimum lot area required for the district. And
21 the property is in compliance with the required
22 interior side setback, which I will talk about in
23 more detail, and the corner side setback and building
24 height. But with regard to the front setback, which

1 under the zoning code are where the property faces
2 Catherine Avenue and Ashland Avenue, we are not in
3 compliance. The required setback under the code is
4 20 feet and we have 17 feet. So that brings me to
5 kind of explaining the setbacks under the code.

6 So the village hall property is a little
7 bit unique in that we front right-of-way on three
8 sides, and under the village code we do not have a
9 rear yard. So most properties have a front yard, a
10 rear yard, an interior side yard and then either
11 another interior side yard or a corner side yard if
12 they are on a corner lot. However, because we have
13 right-of-way on three sides we, in essence, have two
14 front yards because we're a through lot. So Catherine
15 is considered our front yard and Ashland is considered
16 our front yard, and then Woodlawn is considered our
17 exterior corner yard or corner side yard depending
18 on how you want to term it. And then where the
19 property here to the south abuts the residential
20 properties, that is considered an interior side
21 yard. So we have no rear yard under the way that
22 the zoning code would define the yards. However,
23 practically speaking from a functional standpoint
24 the village uses Woodlawn Ann as our main front

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1 entrance, and then the south portion of the property
2 is considered our rear entrance. We use it like a
3 rear yard although technically under the zoning code
4 it is not considered a rear yard.

5 With regard to the application the village
6 is looking to install a new back-up generator to
7 support our operation. So we do have an existing
8 generator which is located in the basement of village
9 hall. It is grossly undersized for our needs. It
10 cannot support all of our village operations in case
11 of an emergency. But in addition to that it's almost
12 forty years old. So it is beyond its useful life
13 and certainly requires replacement and an upgrade in
14 order to be able to support all of village operations
15 in the case of an emergency, so a sustained power
16 outage of several hours or a couple of days.

17 In order to install a generator of the size
18 that we need to back up our operations it won't fit
19 in village hall. It will not fit in the basement
20 where the the existing generator is. There's also a
21 logistical issue with decommissioning the existing
22 generator and installing a new generator. For a
23 portion of that time you would not have a back-up
24 generator in place which for a site that houses

1 emergency operations is just not something that we
2 can have. We cannot go without some sort of back-up
3 generator. So we are proposing to install this new
4 generator outside of the building.

5 We did look at a variety of locations to
6 determine where it would make the most sense to
7 install the generator, the most cost effective
8 solution, but also how it would impact neighboring
9 uses as well. It is not practical to install the
10 generator in front of the village hall which is --
11 I am talking about the Woodlawn side of village hall
12 when I say in front of the village hall. When you
13 go outside and you look at the front of the building,
14 there is really no area large enough to locate the
15 generator on. The generator is about 22 feet wide --
16 22 feet long, 10 feet wide and about 10 feet high.
17 So there isn't a place in front of the building to
18 accommodate the generator.

19 But we also have aesthetic reasons why
20 typically you don't place mechanicals in front yards.
21 The village code requires that mechanicals be placed
22 in rear yards. So it is not practical to place it
23 in the yard between Woodlawn and the front of the
24 building.

10

1 With regard to the other two yards there
2 is a 17-foot setback between the building and the
3 sidewalk. So given that the generator is 10 to 11
4 feet in width, if we were to place the generator on
5 either the east or the west side of the building it
6 would be very close to the sidewalk and to the street.
7 We have some concerns about the generator being that
8 close to a right-of-way just because you have concerns
9 about, you know, vehicles and pedestrians constantly
10 passing, you know, that mechanical equipment.

11 So the village is looking at placing it on
12 the south side of the building in what we functionally
13 consider our rear yard although technically it is
14 not a rear yard. And there are a couple reasons for
15 that. There are existing mechanicals that are
16 located in that area, so it makes sense to locate it
17 where we have our other mechanicals located. But
18 also because the existing electrical that the
19 generator would need to hook into is in the wall on
20 that side of the building. So it is the shortest
21 run of all of that electrical and mechanical connec-
22 tion. So from a cost perspective it's effective
23 that way. And there is also enough room to accommodate
24 it in that location. So those are some of the main

1 reasons we are looking at locating the generator in
2 that area. We are proposing to fence the generator
3 entirely so that it's completely screened.

4 There are a couple provisions of the code
5 that come into play with regard to the variation.
6 So the first is with regard to the location. The
7 village code only allows mechanical equipment to be
8 located in rear yards. That's primarily for aesthetic
9 purposes. But because we don't have a rear yard
10 there is no way we can comply with that requirement,
11 and that's why we're seeking zoning relief from that
12 requirement.

13 The second requirement is with regard to
14 screening. So there is a provision in the village
15 code that says all mechanical equipment must be
16 screened from public view and from right-of-way.
17 That's a fairly standard provision you find in most
18 zoning codes. However, our zoning code also says
19 that you can only erect a fence up to six feet in
20 height in a nonresidential district. We know the
21 generator is taller than that. So in order to be
22 able to comply with the provision that says we have
23 to fully screen it, we need to install a fence that's
24 nearly 11 feet in height. That's what's triggering

12

1 the need for zoning relief from the fencing requirement
2 because we want to make sure that we can fully screen
3 it.

4 We intend to provide some landscaping
5 around the fencing as well. We don't quite know what
6 that's going to look like yet.

7 I would like to add that the village has
8 budgeted as part of the project for some sound
9 attenuation, so for basically a generator that has a
10 device on it -- I don't know all the technical terms
11 -- but that will dampen the sound. There are some
12 additional measures that can be taken. There is
13 additional -- I don't know that the term padding is
14 correct, but there are additional things that you
15 can put around the interior of the fence to mitigate
16 sound as well. So we are looking into that if it
17 appears that the sound will have a significant impact.
18 But there was information that was included with the
19 application that was provided by our engineering firm
20 that speaks to the impact of the sound related to
21 the generator. And it's anticipated to be only
22 about the sound of about a lawnmower from 100 feet
23 away. Is that correct, Julia, if I am remembering?

24

1 J U L I A C E D I L L O,
2 having been first duly sworn, testified as follows:

3 Ninety feet.

4 MS. RODMAN: From 90 feet away it would sound
5 like a lawnmower. Is that correct? Ninety feet?

6
7 G A R Y W A L L
8 having been first duly sworn, testified as follows:

9 No, I think the lawnmower is 90 dB, but I
10 think it's -- at 100 feet I think it's something
11 around 60 dB.

12 MS. RODMAN: Actually less.

13 THE COURT REPORTER: Would you state your name?

14 MR. WALL: Gary Wall. And I am with Baxter &
15 Woodman, the engineer.

16 MS. RODMAN: I think I am jumping around a little
17 bit here. I know one of the other concerns that the
18 staff looked at was testing of the generator. There
19 are a couple different standards or regulations that
20 come into consideration with regard to testing the
21 generator. So federal standards require that the
22 generator be tested once a month for 30 minutes;
23 however, manufacturers recommend more frequent testing
24 than that. We haven't determined exactly who the

14

1 manufacturer of this generator will be. That will
2 be determined as part of the bid process. But it
3 sounds like from the work our engineer has done and
4 staff -- the research staff has done that the majority
5 of manufacturers do recommend these generators be
6 tested for approximately 20 minutes weekly. So that
7 is what staff anticipates at this point. We would
8 want to follow the manufacturer's recommendations.
9 So those may vary, but we anticipate it'll be 20
10 minutes weekly with, you know, one test of 30 minutes
11 a month to comply with federal regulations.

12 The intent is to test the generator on
13 Tuesdays around 10:00 a.m. That's when we test our
14 emergency systems. Certain emergency systems are
15 required to be tested at that time. So for us we just
16 like to test everything at the same time. It keeps
17 us on a consistent schedule. And certainly the one
18 time a month when we are testing the tornado sirens
19 that is certainly going to overpower any sound the
20 generator might make during that time.

21 I am wondering if I missed anything else.
22 Just to touch real quickly on the three standards
23 for the variation, the first standard that the zoning
24 code requires be met is undue hardship and will the

1 strict application of the code result in undue hard-
2 ship if the relief is not granted. As we talked
3 about, because the village municipal building houses
4 emergency operations including our police and fire
5 operations, those need to be up and running 24 hours
6 a day. But especially in the case of an emergency
7 in a power outage those operations need to be able to
8 have full computer access, full communication, that
9 sort of thing. So not having a generator is not an
10 option for us. We have got to have that back-up. And
11 because of the unique configuration of our property,
12 you know, we can't meet the standards of the zoning
13 code. We don't have a rear yard to put the generator.
14 We can't meet the requirements for screening without
15 relief from the fencing requirements. So we do feel
16 strongly that we meet the hardship provision. Again
17 this is -- this generator is something that the
18 village has to have for our emergency operations, and
19 it needs to be the size that it is. We did look into
20 possibly a smaller generator, generators that
21 potentially could fit in the building, and we just
22 cannot get one of the size we need that could be
23 installed within the building.

24 With regard to unique circumstance, which

16

1 is the second condition that needs to be met -- I
2 talked a bit about this in my opening comment -- that
3 is that this property is very unique given that it
4 abuts rights-of-way on three sides and is in a
5 residential district which is a little bit unusual
6 for a municipal facility. So the configuration of
7 the property really makes it impossible for us to
8 comply with the village code.

9 And the last standard is in regard to the
10 essential character of the locality. Again the
11 emergency generator is necessary for the village's
12 emergency operations. But also we have worked very
13 closely with our engineers to select a generator
14 that meets the requirements that we need but doesn't
15 exceed them. We have tried to identify the location
16 at village hall that is not only, you know, cost
17 effective but that we think will minimize impact on
18 adjacent properties. It is a logical location in
19 terms of the way the building functions and the way
20 the electrical and mechanicals are located within
21 the building. And also, you know, the village
22 intends to fully screen the equipment and to landscape
23 the equipment and will certainly continue to look
24 into ways we can mitigate -- further mitigate the

1 sound beyond the sound attenuation device which is
2 proposed should that become an issue. So we don't
3 anticipate that the installation of this generator
4 will have any adverse impact on surrounding
5 properties.

6 The one thing I failed to mention is that
7 we did look at installing the generator on the roof
8 of the building. That adds about a half a million
9 dollars to the project because the roof the way that
10 it's designed now can't support a generator of that
11 size and load. So it would require some structural
12 work to the building, structural enhancement to the
13 building in order to accommodate that. So that really
14 makes the project unfeasible. Right now the project
15 is about a \$200,000 project with about three-quarters
16 of that money coming from a FEMA grant which is
17 significant to the village because the funding is
18 tight and it seems to get tighter. So it's important
19 that we have this generator. We have an excellent
20 opportunity to utilize this grant from FEMA. But to,
21 you know, more than double the cost to put the
22 structure -- to put the generator on top of the
23 structure, it is not financially feasible. But also
24 we feel strongly that's not a responsible use of

18

1 taxpayer money when there is a very logical place
2 the generator could be placed outside the building.

3 And with that I think that summarizes the
4 comments I wanted to make. But obviously staff is
5 available for questions as well as our engineer.

6 CHAIRMAN BOYD: Okay. Well, let's take some
7 testimony then from people that have been sworn in.
8 I don't really care who goes first. If you would
9 like to decide among yourselves, just come up to the
10 podium, state your name and begin. State your name
11 and where you live. I'm sorry.

12
13 S O N I A H E N E,
14 having been first duly sworn, testified as follows:

15 My name is Sonia Hene. I live at 431 North
16 Catherine which is the house right next to the village
17 hall.

18 As Julia knows I wasn't going to speak
19 tonight because I didn't really want my name on the
20 record. I did send a letter. I am not sure if you
21 have had a chance to read it or not.

22 CHAIRMAN BOYD: We all have it.

23 MS. HENE: I won't go through it in detail. I
24 would like to express my feelings so you all know.

1 And I think the some of my neighbors echo my
2 feelings.

3 The lady who spoke about Nazareth kind of
4 hit it on the head. There are institutions that we
5 all live around. The village hall is one of those
6 institutions. And we have to peacefully coexist with
7 that institution which I have done since the year
8 2002 when I bought my house. For the most part the
9 village has been wonderful to me. When I had an
10 issue they addressed it quickly and thoroughly. Last
11 year I had a lighting issue and you dialed down the
12 lights so there was no glare coming in my house, and
13 I really appreciated that.

14 You may or may not know last year from
15 March until June I had my house on the market for
16 sale. And during that time the real estate market
17 was really strong and I had a ton of showings. And
18 without exception every comment that I had was we
19 love your house or something to that effect; however,
20 we don't want to live nextdoor to that building or
21 to the police station or to that parking lot. And
22 so what you're proposing not only impacts my enjoyment
23 of my home during the day in the warmer months, but
24 it also impacts not just my value but my ability to

20

1 sell.

2 Maybe there isn't a better location for
3 the generator, but there also isn't a location that
4 is as close to anyone's home as it is to mine. I
5 measured the distance based on the information in
6 this packet. And the engineers drew an arrow from
7 the village hall to Mr. -- I forget his last name --
8 but to the house on Ashland, and it was 92 feet, I
9 think. And I drew -- And I found it interesting
10 that he drew that line instead of the line to my house
11 which is much closer. And my house is roughly 55
12 feet. So the sound level at my house is between 60
13 and 66 decibels. And that's much louder than it
14 would be with any other home if that generator were
15 in any other location.

16 And you talk about the sound attenuation
17 that you are going to do for the cost, I think, of
18 \$10,000 and that you might do additional -- you might
19 make additional efforts. But that's very vague to
20 me. And once you approve this, to me that says it's
21 never going to happen.

22 You talk about a fence and landscaping, but
23 there is nothing in this packet that describes any
24 landscaping at all. And the aesthetic of the south

1 side of that building is horrible. The one beautiful
2 tree that the village has on that side is going to
3 be taken down. You didn't mention that. That's the
4 nicest tree on the entire village property. So you
5 are not only taking the tree down, you're replacing
6 it with a fence, minimal sound abatement, and land-
7 scaping that is just out there and not defined at
8 all. The tree died in that grass area that fronts
9 Catherine a few years ago. You replaced it with
10 this tiny, maybe two-inch caliper tree. It's going
11 to take decades to mature.

12 Julia talked about maybe doing some land-
13 scaping. When the cars pull in the village hall and
14 face southward to park, I am in my frontroom watching
15 TV or reading and there's lights shining in my face.
16 No landscaping has ever been done there. I would even
17 be willing to talk about contributing to that. But
18 you are putting a hardship on me.

19 And I understand that diminished property
20 values is not a whole reason not to do something,
21 but I cannot support this and I have to actually
22 oppose it unless the village can sit down with me
23 and talk about what can be done to mitigate the
24 sound. Because 66 decibels is what, a hair dryer or

22

1 something to that effect right in my home. Sixty-six
2 decibels is like -- you can't talk when a hair dryer
3 is on.

4 Again I would be willing to talk about
5 contributing to some landscaping on the side, but I
6 can't support this with the minimal sound abatement
7 effort, the vague landscaping that is probably going
8 to be another two-inch caliper tree and nothing else
9 and no other efforts to minimize the impact. My
10 house is the closest. Nobody is more impacted than
11 me. Thanks for your time.

12 CHAIRMAN BOYD: Thank you. Would anyone else
13 like to speak? Hi.

14
15 K A R E N A N A G N O S,
16 having been first duly sworn, testified as follows:

17 My name is Karen Anagnos, 437 North
18 Ashland, the brick building or house across the
19 street.

20 I want to start out I love our village. I
21 have lived here since 2002 with my family. The
22 village has been great and very helpful and I always
23 wave to everyone. But the reason I am up here is I
24 only have three concerns and questions. I have spoken

1 with Julia. She has been very helpful addressing
2 these questions.

3 My main three concerns are centered
4 around obviously the sound, the environmental impact
5 and aesthetics. I just met Sonia today for the
6 first time actually, but she made some very good
7 points about something just not being very well
8 defined. For example, you do have a sound attenuation
9 enclosure which would be great, but there is also a
10 need for further insulation. How can we be certain
11 that will happen once it's put in motion?

12 Another concern I have is the testing time.
13 If the federal regulations are once a month for 30
14 minutes -- And I understand we want to be safe. Let
15 me just clarify that I do completely understand we
16 need an emergency generator. That's pretty obvious.
17 I am not necessarily opposing the generator. I just
18 want to make sure certain things are put in place to
19 minimize the impact on our residential neighborhood.
20 We are a residential neighborhood, not an industrial
21 neighborhood. That being said, the testing time.
22 The federal regulations say once a month for 30
23 minutes. I mean they have done all the research so
24 I am sure they know what they're talking about. I

24

1 do realize we have a 9-1-1 center and that may be why
2 there may be additional time needed. From my under-
3 standing that will be relocated in LaGrange within
4 the year. Is that a fact?

5 CHAIRMAN BOYD: We'll ask them that when you
6 get done.

7 MS. ANAGNOS: I have never done this before.

8 CHAIRMAN BOYD: We can't have them testifying
9 while you're testifying.

10 MS. ANAGNOS: For me minimizing the sound would
11 be great, adding more insulation, number one.

12 Number two, minimizing the time it's tested.
13 Again if the federal regulations say once a month for
14 30 minutes then why do it once a week for 20 minutes?
15 That is a big difference, the amount of time.

16 The other question I had is that the
17 generator is going to be 250 kilowatts. Now it's 45
18 kilowatts. And I understand it's not meeting your
19 needs, but do we need 250 kilowatts? Even a little
20 smaller would make a big difference in my opinion.
21 I am not an engineer or consultant, but that would
22 possibly make a big difference. Because the 250
23 kilowatts, is it for everything we need and want or
24 just our needs? There is a big difference. If it's

1 for something that's not necessarily vital to an
2 emergency then why throw that into the mix? That
3 was another point I wanted to make.

4 And then the third is about the diesel
5 engine. From what I understand we can't use natural
6 gas because in case of a natural disaster the line
7 could be severed. So I understand that. I haven't
8 done any research on environmental impact, but I can
9 only imagine that a diesel engine running for 20
10 minutes once a month plus if we have an emergency it
11 could have quite an environmental impact. We have a
12 lot of concern. That is a residential not
13 industrial area.

14 So all that being said, I am not opposing
15 the generator. I understand we need one absolutely.
16 But I just kind of wanted to make sure more consider-
17 ation was taken. I know that you have all worked
18 very hard to make sure you have dotted your i's and
19 crossed your t's. But if we can look and see does
20 it have to be 250 kilowatts, is this needs and wants
21 or just needs, and if we could just ensure up front
22 we are putting in the extra insulation and things of
23 that nature it would go a long way to just make us
24 co-exist more peacefully.

26

1 CHAIRMAN BOYD: Thank you. We appreciate it.

3 F R A N K F A N T A,

4 having been first duly sworn, testified as follows:

5 My name is Frank Fanta. I live at 425
6 North Catherine. Thirty-five years.

7 Has any discussion went into -- Okay. Is
8 the generator on the outside going to be two times
9 the capacity of the one in the basement? Could there
10 be like you replace the one in the basement and you
11 have one outside which is not as big, it doesn't
12 produce as much noise? That's one thing that came
13 into my head.

14 Also there was mention -- and this is going
15 a little far away here -- that bothers me about the
16 decibel level. Was I correct that it's 90 decibel
17 sound when it's running? Somebody said 90.

18 CHAIRMAN BOYD: Sir, at this point we are going
19 to take your testimony. If you have a question we
20 will ask the staff on your behalf when we get done.

21 MR. FANTA: All right. And the other problem
22 was -- and I didn't know this -- but that all
23 mechanical equipment must have some screening. And I
24 wonder about what happened with the AT&T which are

1 very ugly. And I always thought in my mind couldn't
2 some bushes be put around these things. And that
3 was the other thing I thought about. And okay. I
4 will leave the question for later. Thank you.

5 CHAIRMAN BOYD: Actually no, if you have questions
6 for anyone on the staff why don't you give them to
7 us now. We will write them down.

8 MR. FANTA: The other question was what was the
9 reason that it wouldn't be put in front of the
10 building, the generator.

11 CHAIRMAN BOYD: Okay. We'll answer the questions
12 later. I just want to make sure you state the
13 questions you have, and we'll make sure that staff
14 answers them when it's their turn.

15 MR. FANTA: And the other thing was about two
16 generators of equal size rather than one big one on
17 the outside which would create more noise. What
18 bothers me is -- I am in a house next -- the sound
19 naturally. I mean you have got an air conditioner
20 out there. That's quiet. But how much is the
21 generator going to be in decibel level? Okay. Thank
22 you.

23 CHAIRMAN BOYD: Thank you.

24 AUDIENCE MEMBER: I am not sworn in.

28

1 CHAIRMAN BOYD: Why don't you stand up and be
2 sworn in.

3 (Whereupon the witness was duly sworn
4 by the Notary.)

5
6 B E T H E D W A R D S,
7 having been first duly sworn, testified as follows:
8 Beth Edwards, 354 Malden Avenue, LaGrange
9 Park.

10 My question is about the performance. It's
11 diesel operated, diesel gas. And I have a neighbor
12 kitty-corner from me at Richmond and Edgewood on the
13 northeast corner who has a generator, and it takes
14 36 gallons of gasoline to operate this. And one of
15 the things about gasoline is it goes stale. So if
16 you get -- Going into the winter season if you
17 purchase the gas and you have it waiting for an
18 emergency, the generator is going to foul out because
19 the gas went stale. This is my question to the
20 committee. Is this the same with diesel gas? And
21 considering that it is that much larger of a unit,
22 how much gas do you have to have on hand for a
23 critical emergency without it going stale? So that
24 was that.

1 Decibel level. I agree with the gentleman
2 that two smaller ones make more sense than one
3 supersonic one.

4 As a member of the LaGrange Park Garden
5 Club we use the downstairs meeting room. And in the
6 winter months we have had -- well, especially this
7 last January we had our meeting cancelled. And we
8 were told that the homeless are sheltered in that
9 room, that they're brought in -- the police bring
10 them in off the street and they sleep in that room.
11 So we, therefore, could not be hosting a meeting while
12 the homeless were sleeping there. And, of course,
13 if that is the case we want to give them that space.
14 I was just going to say it would be all the more
15 reason that if it's sub zero and people are in a life
16 or death emergency that they're sleeping on the
17 streets, you definitely would want to have a
18 generator running here as well, you know. So I
19 could see that as a positive that if we're housing
20 homeless people under dire weather considerations --
21 Which isn't it the fact that when a generator would
22 go on that you had a power outage that something has
23 occurred? So for that reason I am just thinking of
24 that situation that directly affected the Garden Club.

30

1 And that's it. Thank you.

2 CHAIRMAN BOYD: Thank you, Ms. Edwards. Anyone
3 else? Before we start asking questions I would like
4 staff to respond to some of the -- Oh, yes, go
5 ahead.

6 MS. ANAGNOS: Could we have two smaller
7 generators? Is that a possibility?

8 CHAIRMAN BOYD: I am going to ask the staff to
9 address the questions that have been raised. We'll
10 see if we have answers. Emily, could you respond to
11 some of those questions for us?

12 MS. RODMAN: Well, with regard to the two
13 smaller generators I will defer to our engineer or
14 Julia who works closely with the engineer.

15 MS. CEDILLO: I can speak first. Julia Cedillo,
16 village manager for the village.

17 In the course of our discussions with
18 staff -- And this has been in the works in terms of
19 needs and assessing what we wanted to cover in terms
20 of load, we've talked about it since 2014. And one
21 of the options we did not consider is two smaller
22 generators to meet the capacity needs of the full
23 load of the village hall which we had determined that
24 we want to be able to cover all of the functions of

1 this building which require electricity. Those
2 include the 9-1-1 calling dispatch center. And even
3 if that is located in another community we still
4 have an obligation to maintain the records management
5 system as well as the communications center from our
6 standpoint so we can communicate to the dispatch
7 center which will be located in LaGrange. So we
8 still have to have some sort of communication center
9 here at this particular facility. Also we need
10 back-up for mutual aid networks, the coordination of
11 healthcare services and hospitals, police and police
12 investigations and emergency alerts. We also need
13 to make sure that we maintain power to the jail
14 facility. The outdoor community warning sign which
15 was signalled just yesterday, we have to make sure
16 that's covered and all of the village computer networks
17 and file systems and all of our servers, the account-
18 ing software access and operations, the emergency
19 heating and cooling center which was mentioned by
20 one of the folks providing testimony this evening.
21 So we do want to make sure that we maintain the
22 cooling levels of this building because we have quite
23 a bit of equipment here that requires a certain
24 temperature otherwise it can malfunction. So we

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1 have to keep the temperature at a certain cold level
2 as well as maintain heating in the wintertime because
3 we are a designated warming center when the
4 temperatures get quite low.

5 Also we need to maintain electricity and
6 all of the technology in instances when this center
7 and down in the basement in the community room
8 becomes the emergency operation center. In the event
9 of a disaster or a crisis or an emergency in our
10 community the communications center down in the
11 basement becomes the staging area, the area by which
12 we maintain communications and we plan out the actions
13 and activities for this community in the event of an
14 emergency.

15 With that being said I would turn it over
16 to Gary Wall who is our project engineer at Baxter &
17 Woodman who can specifically address whether or not
18 two smaller generators can support the full load or
19 to what extent that might be an option.

20 MR. WALL: I guess it would be possible, but it
21 would add more cost because the generator downstairs
22 is roughly 50kw; the generator that we decided on
23 would be 250. So we would have to add a 50kw down-
24 stairs, and then the one on grade would be a 200.

1 So it would be more or less at the same cost as like
2 a 250kw. So it would add cost.

3 MS. RODMAN: Would that have much impact on the
4 sound? We are not talking about the generator
5 outside being that much smaller than what's currently
6 proposed.

7 MR. WALL: It would be roughly the same sound.

8 MS. RODMAN: So that wouldn't reduce the sound.
9 Okay.

10 Could you also address the question with
11 regard to could the generator be any smaller than
12 the 250 kilowatts proposed?

13 MR. WALL: Yes. The 250kw like you were saying
14 powers the entire building. To have a smaller
15 generator we would have to add more transfer switches
16 to only power certain loads, and that would add cost.
17 But again that would be less cost of a smaller
18 generator, so it might balance out.

19 CHAIRMAN BOYD: I think there was a question
20 also about gasoline versus fuel oil. Could somebody
21 address that issue and concern?

22 MS. CEDILLO: Well, I can start off by answering
23 the question. When we were meeting to discuss what
24 type of generator we were looking for we discussed

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1 the two different options, one being diesel, one
2 being natural gas. And one of the reasons that we
3 are able to purchase this back-up generator is because
4 we received a grant from FEMA to be able to pay for
5 the grant portion of this project, which is -- It's
6 a \$200,000 project with \$150,000 being paid by the
7 federal government for a pre-disaster mitigation
8 grant. One of the requirements of the grant was for
9 us to put together a pre-disaster mitigation plan
10 which we did in conjunction with Cook County. Through
11 that process we were forced to take a good strong
12 look at what all of the critical areas and potential
13 disasters or emergencies or crises could happen
14 within our community and those were identified. And
15 a couple of areas that were identified high up on the
16 list were earthquakes and tornadoes. Those are
17 emergencies that would be more probable than other
18 types of emergencies in our community.

19 So when you consider the type of generator
20 that you're going to have to provide the very
21 necessary back-up systems for our operations here,
22 police and fire, a natural gas emergency back-up
23 generator requires a line to some sort of supply.
24 Whether the supply is provided somewhere else with

1 natural gas or a line underground or whether it's an
2 additional very large tank that is somewhere else
3 located on our property, regardless it would require
4 a line. And the concern was that if it was an
5 earthquake or a tornado that line could get severed
6 which would negate having that back-up power supply.
7 So it's a type of system that tends to be more at
8 risk.

9 In our research we conducted we found very
10 few emergency back-up generators if any -- I think
11 we have only identified one -- was a natural gas
12 generator. In talking with our village engineer he
13 recommended that we utilize diesel. It's more
14 reliable in cases of emergency. And given all of
15 the information that we had gathered we felt that the
16 best solution for an emergency back-up system was
17 the diesel because it was more self-contained, it
18 was less susceptible to the types of emergencies we
19 were trying to protect ourselves against to be able
20 to be fully operational. So we can talk about that.
21 Hopefully that answers the question unless you have
22 anything to add.

23 CHIEF MAGGOS: Just to add on to Julia's concerns,
24 obviously we're worried about disasters. We did

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1 think natural gas could be simple and cleaner, but if
2 we truly had an earthquake there was a chance you
3 would damage the main somewhere else in the village
4 and they would shut off gas to the area to prevent
5 additional fires. The same thing could happen with
6 tornadoes. Worst case scenario if the tornado
7 damaged several structures and you were unable to
8 turn off gas to each structure or send crews to stop
9 each flow of gas, they may shut off gas to the area.

10 In relation to the fuel, the gasoline versus
11 diesel, diesel has the same issue. Diesel fuel that
12 gets old can have problems. Even if the generator is
13 not run under load there is newer concerns they found
14 out about, you know, how the diesel clogs up the
15 system if it's not actually working hard. So there's
16 even some of that that goes into the exercising or
17 testing. There are requirements for the inspection
18 of the generator where at every so often intervals
19 the fuel actually gets tested to make sure what the
20 consistency is. And I don't remember the exact term
21 but the fuel is checked. And at some point it will
22 have to be replaced if it goes for a very long time
23 if it has not been used up. So there are safeguards
24 in there. There are the same concerns as gas. On

1 the other end diesel fuel is much less flammable.
2 It's a combustible liquid not a flammable liquid.
3 It's the right fuel for the type of generator we
4 need.

5 MS. RODMAN: If I could just tag on to that,
6 that was one of the other reasons that staff is
7 looking at testing the generator in accordance with
8 the manufacturer's guidelines and not just the
9 federal guidelines of once a month. So we're
10 concerned that just testing it once a month would
11 not burn enough of that diesel fuel -- enough of the
12 old diesel fuel that might be sitting in the tank.
13 So that's part of the reasons and I think part of
14 the reasons manufacturers recommend you run it on a
15 weekly basis.

16 CHIEF MAGGOS: I think that was another question.
17 If you don't mind if I could answer that?

18 CHAIRMAN BOYD: Please.

19 CHIEF MAGGOS: We struggled with this ourselves
20 even though we're in emergency services in discus-
21 sions with the consultant, our consultant's
22 standards. There are national standards, a couple
23 of them, that apply to this situation. One is NFPA
24 10 which talks about emergency power systems.

38

1 CHAIRMAN BOYD: NFPA --

2 MS. CEDILLO: 110.

3 CHIEF MAGGOS: NFPA 110, National Fire Protection
4 Association Standard 110, emergency power systems.

5 That only requires the once-a-month testing. But
6 also we have to comply now with NFPA 1221 which
7 governs emergency communication. And it's most
8 applicable to communication centers like our police
9 9-1-1 center, but the application of it is a little
10 vague as to does it -- you know, if we are not
11 operating a 9-1-1 center but we are trying to set
12 off tornado sirens or talking to the public in a
13 non-emergency situation or using our radios here to
14 talk to other centers, it still may be applicable.
15 But that has a more stringent requirement of weekly
16 testing currently.

17 The other issue is our ISO consideration
18 which is the Insurance Services Organization. Because
19 we have the 9-1-1 center they have a requirement in
20 order to get the maximum amount of points you have
21 to inspect and actually exercise the generator weekly.
22 Now, we looked at those points we got on our last
23 study in 2011 or '12, I believe, and it's a fraction.
24 The most we would lose is .4 of one point. So let's

1 say we determine in the future that our communications
2 center has moved and there is no longer a requirement
3 to test it weekly. We may be able to get away with
4 once a month. But we don't want to promise the
5 residents that will happen because we believe that
6 the manufacturers in the studies we have done are
7 going to recommend run it weekly. You don't want to
8 leave your car out in the winters, especially a
9 diesel heavier fuel, for a month and then go to start
10 it in an emergency. So we believe that's some of
11 the issues that come from the manufacturers.

12 And if you look at the manufacturers' --
13 Like we have looked at like white papers in the last
14 day or two. The same manufacturer one year says run
15 it every week and it then says run it once a month.
16 So we don't have a clear answer until we actually see
17 the generator we're buying and what the specification
18 is. Number one, we're worried about warranty, but
19 more importantly we're worried about operation in an
20 emergency.

21 MS. CEDILLO: One thing to add. We do currently
22 have a diesel generator in our basement. We are
23 currently testing that weekly for 20 minutes.

24 CHIEF MAGGOS: That should answer the fuel and

40

1 testing questions.

2 MR. BOYD: Let me just begin with the board
3 members and see if we have any questions. Mr. Lee,
4 would you like to go first?

5 MR. LEE: Sure. One thing I am trying to under-
6 stand is the need. Julia, I think, did a good job of
7 elaborating on some of the needs that the village
8 would have. In my view there are almost two classes
9 of kind of emergencies that would happen. One is
10 the normal ones that have happened recently with
11 rainstorms and winds and whatnot. And so the question
12 there is how frequent are those outages, how long do
13 they last. I think they're fairly brief around here.
14 At least they have been since I moved into the
15 village. In the second we're talking something more
16 catastrophic like a tornado or earthquake or something
17 of that nature which seems to be very infrequent but
18 something I guess we're also trying to prepare for.

19 First question. How often are those other
20 like the normal type of outages say in the last ten
21 years? Are those like on average power is out for
22 an hour and then restored with the longest time maybe
23 being a day? I am trying to get a sense of the need.

24 MS. CEDILLO: I can attempt to answer that.

1 There was a time where we experienced outages with
2 ComEd on a fairly regular basis here at village hall.
3 In 2010, 2011 we worked pretty diligently with ComEd
4 I would say in order for them to make improvements
5 to the circuit that serves village hall. So I do
6 have an annual report that shows overall how many
7 outages we had in the village and overall how many
8 outages since 2011 and how that's been reduced. So
9 I think that it's fair to say that I can remember
10 working here in this building up until 2011 and
11 experiencing outages that lasted several hours. One
12 lasted four days back in July, 2010. That was the
13 one that really brought us to the table with ComEd.
14 And they have done a number of improvements to the
15 circuit and they're far less frequent.

16 So we did try to attempt to look at how
17 many interruptions or outages have we had here at
18 village hall in the last two years, and ComEd was
19 unable to provide us with that information. I do
20 recall one this last Friday which lasted --

21 MS. RODMAN: About two hours.

22 MS. CEDILLO: -- about two hours, and I do
23 recall one in October which lasted less than that.
24 The data that ComEd provided to me is that in 2015

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1 we've had 77 outages for the entire circuit that also
2 serves village hall. So some of those outages may
3 have affected village hall and some may not have.
4 Some of the outages only affected three houses on
5 that circuit. So it's really difficult for me to
6 give a good number other than I can tell you in
7 recent time I recall two, one being in October and
8 one being last week. And those were due to equipment
9 failure on the part of ComEd.

10 In 2014 for the entire year of 2014 there
11 were eight outages on the circuit that serves village
12 hall. And some may have impacted village hall and
13 others may not have. The duration was not for very
14 long for any of those. Some are planned, some are
15 equipment failure, some are weather related, some
16 are tree related, animal related. So I would say
17 that the frequency in my experience -- Dean can
18 probably tell you otherwise. We're the first -- the
19 three of us here at this table are the first to work
20 with ComEd in order to restore power to this building
21 so we would know. We have firsthand experience with
22 it. But I would say the frequency of outages to
23 village hall have gone down substantially since 2011.

24 CHIEF MAGGOS: I would agree.

1 MR. LEE: I'm separating those out into kind of
2 buckets. Because the first one to me is kind of
3 minor. So you need a generator that's going to keep
4 the heating and the air conditioning on and all of
5 that. Could you do without it for that? And then
6 say for like something that's more of a catastrophe
7 as defined by ISO or whoever could there be some
8 sort of consolidation of emergency centers where
9 each emergency center wouldn't necessarily need a
10 250-kilowatt generator and would endure that expense
11 for something that would happen once every hundred
12 years?

13 MS. RODMAN: Well, I can speak a little bit to
14 that. I think the obvious services that people are
15 concerned about when power goes out are police and
16 fire services because, obviously, they're our critical
17 first responders.

18 MR. LEE: Right.

19 MS. RODMAN: But one of the things we experienced
20 last week when the power went out it was one of those
21 days that was 80 some degrees. And we have all of
22 our servers located in one room. And that also, you
23 know, supports our police and fire operations. And
24 if that room is not kept cool enough those servers

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1 have to be shut down. And when we shut those servers
2 down and when we lose electricity all of our computers
3 go down. So those two hours that the power was out,
4 you know, almost all of our employees had no access
5 to their computers. So there are a few things
6 employees can do, but when you don't have access to
7 your computer and access to the internet you have
8 very limited functionality. And while certainly
9 there are things that our emergency service providers
10 do that don't require the computer, the administrative
11 operations are the way that we get the word out to
12 residents. So if there are flooding issues the
13 administrative side is the side that gets the
14 information on the website, gets the information
15 e-mailed out, takes the phone calls from residents.
16 So if you are doing a hierarchy perhaps not the most
17 important people in the hierarchy in terms of police
18 and fire but certainly a very important component of
19 those operations. And so we need to be able to keep
20 things like the air conditioning on in the building
21 so we can keep our servers up and running. We need
22 to have some computers running so people have access
23 and we can contact each other and we can get infor-
24 mation out to the public. So it makes it difficult

1 to parcel that out and say only these things are
2 important in this type of situation and these things
3 are more important in a different situation. So I
4 can appreciate the question and what you are trying
5 to get at, but I think that's a little difficult to
6 do given how intertwined all of our operations are
7 when it comes to those types of situations.

8 MR. LEE: I think what I am hearing more and
9 more as you explain it is that this is not a want;
10 it's more of a need-based generator as far as the
11 capacity.

12 CHIEF MAGGOS: We believe so. We looked at that.
13 One of the things I think we need to keep in mind --
14 again it's a big generator and we were surprised how
15 big the dimensions would actually be -- we got the
16 grant as an emergency preparedness grant. So we had
17 to define -- There was an application, what we would
18 use it for. We had the 9-1-1 center. We knew we'd
19 move it some day, but we didn't know how quick. But
20 we did look at the heating and cooling for residents.

21 You know, there was a situation a number
22 of years ago I think along Beach where we had residents
23 out for three to five days with no air conditioners.
24 They were allowed to come here and cool. I don't

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1 think this power was affected, but if we were all
2 affected this may have been their only cooling area
3 with some elderly residents. We had an issue in a
4 snowstorm about two Februarys ago where a gas line
5 got hit by a private snowplow at 2:30 in the morning
6 or 12:30 or something. They had no heat, so we
7 housed all those residents in the basement here. We
8 were able to provide shelter during the blizzard
9 basically. Maybe we're looking at worst case
10 scenario versus need. Most of it is need, I believe.

11 MR. LEE: Can you talk a little bit about the
12 additional cost for the noise abatement? I think what
13 we have right now is a plan. Maybe it's a little
14 more on the bare bones side. But I am just trying
15 to understand a little bit more if we are at
16 whatever -- If it's a 70-decibel level, you know,
17 how much additional cost does it take to drive that
18 down to 50? Because that could probably make a big
19 difference. If it's a significant investment then I
20 understand weighing -- I understand that we are
21 weighing cost against that.

22 MS. CEDILLO: You want me to start? I can start
23 by addressing that question. With the grant that we
24 have applied for and the information that we supplied

1 to FEMA and IEMA we had to put together a very specific
2 type of generator to describe what kind of load and
3 for what types of services that we were going to be
4 providing emergency back-up service. And so we went
5 ahead and had all of the components of the project
6 including the removal of the USP tank that's currently
7 in the ground, we had everything specified out. So
8 we have, in fact, on a preliminary basis identified
9 the scope of the work that we plan to get done.

10 The FEMA grant is very specific. They have
11 a lot of requirements. So we were very specific with
12 the specifications. And within those specifications
13 we did include a sound attenuation enclosure. So
14 generators don't necessarily come with the sound
15 attenuation enclosure or the casement, but we felt
16 that due to the proximity of this particular system
17 being located so close to residents, we decided that
18 we wanted to include that in the specifications. So
19 a 250-kilowatt generator without a sound attenuation
20 enclosure -- without -- is 90 decibels at 23 feet,
21 84 decibels at 46 feet, and 78 decibels at 92 feet.
22 With the sound attenuation enclosure or encasement
23 that we have identified which has a cost of an
24 additional \$10,000, we think, based upon information

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1 that we have gathered from some of the manufacturers,
2 it would take the 90 decibels down to 72 decibels at
3 23 feet, it would take the decibels from 84 to the
4 66 at 46 feet, and the decibels from 78 to 60 at 92
5 feet.

6 There are additional enhanced sound atten-
7 uation enclosures that can be done. The next level is
8 a \$45,000 enclosure level, but what you start to get
9 as I understand it -- and Gary can probably explain
10 it better than I could -- you have a reduction in
11 the benefit that you get. So you can spend consi-
12 derably more money for a much smaller sound abatement
13 or mitigation. So this is included in our specifi-
14 cations. We very much plan to have this encasement
15 as part of the project. We have all along.

16 In talking with Gary we discovered -- You
17 know, we were brainstorming and talking about this
18 issue, concerned about what the sound might be like
19 in reality. So we did brainstorm whether or not
20 isn't there some padding we can put on the inside of
21 the fencing. What else can be done to the sound to
22 mitigate some of that. And there are products out
23 there. They are not budgeted for, but we are at the
24 point now where we are exploring different types of

1 opportunities for padding or sound insulation that
2 would be placed on the inside of the fencing that
3 could further mitigate sound. It's not budgeted
4 for. We'd have to budget for it. But we first have
5 to start off with cost estimates and really taking a
6 look at well, how much does it cost and how much
7 benefit are we going to get. Because those things --
8 just like the second level of enclosure for the
9 sound attenuation, those things have to be weighed.
10 So at this time Gary is looking into those. Gary, I
11 don't know if you have anything additionally that
12 you want to add.

13 MR. WALL: Talking to the one company they say
14 that information on the sound abatement material,
15 they're giving me like rough estimates in between 10
16 and 15dB decrease. I sent them the drawings and
17 they're going to do some calculations to see exactly
18 what they could do basically. It would be basically
19 like material that would be put on the inside of the
20 fence to dampen the sound. And as soon as I get that
21 information from them I will send it to you.

22 MR. LEE: Thank you. Mr. Chairman, I don't think
23 I have any other questions. I had a handful of other
24 questions, but between the materials and the

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1 presentation you all covered them very well. Thank
2 you.

3 CHAIRMAN BOYD: Thank you. Mr. Lampert?

4 MR. LAMPERT: Thank you, Mr. Chairman. I guess
5 I will start my questions regarding the staff. If
6 you could -- Emily, could you go back talking about
7 the placement in the rear of the building versus the
8 front of the building? Is it -- How much of it is
9 aesthetic versus functional?

10 MS. RODMAN: Sure. Well, one of the things
11 that we look at with regard to evaluating any zoning
12 application whether it's our own or somebody else's
13 is the purpose and intent of the zoning code. So
14 there is an established purpose in each zoning
15 district and for each set of regulations whether it's
16 landscaping or parking or whatever. So there is a
17 purpose identified as to why do we have these regula-
18 tions.

19 What are we attempting to accomplish with
20 regard to mechanical equipment, the intent with
21 regard to the regulation as to where mechanical
22 equipment can be located is really to minimize the
23 impact of that equipment aesthetically and also from
24 potentially a sound standpoint. So that's why the

1 code requires that mechanical equipment be located in
2 rear yards and specifically generators be located in
3 rear yards so that we don't have single-family homes
4 with back-up generators in their front yard or in
5 their side yard that then the neighbor is looking
6 out their kitchen window and seeing a back-up
7 generator. That's really the intent of that
8 regulation.

9 As that applies to village hall, of course,
10 not having a rear yard and looking at the other
11 constraints of the property, functionally the south
12 side of the building does serve as our rear yard
13 because that's where other mechanicals are located.
14 That's why that was the preferred location. So it's
15 in part to meet the intent of the code. It's also
16 because there isn't really a good spot in front of
17 the building to locate it given the doors and the
18 walkways and all the other access points that we
19 have to the building because it is a rather large
20 footprint that would need to be accommodated.

21 And then, of course, there is the aesthetic
22 impact as well of having an 11-foot fence around this
23 generator in the front yard of the village hall which
24 is something we would never allow in the front yard

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1 of any other residential or commercial building. We
2 didn't feel it was appropriate aesthetically. Then,
3 of course, there is the additional cost to installing
4 it in the front yard because, as I mentioned, all of
5 the electrical infrastructure is here at the rear of
6 the building. It's for all those reasons that we
7 took the front yard off -- or really it's the corner
8 side yard but practically the front of the building
9 off the list in terms of locating the generator
10 there.

11 MR. LAMPERT: Thank you. One other question
12 regarding the capacity of the generator. That 250
13 kilowatt number, is that based, I guess, sort of on
14 a potential growth or current need comparing to the
15 40 that's in the basement now that obviously is
16 being used even as you said -- I am assuming it was
17 turned on on Friday?

18 MS. RODMAN: It was. It does not support our
19 operation. As I mentioned, our servers and all our
20 computers were down. Most of the lights in the
21 building were off with the exception of the couple
22 back-up lights that we have. We had no air
23 conditioning to keep our equipment cool. So the
24 40-watt rate, it's very minimal and can't sustain

1 our operations, can't sustain our operations at all
2 really because we were essentially shut down with the
3 exception of the emergency service.

4 MR. LAMPERT: And the 250-kilowatt level
5 obviously I would hope gives us some room to grow
6 that it's not going to be ten years from now you are
7 going to be looking at -- I don't know the useful
8 life of one of those things but that we are not going
9 to be coming back and saying now we need a 400-kilowatt
10 or the load is going to be increasing and we are
11 going to be looking at larger and larger generators
12 in the near term.

13 MS. RODMAN: I don't think we have -- I don't
14 think we anticipate a significant load increase. I
15 mean this building is at capacity in terms of the
16 number of -- for the most part the number of employees
17 that we can have, the equipment that we have, our
18 infrastructure in terms of technology. We don't
19 anticipate that that's going to change significantly.
20 So we think that it's acceptable to sustain what we
21 need it to sustain in the case of an emergency
22 without being beyond what we need.

23 MR. LAMPERT: Okay. And then one final question
24 regarding the potential aesthetic of landscaping.

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1 Is there a line item in the budget for that, or is
2 that something that would be coming out of future
3 budgets?

4 MS. RODMAN: It is not -- It is included as
5 part of the overall project cost, but we have not
6 identified that we will spend X dollars on landscaping.
7 And the reason for that is because we have a total
8 amount budgeted for the project; and until we know
9 exactly what the generator is going to cost, we don't
10 know how much money we have left over specifically
11 for landscaping. And that's why we don't have specific
12 landscape plans. We are sad to see that tree go too.
13 And it is a beautiful tree. And we are -- I know it
14 may not seem like it, but we are very aesthetically
15 minded. We would love the village to look -- the
16 village hall to look even nicer than it does. It's
17 always a matter of balancing aesthetics with cost.
18 And we're always very mindful that every bush we buy
19 is a taxpayer dollar we are not putting in towards
20 paving a road or buying a new fire truck or something
21 like that. So it's very much a balance for us. But
22 we do certainly intend to put the landscaping in, but
23 we couldn't go out to bid for the project until we
24 started the zoning approval process. It's a little

1 bit of a chicken and egg situation, I think.

2 MR. LAMPERT: Okay. Thank you very much.

3 Nothing further, Mr. Chairman. Thank you.

4 CHAIRMAN BOYD: Mr. Studwell?

5 MR. STUDWELL: As part of the grant was there a
6 performance specification on environmental performance
7 on the generators or anything else like that
8 associated with what we're trying to accomplish as
9 far as providing these services?

10 MS. RODMAN: I don't know if that's part of the
11 grant, but it's part of the specifications for the
12 generator. There are certain EPA levels that have
13 to be met with the discharge of the diesel fumes.

14 MR. WALL: Yes.

15 MR. STUDWELL: So the exhaust fumes do have to
16 meet a tier requirement?

17 MR. WALL: Oh, yes.

18 MR. STUDWELL: Okay. Do you know what that is?

19 MR. WALL: Not offhand, but I could check on
20 that.

21 MR. STUDWELL: Okay. So it is -- There is
22 some level of environmental performance as far as
23 the exhaust and also the fumes and mitigation of
24 those fumes.

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1 One of the other things to consider is
2 when we're -- when you are going out to bid is to
3 provide for alternative bids in trying to get further
4 and further attenuation performance. What I would
5 suggest is that you leave it up to the contractors
6 to try and be a little bit creative in how they come
7 back to you as far as methods of attenuating the
8 sound. That is a major concern of all the residents.
9 And let your bidders and your contractors be creative.
10 Because a lot of times they have access to a lot of
11 that information that you may not be aware of or may
12 not have even considered. So I would encourage you
13 to build that into the bid to have some alternatives
14 as far as attenuation, not only the formal enclosures
15 but also things that you can add on to the fencing
16 and the screening. So that way you can mix and match
17 your bids with your budget and figure out what's the
18 best alternative.

19 Other than that I was intrigued with the
20 idea -- Originally I thought of why don't we go with
21 two generators. It gives you an alternative. In
22 case you have got a failure on one you have got some
23 capacity to continue with the other. It also gives
24 you an opportunity to put in the main generator and

1 then take out the other one and then replace it with
2 a new one. But the more I thought about it, well,
3 that increases the maintenance and long-term costs,
4 I think, would be prohibitive. I still think that if
5 we go with proper attenuation outside you probably
6 could get it down pretty low.

7 MS. CEDILLO: May I make one comment regarding
8 the emissions?

9 CHAIRMAN BOYD: Yes.

10 MS. CEDILLO: We did look into the emissions.
11 And Gary Wall did assist with reaching out to some
12 of the manufacturers regarding emissions and how
13 that's regulated. The EPA does regulate emissions
14 for diesel generators. And the EPA also is very
15 specific as to what levels can be produced in terms
16 of emissions for each one of these emergency genera-
17 tors. And the manufacturers commented that they
18 cannot produce a generator that does not meet the
19 EPA emissions standards.

20 MR. STUDWELL: Right.

21 MS. CEDILLO: So all of the -- Whether it's
22 Kohler or Cummings or Caterpillar, all of their
23 products must meet EPA emissions standards.

24 MR. STUDWELL: That's a minimum standard. Is

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1 there any call for anything exceeding that minimum
2 standard? Doesn't sound like it, but --

3 MS. CEDILLO: We will obtain -- We have
4 received emissions standards for one specific
5 generator, so I know that the manufacturers do have
6 emission standards and those levels. And we can
7 look at that and compare that against the minimum
8 EPA standards. That's one thing that we can do.

9 MR. STUDWELL: As far as the rating system.
10 Thank you. That's about it.

11 CHAIRMAN BOYD: Mr. Griffin?

12 MR. GRIFFIN: I think everything has been
13 covered. The only thing I had down would be the
14 landscaping that's been contemplated. Where has
15 that been discussed?

16 MS. RODMAN: At this point it's been discussed
17 internally with staff. But we don't have -- As I
18 mentioned, we don't have any formal plans to what
19 exactly that's going to look like. We want it to
20 look as nice as possible. And I can appreciate that
21 the neighboring residents feel that that's very vague
22 and that they would like to see a landscape plan
23 that says the bushes are going to be six feet tall
24 and bushes planted every three feet. And that is

1 normally our expectation for these types of applica-
2 tions. But, unfortunately, we are not at that point
3 because we don't know what the budget allows. And
4 if the budget doesn't allow us to put in as much
5 landscaping as we would like, that's something that
6 we would certainly revisit with the village board
7 about the opportunity to potentially budget additional
8 funding to enhance that landscaping in the future.

9 MR. GRIFFIN: Are you talking about doing it
10 right where the generator is or perimeter landscaping?

11 MS. RODMAN: It would be in the general area of
12 the generator. So around the fence, of course, and
13 then around the fence to some extent to mitigate the
14 impact of the fence. Because an 11-foot fence is a
15 very tall fence. So to soften that a little bit some
16 sort of shrubbery or vining plant, that type of thing,
17 that would soften the fence a little bit.

18 MR. GRIFFIN: That's all I have.

19 CHAIRMAN BOYD: Ms. Domagalski?

20 MS. DOMAGALSKI: The nice thing about going
21 last is that I really don't have many questions any
22 more. And the only other thing is what would the
23 timeline be. I don't know if you addressed that for
24 when you would be going out to bid.

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1 MS. RODMAN: I will ask Julia to answer that.

2 MS. CEDILLO: We're preparing the documents
3 now. And this matter still has to go before the
4 village board for approval of the variation. But we
5 are prepared to go out to bid. So we will be ready
6 to go. Our plan is to go out to bid this summer and
7 award it as well and do the work shortly thereafter.

8 MS. DOMAGALSKI: Okay.

9 CHAIRMAN BOYD: Is that it? I just have a few
10 questions. Besides the approval of the variance does
11 the village board have any other things they need to
12 vote on to approve this project?

13 MS. CEDILLO: No.

14 MS. RODMAN: Just the bids when the bids come
15 in.

16 MS. CEDILLO: Oh, yes, correct. They will have
17 to accept the bids and the recommendation.

18 CHAIRMAN BOYD: But there's additional expenses,
19 I understand, beyond the monies in the grant, is that
20 correct, that would be required for the project?

21 MS. RODMAN: There's \$50,000 that is the village's
22 portion of the project, and that's already been
23 budgeted and approved by the board.

24 CHAIRMAN BOYD: That's what I was getting to.

1 Okay.

2 You may not know the answer to this, but
3 does the village currently have a permit from the
4 IEPA for the existing generator? Not meeting certain
5 standards but does it have a permit, an air permit?

6 MS. CEDILLO: I don't know.

7 CHAIRMAN BOYD: Will it need an air permit if
8 you have a 250-kilowatt generator you are putting in?

9 MS. CEDILLO: We could check. I don't have that
10 unless Gary is aware.

11 MR. WALL: I could check on that.

12 CHAIRMAN BOYD: My understanding is this is
13 sort of a combined unit; the fuel tank and generator
14 are one unit. Is that right? They're integral?

15 MR. WALL: Yes.

16 CHAIRMAN BOYD: Okay. Was there ever any
17 consideration of putting this new unit inside?

18 MS. CEDILLO: Yes, there was.

19 CHAIRMAN BOYD: What was the consideration? What
20 was the discussion about that?

21 MS. CEDILLO: The size of the generator that we
22 needed even as separate from the fuel tank would not
23 fit within a room at village hall.

24 CHAIRMAN BOYD: Okay. So can you describe to

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1 me the fence that's going to be going around this
2 generator outside?

3 MS. CEDILLO: It's a perimeter fence on three
4 sides with the exception of the side of the generator
5 that faces the building -- that is closest to the
6 building.

7 MS. RODMAN: Solid wood.

8 MS. CEDILLO: Solid wood.

9 CHAIRMAN BOYD: Okay. So when you say solid
10 wood, describe that. Will there be any slots in the
11 wood? Will it be one solid board? Will it be --
12 what will it look like?

13 MS. RODMAN: We haven't finalized the exact
14 style, but I think the intent is for it to be -- I
15 think you're referring to like a board-on-board
16 where you can kind of see through. No, the intent
17 is for it to be completely solid so the slats would --

18 MS. CEDILLO: Abut.

19 MS. RODMAN: -- abut. Thank you. That's the
20 word I was looking for. So you can't visually see
21 the equipment.

22 CHAIRMAN BOYD: When you were looking at the
23 sound abatement was that the kind of thing they were
24 looking at in terms of the decibel reduction for being

1 inside of a fenced area?

2 MR. WALL: Yeah. Basically the generator has
3 an enclosure that's a sound attenuation. And then
4 we were also looking at putting that sound attenuation
5 material on the inside of the fence also to roughly
6 bring down the decibel level roughly 10 to 15 dBs
7 less.

8 MS. RODMAN: If the question is does the fence
9 provide any sound attenuation, we have asked that
10 and it doesn't.

11 CHAIRMAN BOYD: I got some materials in the
12 packet. I am just trying to figure out what they are.
13 So we have got a couple of drawings and we have got
14 one with a nice little blue square. I don't see any
15 decibel -- First of all, what's the blue square?

16 MS. RODMAN: The blue square actually is just
17 the parcel. This is just a Google overhead, and
18 when you put in a number that's what Google does.
19 This is really to provide the setbacks and the
20 information on the property since we didn't have a
21 site plan -- a current site plan at the time the
22 packet was distributed.

23 CHAIRMAN BOYD: So the next picture -- the next
24 document is a document that has a multi-colored chart

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1 of decibels. Okay? Is this a chart that Baxter &
2 Woodman provided?

3 MS. CEDILLO: Yes.

4 MS. RODMAN: Yes.

5 CHAIRMAN BOYD: Okay. So there is an arrow
6 pointing to a 60-decibel level and there is a -- you
7 know, some drawings here with red arrows. Gary, is
8 that something you did?

9 MR. WALL: Yes.

10 CHAIRMAN BOYD: Okay. And when you did that and
11 you were looking at the 60-decibel level at 92 feet,
12 was that assuming some level of sound mitigation
13 based on the fence?

14 MR. WALL: No, the fence basically doesn't have
15 any sound attenuation to it.

16 MS. RODMAN: So that includes the enclosure, the
17 sound attenuation enclosure that's proposed. But
18 what Gary was saying is should we add padding to the
19 inside of the fence that would bring this level --
20 so the 60 decibels, for example -- here down another
21 10 to 15 decibels.

22 MR. WALL: Ten to 15.

23 CHAIRMAN BOYD: Okay. So again I misheard you
24 before. So we are saying the fence and whatever

1 decibel attenuation that's providing isn't accounted
2 for in your calculations.

3 MR. WALL: No.

4 CHAIRMAN BOYD: Okay. So the attenuation that
5 you talked about before or that somebody talked about
6 before has to do with the design of the generator,
7 not the design of the fence.

8 MR. WALL: Yes, correct.

9 CHAIRMAN BOYD: All right. That helps.

10 And this next picture is a site plan with
11 concentric circles that were drawn with decibel
12 readings. Is this something you prepared?

13 MR. WALL: Yes.

14 CHAIRMAN BOYD: Okay. And just so I understand
15 it, the circles are intended to show the attenuation
16 of sound the further away you get from the generator?

17 MR. WALL: Yes, correct.

18 CHAIRMAN BOYD: Okay. Have you all received
19 any proposals or any packages of bids on any of these
20 emergency generators? And if so can you share with
21 us what the levels of the decibels are supposedly from
22 the machine, that one you have? Julia, I think you
23 had one description of a generator from one
24 manufacturer. What is that -- Does it have any

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1 information about how loud it is?

2 MS. CEDILLO: The information that I have was
3 from Kohler Power Systems, and it was the emissions
4 levels based on a 250-kilowatt generator. But that
5 was specifically for emissions.

6 The decibel count for a 250-kilowatt
7 generator with the sound attenuation enclosure was
8 produced by the project engineer, and that was --
9 Was that specific to a number of companies generally
10 speaking? I know you reached out to all the major
11 manufacturers of the equipment.

12 MR. WALL: I believe that one was from Kohler.
13 And I think it's 72 dB at 23 feet, 66 dB at 46 feet
14 and 60 dB at 92 feet.

15 CHAIRMAN BOYD: Okay. So just to be clear, the
16 information on this drawing with concentric circles
17 had what you just described, 72 decibels at 23 feet,
18 66 at 46 feet, 60 decibels at 92 feet. This is
19 information on a particular 250-kilowatt generator
20 manufactured by Kohler?

21 MR. WALL: Yes.

22 CHAIRMAN BOYD: Did you look at any other
23 manufacturers when you decided to provide this
24 description of the sound attenuation?

1 MR. WALL: They're basically all the same with
2 their sound attenuation enclosure.

3 CHAIRMAN BOYD: Could you describe what that is?
4 I am having trouble picturing how the machine itself
5 has a sound-attenuating enclosure.

6 MR. WALL: Yeah. Basically the generator is an
7 engine. And if you want to put it outside it has to
8 be in a weatherproof enclosure. That would basically
9 just be like a piece of sheet metal. And so it
10 wouldn't have any sound attenuation. With the sound
11 attenuation enclosure it has very thick insulation
12 on the inside of the generator enclosure to bring it
13 down from --

14 CHAIRMAN BOYD: What is a generator enclosure?
15 Like a casing of a generator?

16 MS. KEATING: Like an air conditioner.

17 CHAIRMAN BOYD: Like a box around it?

18 MR. WALL: Yes, a box with a door you can open
19 so you can service the oil filter and other items.

20 CHAIRMAN BOYD: Okay. Sorry for being so dense
21 tonight. I kept hearing enclosure, and I kept on
22 thinking that was the fence you were talking about.
23 You are talking about the metal box that the generator
24 sits in.

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1 MR. WALL: Yes.

2 CHAIRMAN BOYD: Okay. That's all I have. Does
3 anybody else on the board have any questions that might
4 help? No? All right. Now we're going to in a
5 minute ask that the -- take a vote to close the public
6 hearing. But before I do that, staff, is there
7 anything else you would like to say?

8 MS. RODMAN: I don't have anything. No, thank
9 you.

10 CHAIRMAN BOYD: Anybody else? Okay. Does
11 anybody else have anything else to say? Yes, ma'am.

12 MS. ANAGNON: Karen Anagnon. I think you did
13 and we did actually say that we need to come up with
14 creative solutions. This is a residential neighborhood
15 bottom line. And we have a lot of -- Everything is
16 very vague right now. I understand why; you have to
17 go through the bidding process.

18 The three main points are the sound,
19 environmental impact and also the aesthetics. But
20 we do live in a residential neighborhood. Julia
21 mentioned the emissions standards for example. Are
22 they looking at that from a residential or industrial
23 viewpoint? That makes a very big difference. We
24 have children 100 feet away from you. I implore you

1 please when you are looking at -- fifty feet, sorry
2 -- to really look and seriously consider this is a
3 residential neighborhood and those three main points
4 obviously and to also just be very creative in your
5 solutions.

6 I do not know it's possible about the two
7 generators. I know when you talk about it it may
8 not be. Why not put a 100 in the basement and
9 another 150 outside? I don't know if it's possible.
10 I am not an engineer. That's a creative way of
11 looking at it. I am sure you've overturned a lot of
12 stones. Make sure you turn over all of them. Again
13 it's a residential neighborhood with a lot of children
14 with developing lungs. You get the point. Please,
15 please be creative.

16 Also I wanted to know when you get the
17 bids do we have any say in them? You know how you
18 are discussing all this with us. Will there be a
19 public hearing? Is that the process or how does
20 that usually work?

21 MS. RODMAN: There is not a public hearing
22 process, but the bids are presented to the board in
23 a public meeting. So they're part of the agenda
24 packet. The board discusses them and then the board

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1 votes on which bid to accept.

2 CHAIRMAN BOYD: And when she says board she
3 doesn't mean us; she means the village board.

4 MS. RODMAN: So that is part of a public meeting
5 process. So there is not an official hearing, but it
6 is at a public meeting. The information is public.
7 And then there's also public comment taken at public
8 meetings, so there would be an opportunity through
9 the public comment portion of the meeting to share
10 your thoughts or concerns.

11 MS. KEATING: Also for board of trustees meetings
12 there are rules for public comment, and there are
13 different times that public comment occurs. There
14 is a time limit of three minutes. So you have to
15 pay attention. When you go on line in the next couple
16 of months and you look at the village board agenda,
17 look carefully at the rules for public comment because
18 it is not quite as free form as it is here.

19 CHAIRMAN BOYD: Yes, Ms. Hene?

20 MS. HENE: When you make a recommendation tonight
21 will you be -- are you able to make a recommendation
22 with conditions?

23 CHAIRMAN BOYD: We are.

24 MS. HENE: I just would request that you emphasize

1 the need for the sound abatement -- attenuation and
2 for some significant landscaping to buffer the
3 generator's impact from the surrounding property
4 owners. Because again I know it's selfish, but I am
5 about 55 feet away. No one is more impacted than me
6 negatively by the village hall. And I really would
7 appreciate and request that consideration.

8 CHAIRMAN BOYD: Thank you. Anybody else have
9 anything more? Can I have a motion to close the
10 public hearing?

11 MS. DOMAGALSKI: So moved.

12 CHAIRMAN BOYD: Second?

13 MR. LAMPERT: Second.

14 CHAIRMAN BOYD: Any other discussion before we
15 close? All in favor of closing the public hearing
16 say aye.

17 (A voice vote was taken.)

18 CHAIRMAN BOYD: Any opposed? All right.

19 (Which were all the proceedings had
20 and testimony taken at the public
21 hearing of the above-entitled cause.)
22
23
24

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1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF C O O K)

3
4 I, MARLANE K. MARSHALL, C.S.R., a
5 Notary Public duly qualified and commissioned for
6 the State of Illinois, County of Cook, do hereby
7 certify that I reported in shorthand the proceedings
8 had and testimony taken at the hearing of the
9 above-entitled cause, and that the foregoing
10 transcript is a true, correct, and complete report
11 of the entire testimony so taken at the time and
12 place hereinabove set forth.

13
14 *Marlane K. Marshall*

15 MARLANE K. MARSHALL

Notary Public

16 CSR License #084-001134

17
18 My commission expires:

19 March 13, 2016.
20
21
22
23
24



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Zoning Board Agenda Memo

Date: June 16, 2015

To: Eric Boyd, Zoning Board Chair
Members of the Zoning Board of Appeals

From: Emily Rodman, Assistant Village Manager *ER*

RE: 447 N. Catherine Avenue - ZONING VARIATION REQUEST [#2015 – 04]

GENERAL BACKGROUND

The subject property is located at 447 N. Catherine Avenue, which is the Village of La Grange Park municipal building. The building houses the Administration, Police and primary Fire operations of the Village. The property is zoned I Institutional District and fronts Catherine Avenue to the west, Woodlawn Avenue to the north and Ashland Avenue to the east. The property is surrounded on all four sides by single-family homes.

The petitioner is the Village of La Grange Park. The Village is requesting variations from the prohibition to install generators in the interior side yard and from the maximum permitted height of a fence in a non-residential district in order to facilitate the installation of an emergency back-up generator and associated landscaping on the south side of the building.

	Code Requirement	Proposed
Lot Area	20,000 SF	46,800 SF (existing)
Lot Width	N/A	188' (existing)
Lot Depth	N/A	249' (existing)
Rear Yard Setback	25'	N/A
Interior Side Setback	20'	65' 6" (existing)
Front Setback (Catherine)	20'	17' (existing)
Front Setback (Ashland)	20'	17' (existing)
Corner Side Setback (Woodlawn)	10'	52' (existing)
Building Height	45'	24' 4" (existing)

In 2009 the Village of La Grange Park received a federal grant from FEMA in the form of a pre-disaster mitigation grant to fund the installation of a new emergency generator for the Village Hall, Police and Fire Department. The new generator will replace an existing generator that is nearly 40 years old and is currently located in the basement of Village Hall. The new generator will provide back-up power supply for 72 hours in the event of power loss or emergency. The generator will provide backup power supply for all activities requiring electric supply, including our communications center, all heating and cooling, computers and lighting. It is recommended that the Village locate the new generator outside and in the back of the building, adjacent to the back entrance and parking lot. The project engineer (Baxter Woodman) has indicated that a generator of sufficient capacity to carry the full electrical load of Village Hall would be quite large and would not fit in the generator room or any room at Village Hall.

Of further concern, the Village's underground storage tank (UST) that stores the diesel fuel for the existing generator is deteriorating and the Village would like it removed to reduce future environmental impacts to our property. A new (proposed) diesel generator would house the diesel fuel above ground, eliminating the need for the UST. The combined unit will be encased in a sound attenuation enclosure, screened by a fence and protected by concrete bollards. It should be noted that as part of the generator project, the Village plans to remove the UST before installing the new generator. In general, the Village no longer wishes to utilize USTs for storage due to long term environmental concerns.

Installing an emergency backup generator in its proposed new location will allow the Village to have continuous back-up power in the event of an emergency or prolonged power loss. Decommissioning the current generator and building a new one at its current location would take months. A prolonged period without backup power is a primary concern to the Village. Further, utilizing the current location would increase construction costs exponentially, as it would require a new UST or above ground storage tank (AST).

In working with the project engineering firm, the Village has determined that given the existing system infrastructure, the ideal location for the new generator is in the back of the building, near the back entrance. This is because the location would provide for the most efficient route given the location of the existing circuit panel and corresponding connections. Additionally, placing the generator in this location minimizes its visibility from adjacent right-of-way, as it is the only location on the property that does not abut a public street. In accordance with our zoning code and land use definitions, this location is the *interior side yard of the property* and the zoning code does not allow for the placement of mechanical equipment in this location. As such, the Village is seeking a variation from 12.4.C. which requires that electrical generators be located only in the rear yard and are prohibited in the front, interior side or corner side yards and setbacks.

The Village plans to screen the generator with fencing in accordance with 12.4.H.2 to ensure that no portion is readily visible from the public right-of-way. However, since the project engineer anticipates that the design for the generator and fuel supply will result in equipment that is 10' 9" tall, the Village is seeking a variation from 12.4.D.3.b. to allow for the construction of a fence (approximately 10' 10") at a height to sufficiently

screen an electrical generator. Section 12.4.D.3.b. (Fences in Non-Residential Districts) states that fences in non-residential districts may be erected to a height of six (6) feet.

ANALYSIS

In evaluating this request, the Zoning Board of Appeals should apply the following standards:

- a. Undue Hardship
- b. Unique Circumstances
- c. Essential Character of the Locality

According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

a. Undue Hardship

Will the strict application of the terms of the Zoning Code result in undue hardship unless specific relief is granted?

The proposed emergency generator with above ground fuel storage will provide back-up power supply for 72 hours in the event of power loss or emergency. The generator will provide backup power supply for all activities requiring electric supply, including our communications center, all heating and cooling, computers and lighting. Due to the logistical challenges of decommissioning the current generator and re-installing a new generator in the same location, it is recommended that the Village locate the new generator outside and in the back of the building, adjacent to the back entrance and parking lot. More pointedly, the project engineer (Baxter Woodman) has indicated that a generator of sufficient capacity to carry the full electrical load of Village Hall would be quite large and would not fit in the generator room or any room at Village Hall. Given these limitations, there is no other feasible place in which to locate the new generator on the subject property.

b. Unique Circumstances

Is the plight of the owner due to unique circumstances inherent to the subject property and not from the personal situation of the owner?

The subject property is unique as it abuts public right-of-way on three sides – Catherine to the west, Woodlawn to the north, and Ashland to the east. As such, per the Zoning Code, the property does not have a rear yard. Section 12.4.C of the Zoning Code requires that generators be located in the rear yard and prohibits their location in any other yard. Since the subject property does not have a rear yard, it is not possible for the Village to comply with Section 12.4.C of the Village Code.

Additionally, the size and configuration of the proposed generator is based on the needs of the Village should an alternative power supply be required during an emergency situation. Section 12.4.H.2 of the Village Code requires that all mechanicals be screened so they are not visible from

the public right of way. However, Section 12.4.D.3.b limits the height of fences in non-residential districts to six feet. As such, the Village cannot comply with the screening requirements set forth in the Zoning Code without obtaining zoning relief from the maximum permitted height requirement for fences in non-residential districts.

c. Essential Character of the Locality

Would the variation, if granted, alter the essential character of the locality?

The proposed generator is necessary in order to ensure continued operations of the Village in an emergency situation, including police and fire operations. The proposed generator will be located as close to the existing building as possible to mitigate its visual impact. The proposed generator will be screened in manner that prevents it from being visible from the public right-of-way and from the neighboring residential properties to the south. Additionally, the design of the generator will mitigate noise generated by the equipment should the generator be activated. As such, it is anticipated the installation the generator will minimal to no impact on adjacent properties.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals recommend approval to the Village Board of variations from Section 12.4.C to allow the installation of a generator in an interior side yard and from Section 12.4.D.3.b to allow the installation of a fence up to eleven feet in height.

DOCUMENTATION

- Application for Zoning Variation
- Letter to Adjacent Property Owners
- Public Hearing Notice

C: Julia Cedillo, Village Manager
Dean Maggos, Director of Fire & Building
Cathy Keating, Village Attorney



APPLICATION FOR ZONING VARIATION

ADDRESS OF SUBJECT PROPERTY: 447 North Catherine Avenue, La Grange Park, Illinois 60526
NAME OF APPLICANT(S): Village of La Grange Park
INTEREST IN PROPERTY: Owner (Location of Village Hall, Police Station and Fire Station #1)
ADDRESS: 447 N. Catherine Avenue
CITY, STATE, ZIP: La Grange Park, Illinois 60526
EMAIL: jcedillo@lagrangepark.org PHONE: 708-354-0225 ext. 107 FAX: 708-354-0241

NAME OF PROPERTY OWNER/TRUSTEE(S): Village of La Grange Park
ADDRESS: 447 N. Catherine Avenue
CITY, STATE, ZIP: La Grange Park, Illinois 60526

NAME OF ATTORNEY (IF APPLICABLE): Cathy Keating, Martin, Craig, Chester & Sonnenschein LLP
ADDRESS: 2215 York Road Suite 550
CITY, STATE, ZIP: Oak Brook, Illinois 60523
EMAIL: cmk@mccslaw.com PHONE: (630) 472-3407

PROJECT ENGINEER: Gary S. Wall, P.E., LEED AP BD+C, Baxter & Woodman Consulting Engineers
ADDRESS: 8678 Ridgefield Rd., Crystal Lake, IL 60012
EMAIL: gwall@baxterwoodman.com PHONE: 815.459.1260

NAME OF ENGINEER (IF APPLICABLE): Village Engineer Paul Flood, Hancock Engineering
ADDRESS: 9933 W. Roosevelt Road, Westchester, IL 60154
EMAIL: peflood@ehancock.com PHONE: 708-865-0300

VILLAGE PERSONAL: Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property and the nature and extent of that interest.

NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
EMAIL: _____ PHONE: _____ FAX: _____

NATURE/EXTENT OF INTEREST: _____

PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): 15-33-321-001, 15-33-321-028, 15-33-321-030

CURRENT ZONING CLASSIFICATION: Institutional (I)



ADJACENT ZONING CLASSIFICATION:

NORTH: R-1 SOUTH: R-1
 EAST: R-1 WEST: R-1

ZONING STANDARDS/STATEMENT OF COMPLIANCE:

REQUIREMENT	CODE SECTION	CODE REGULATION	PROPOSED
MIN. LOT AREA	TABLE 10-2	20,000 SF	
MIN. LOT WIDTH	NONE	N/A	N/A
MIN. LOT DEPTH	NONE	N/A	N/A
MIN. FRONT SETBACK	TABLE 10-2	20'	17' (existing – Catherine/Ashland)
MIN. INTERIOR SIDE SETBACK	TABLE 10-2	20'	65' 6" (existing)
MIN. CORNER SIDE SETBACK	TABLE 10-2	10'	52' (existing – Woodlawn)
MIN. REAR YARD SETBACK	TABLE 10-2	25'	N/A
BUILDING COVERAGE	NONE	N/A	N/A
IMPERVIOUS SURFACE COVERAGE	NONE	N/A	N/A
BUILDING HEIGHT	TABLE 10-2	45'	20' 4" (existing)
BUILDING HEIGHT SETBACK PLANE	NONE	N/A	N/A
LOADING*	NONE	N/A	N/A
PARKING*	NOT IMPACTED		

**If there are parking or loading requirements for the Subject Property, please provide detailed calculation of both the required and proposed number of spaces.*

REQUIRED DOCUMENTATION: All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

- STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document) N/A
- PROOF OF OWNERSHIP (current title policy report or deed and current title search)
- LEGAL DESCRIPTION
- PLAT OF SURVEY (certified by registered land surveyor)
- DRAWING (TO SCALE) DEPICTING PROPOSED IMPROVEMENTS
- NEIGHBORING OWNERS/AFFIDAVIT OF MAILING* (see page 3)

* The Applicant must notify the occupants/tax assesses (as shown on the records of the Proviso Township Assessor) of all properties located within 250 feet of the boundary lines of the Subject Property, excluding public rights-of-way (see §3.3 of Zoning Code) of the date, time, place and purpose of the hearing on the Variation. The Village will prepare a legal



Notice of Hearing. Applicant must mail the Notice not less than 15 nor more than 30 days prior to the scheduled hearing date to all occupants/tax assessesees. The applicant/agent must then fill out, sign, and notarize the Affidavit of Mailing form, returning that form and the list of all persons, addresses and PIN numbers to which Notice was sent, to the Village.

SUMMARY OF PROPOSED VARIATION: A statement of the precise variation being sought, the purpose therefor, and the specific feature of features of the proposed use, construction, or development.

In 2009 the Village of La Grange Park received a federal grant from FEMA in the form of a pre-disaster mitigation grant to fund the installation of a new emergency generator for the Village Hall, Police and Fire Department. The new generator will replace an existing generator that is nearly 40 years old and is currently located in the basement of Village Hall. The new generator will provide back-up power supply for 72 hours in the event of power loss or emergency. The generator will provide backup power supply for all activities requiring electric supply, including our communications center, all heating and cooling, computers and lighting. Due to the logistical challenges of decommissioning the current generator and re-installing a new generator in the same location, it is recommended that the Village locate the new generator outside and in the back of the building, adjacent to the back entrance and parking lot. The project engineer (Baxter Woodman) has indicated that a generator of sufficient capacity to carry the full electrical load of Village Hall would be quite large and would not fit in the generator room or any room at Village Hall.

Of further concern, the Village's underground storage tank (UST) that stores the diesel fuel for the existing generator is deteriorating and the Village would like it removed to reduce future environmental impacts to our property. A new (proposed) diesel generator would house the diesel fuel above ground, eliminating the need for the UST. The combined unit will be encased in a sound attenuation enclosure, screened by a fence and protected by concrete bollards. It should be noted that as part of the generator project, the Village plans to remove the UST before installing the new generator. In general, the Village no longer wishes to utilize USTs for storage due to long term environmental concerns.

Installing an emergency backup generator in its proposed new location will allow the Village to have continuous back-up power in the event of an emergency or prolonged power loss. Decommissioning the current generator and building a new one in its current location would take months. A prolonged period without backup power is a primary concern to the Village. Further, utilizing the current location would increase construction costs exponentially, as it would require a new UST or above ground storage tank (AST).

In working with the project engineering firm, the Village has determined that given the existing system infrastructure, the ideal location for the new generator is in the back of the building, near the back entrance. This is because the location would provide for the most efficient route given the location of the existing circuit panel and corresponding connections. Additionally, placing the generator in this location minimizes its visibility from adjacent right-of-way, as it is the only location on the property that does not abut a public street. In accordance with our zoning code and land use definitions, this location is the *interior side yard of the property* and the zoning code does not allow for the placement of mechanical equipment in this location.

- As such, the Village is seeking a variation from 12.4.C. which requires that electrical generators be located only in the rear yard and are prohibited in the front, interior side or corner side yards and setbacks.

The Village plans to screen the generator with fencing in accordance with 12.4.H.2 to ensure that no portion is readily visible from the public right-of-way.



- However, since the project engineer anticipates that the design for the generator and fuel supply will result in equipment that is 10' 9" tall, the Village is seeking a variation from 12.4.D.3.b. to allow for the construction of a fence (approximately 10' 10") at a height to sufficiently screen an electrical generator. Section 12.4.D.3.b. (Fences in Non-Residential Districts) states that fences in non-residential districts may be erected to a height of six (6) feet.

ORDINANCE PROVISION: The specific provisions of the Zoning Code from which a variation is sought:

The specific provisions are as follows:

- 12.4.H.1 Mechanical Equipment (Section 12 – Page 10).
- 12.4.D.3.b. Fences (Section 12 – Page 6).

MINIMUM VARIATION: A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development.

The requested variations are the minimum variations needed in order to meet needs the applicant.

APPROVAL STANDARDS FOR A VARIATION: No variation from the provisions of the Zoning Code shall be granted unless the Zoning Board of Appeals and the Village Board of Trustees make specific written findings based upon the standards noted below. Please provide the specific facts you believe support each of the required variation standards (you may attach additional pages if necessary).

- a. The strict application of the terms of the Zoning Code will result in undue hardship unless the specific relief requested is granted.*

The proposed emergency generator with above ground fuel storage will provide back-up power supply for 72 hours in the event of power loss or emergency. The generator will provide backup power supply for all activities requiring electric supply, including our communications center, all heating and cooling, computers and lighting. Due to the logistical challenges of decommissioning the current generator and re-installing a new generator in the same location, it is recommended that the Village locate the new generator outside and in the back of the building, adjacent to the back entrance and parking lot. More pointedly, the project engineer (Baxter Woodman) has indicated that a generator of sufficient capacity to carry the full electrical load of Village Hall would be quite large and would not fit in the generator room or any room at Village Hall. Given these limitations, there is no other feasible place in which to locate the new generator on the subject property.

- b. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.*

The subject property is unique as it abuts public right-of-way on three sides – Catherine to the west, Woodlawn to the north, and Ashland to the east. As such, per the Zoning Code, the property does not have a rear yard. Section 12.4.C of the Zoning Code requires that generators be located in the rear yard and prohibits their location in any other yard. Since the subject property does not have a year yard, it is not possible for the Village to comply with Section 12.4.C of the Village Code.



Additionally, the size and configuration of the proposed generator is based on the needs of the Village should an alternative power supply be required during an emergency situation. Section 12.4.H.2 of the Village Code requires that all mechanicals be screened so they are not visible from the public right of way. However, Section 12.4.D.3.b limits the height of fences in non-residential districts to six feet. As such, the Village cannot comply with the screening requirements set forth in the Zoning Code without obtaining zoning relief from the maximum permitted height requirement for fences in non-residential districts.

c. *The variation, if granted, will not alter the essential character of the locality.*

The proposed generator is necessary in order to ensure continued operations of the Village in an emergency situation. The proposed generator will be located as close to the existing building as possible to mitigate its visual impact. The proposed generator will be screened in manner that prevents it from being visible from the public right-of-way and from the neighboring residential properties to the south. Additionally, the screening will mitigate noise generated by the equipment should the generator be activated. As such, it is anticipated the installation the generator will minimal to no impact on adjacent properties.

EVIDENCE RELEVANT TO STANDARDS FOR A VARIATION: You may attach a statement, present testimony or evidence and the Zoning Board of Appeals and the Village Board of Trustees may inquire into the following issues, as well as any others deemed appropriate:

- a. The particular physical surroundings, shape or topographic conditions of the Subject Property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the Subject Property.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the Subject Property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of the Zoning Code and the Village's Comprehensive Plan.
- f. The value of the Subject Property will be substantially reduced (as compared with other properties in the same zoning district) if permitted to be used only under the conditions allowed by regulations governing that zoning district.

OWNER/APPLICANT REPRESENTATIONS:

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner: *Julia Cedillo, Village Manager, on behalf of the Village of La Grange Park* Date: _____



Signature of Owner: _____
[Handwritten Signature]

Date: 5-26-2015

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant: *Julia Cedillo, Village Manager, on behalf of the Village of La Grange Park* Date: _____

Signature of Applicant: _____
[Handwritten Signature]

Date: 5-26-2015

LIMITATIONS ON VARIATIONS; REVOCATION

No variation shall be granted for relief prohibited by Section 4.3D of the La Grange Park Zoning Code.

No ordinance granting a variation shall be valid for a period longer than 180 days from the effective date of such ordinance. The Applicant must obtain a building permit for the particular construction or improvement for which the variation was issued and commence the construction or alteration within such 180 day period. The Zoning Board of Appeals may recommend, and the Village Board may grant, one (1) extension of this 180-day period, valid for not more than an additional 180 days, upon written application and good cause shown.

CONDITIONS AND RESTRICTIONS ON VARIATIONS

The Zoning Board of Appeals may recommend, and the Village Board may impose, such conditions and restrictions upon the location, construction, design and use of the Property benefitted by a variation as may be necessary or appropriate to protect the public interest, adjacent properties and property values. Failure to maintain such conditions and restrictions as may be imposed shall constitute grounds for revocation of the variation. The variation granted, as well as any conditions or restrictions on that variation, shall be set forth in the ordinance approving the variation.

SIGN REQUIREMENTS FOR ALL PUBLIC HEARINGS

Under Section 3.3C of the Zoning Code, a sign provided by the Village of La Grange Park must be posted in front of the property at least 15 days, but not more than 30 days prior to the scheduled hearing. The Applicant must maintain the sign during the required time period.

APPLICATION FEE

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT

A deposit in the amount of \$1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

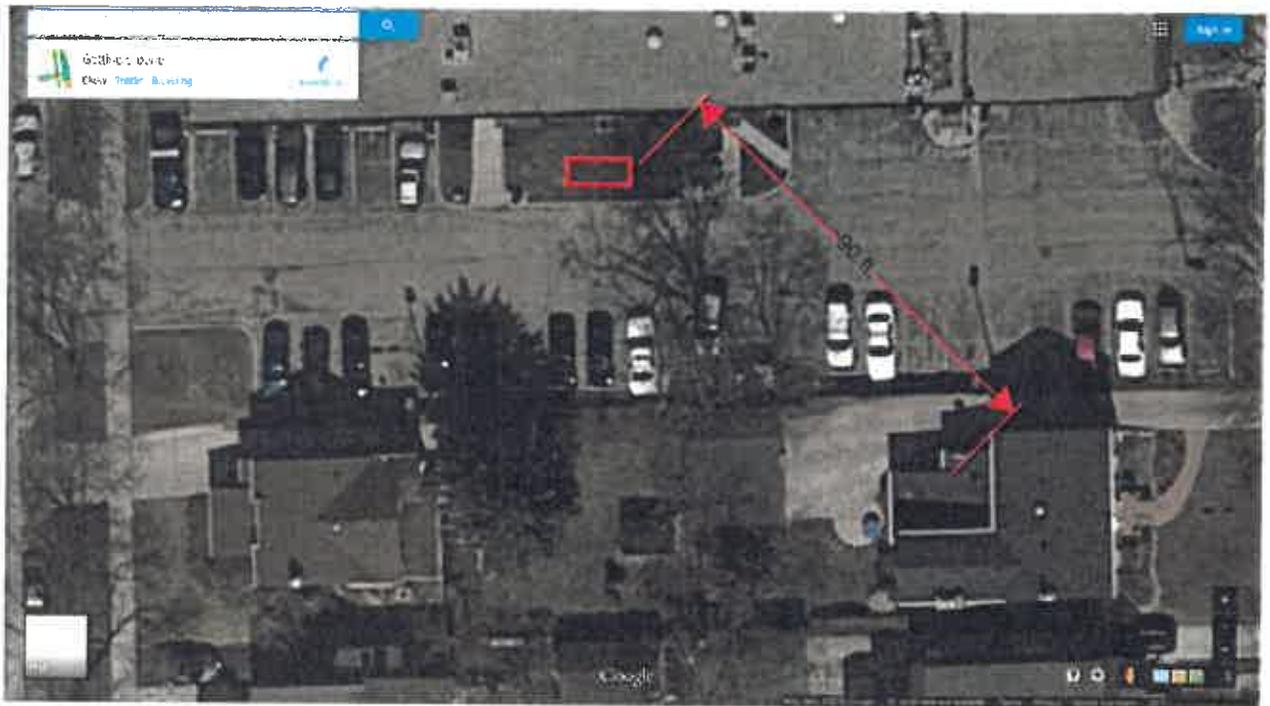
Revised July 2013

Generator Sound Ratings at Various Distances:

72 dB at 23 ft 66 dB at 46 ft. **60 dB at 92 ft.**

Decibel (dB) Range Chart

0dB	Threshold of human hearing
10dB	Breathing
20dB	Whisper, Light snoring
30dB	Quiet room
40dB	Moderate snoring
50dB	Average office noise, Conversation
60dB	Busy street, Alarm clock
70dB	Hairdryer, Noisy restaurant
80dB	Loud radio
90dB	Bass drum, LAWN MOWER
100dB	Subway train
110dB	Industrial noise
120dB	Jet Plane take off





May 27, 2015

Dear Property Owner:

Please find enclosed a copy of a legal notice of public hearing regarding an application for variations for the property located at 447 N. Catherine, La Grange Park, Illinois (Village of La Grange Park Municipal Building).

The applicant is the Village of La Grange Park who is requesting two variations: 1) to install a generator in an interior side yard (otherwise prohibited by the Zoning Code), and 2) to install an approximately 11' high fence in a non-residential district (otherwise limited to 6' in height by the Zoning Code). The Zoning Board of Appeals will convene a public hearing on Tuesday, June 16th at 7:00 p.m. in the Board Room of the Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, to consider the application.

Copies of the application are available for review at the Village Hall during normal business hours; Monday through Friday, 8:30 a.m. – 5:00 p.m. If your schedule does not permit your attendance at the hearing and you wish to present comments, you may do so by submitting them in writing to the undersigned.

If you have any questions concerning this matter, please contact me at (708) 354-0225 or at erodman@lagrangepark.org.

Sincerely,

Emily Rodman, AICP
Assistant Village Manager
Village of La Grange Park

**NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
OF
LA GRANGE PARK, ILLINOIS**

Notice is hereby given that on June 16, 2015, a public hearing will be held before the Zoning Board of Appeals of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, at 7:00 p.m. or soon thereafter for the purpose of considering an application for zoning variations on property zoned as Institutional District located at 447 North Catherine Avenue, La Grange Park, Illinois, and legally described as:

LOTS 21, 22, 23, AND 24 IN BLOCK 6 IN RICHMOND'S ADDITION TO LA GRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO: LOTS A, B, AND C IN MESENBRINK'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 6 IN RICHMOND'S ADDITION TO LA GRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

The Village of La Grange Park, as petitioner, is requesting variations from the prohibition on the installation of a generator in an interior side yard, and from the maximum permitted fence height in a non-residential district. If granted, the variations would allow for the installation of a generator and approximately 11' high screening fence to the south of the existing building. The Application for Zoning Variation and description of proposed use are available for examination during normal office hours at the La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend the hearing. All persons interested in providing testimony at the hearing are welcome to do so.

ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK

Eric Boyd, Chairman

Village Board Agenda Memo

Date: July 28, 2015

To: President & Board of Trustees

From: Emily Rodman, Assistant Village Manager 

Julia Cedillo, Village Manager 

RE: Final Plan & Plat of Planned Unit Development [#2011 – 06] – Bethlehem Woods Retirement Living Center (Sisters of St. Joseph of LaGrange)

GENERAL BACKGROUND

On December 13, 2011, the Village Board adopted Ordinance No. 945 an “Ordinance Modifying Planned Unit Development Plat (Case #2011-06), Granting Zoning Map Amendment (Case #2011-07) and Granting Zoning Variation (Case #2011-08) for property owned by the Sisters of St. Joseph of LaGrange (“CSJ”) and Resurrection Health Care Corporation, now Presence Health.

As it relates to the Planned Unit Development (“PUD”), Ordinance No. 945 (attached) approved the removal of Tract B, Tract D North and portion of Tract E from the PUD and approved a new circulation road connecting the existing ring road at the northwest portion of the PUD to the Beechwood Manor Parking Lot. The property which remains in the PUD includes the Presence Bethlehem Woods Retirement Living Center (Tract A, Tract C, part of Tract D) and the CSJ buildings and associated parking (Tract F).

Ordinance No. 945 contained seven conditions. Conditions 1 and 3-7 have been met. Condition 2 required the submittal of a revised PUD Plat illustrating the approved modifications to the PUD. In order to satisfy the final condition, the Applicants have submitted the “Bethlehem Woods Retirement Living Center Plat of Planned Unit Development” (“Final Plan”) for consideration by the Village Board.

Village Staff and the Village Engineer have reviewed the Final Plan and have confirmed that it accurately depicts the existing improvements on the property. In accordance with Section 5.6.D of the Zoning Code, the Zoning Administrator (which is the Village Manager) certifies that the Final Plan is in substantial conformance with the approved preliminary plan and the approval granted under Ordinance No. 945.

MOTION/ACTION REQUESTED

This item is both for discussion and action.

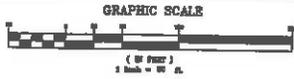
Motion to approve the Bethlehem Woods Retirement Living Center Plat of Planned Unit Development.

RECOMMENDATION

Approval of the Final Plan is required in order to finalize the project. Once approved, the Final Plan will be recorded with Cook County. Staff recommends the Village Board approve the Final Plan.

DOCUMENTATION

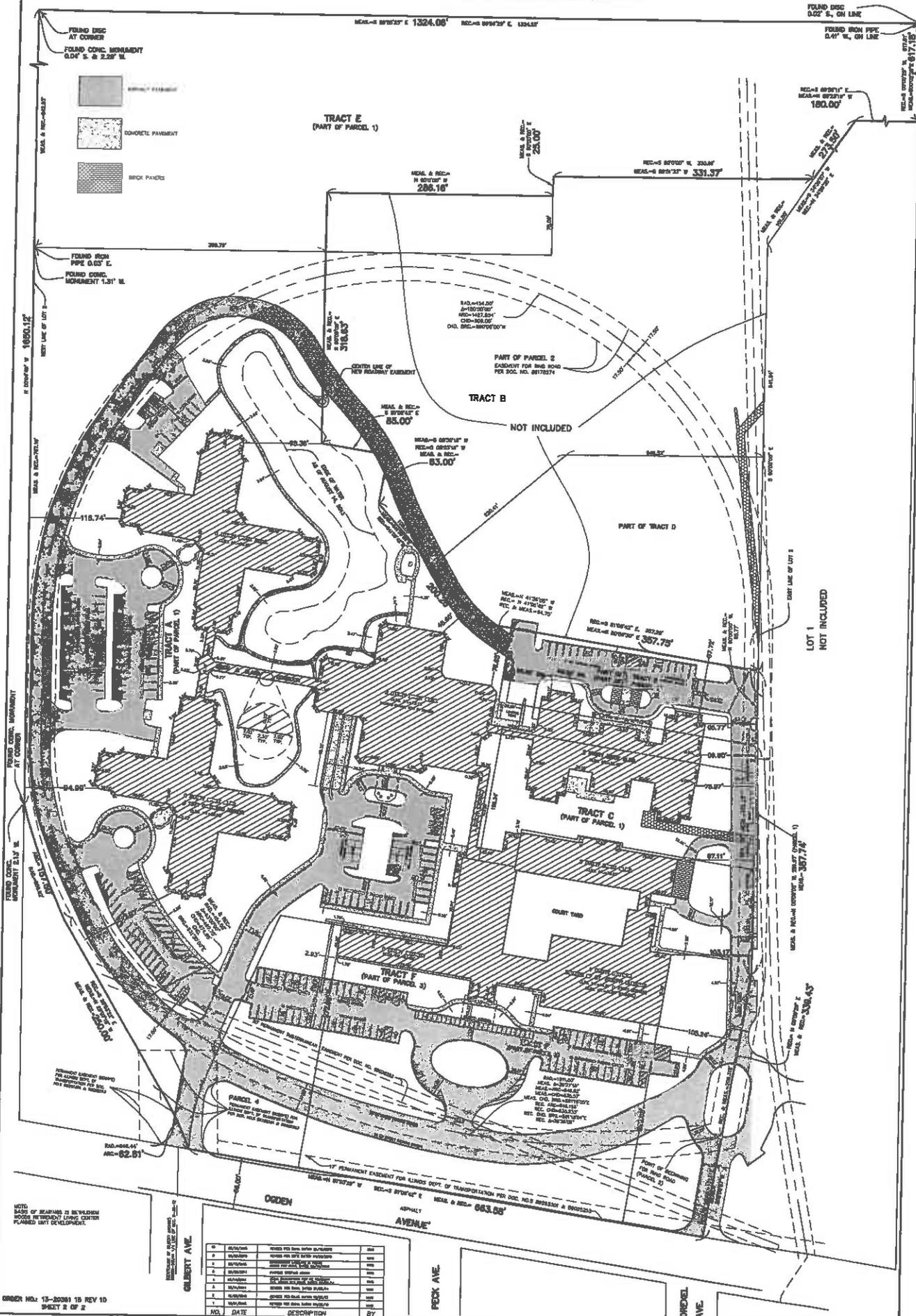
- **Bethlehem Woods Retirement Living Center Plat of Planned Unit Development**
- **Ordinance No. 945**



BETHLEHEM WOODS RETIREMENT LIVING CENTER PLAT OF PLANNED UNIT DEVELOPMENT

VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

250 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (815) 918-8282
FAX: (815) 918-8284



NOTE: BASIS OF BEARINGS IS BETHLEHEM WOODS RETIREMENT LIVING CENTER PLANNED UNIT DEVELOPMENT.

ORDER NO: 13-30361 1B REV 1D
SHEET 2 OF 2

NO.	DATE	DESCRIPTION	BY
1		AS BUILT	
2		REVISION	
3		REVISION	
4		REVISION	
5		REVISION	
6		REVISION	
7		REVISION	
8		REVISION	
9		REVISION	
10		REVISION	

ORDINANCE NO. 945

ORDINANCE MODIFYING PLANNED UNIT DEVELOPMENT PLAT (CASE #2011-06), GRANTING ZONING MAP AMENDMENT (CASE # 2011-07) AND GRANTING ZONING VARIATION (CASE #2011-08)

WHEREAS, on August 16, 2011, Nazareth Academy ("Nazareth"), Sisters of St. Joseph of LaGrange ("CSJ") and Resurrection Health Care Corporation ("RHC") filed the following applications: 1) Application for a Modification of a Planned Unit Development to allow the removal of Tract B, Tract D North and a portion of Tract E measuring 286.16 feet by 75 feet from the Bethlehem Woods Retirement Living Center Planned Unit Development, comprising Tracts A, B, C, D, E and F in Lot 2 in Sisters of St. Joseph of LaGrange Subdivision, approved by the Village on October 6, 1988, and located generally at 1571 and 1515 West Ogden Avenue ("the PUD"); 2) Application for a Zoning Map Amendment to rezone Tract D North, currently zoned as R-1A, to Institutional Use; and to rezone a portion of Tract E, measuring 286.16 feet by 75 feet, currently zoned as OS (Open Space) to Institutional Use; and 3) Application for a Side Yard Variation from the 10 foot minimum standard for interior side yard setback to allow for tennis courts to be built 5 feet from the interior side lot line of Tract B in the PUD;

WHEREAS, the Application for a Modification of a Planned Unit Development also seeks the approval of the construction of a new circulation road connecting the northwest portion of the PUD site in Tract A to the Beechwood Manor parking lot located on Tract D South in the location and configuration set forth in the Site Plan defined below; and

WHEREAS, a public hearing on all three Applications was held before the Zoning Board of Appeals of the Village of LaGrange Park, Illinois, on September 20, 2011 pursuant to notice and publication as required by law and on that date said hearing was continued to October 10, 2011, on which date the public hearing was concluded; and

WHEREAS, the Zoning Board of Appeals also heard testimony at the public hearing on October 10, 2011 on the Site Plan entitled "Revised Preliminary P.U.D. Plan for Nazareth Academy" (Project # 10-64) prepared by Hoeffler-Butler Engineering, Inc. dated 9/29/11, consisting of 5 pages (i.e., Title/index/legend page, Existing Topography page, Land Use/aerial photo of Nazareth and PUD properties, and Site Grading and Utilities page) (the "Site Plan"), which Site Plan was admitted into the record of the public hearing as Group Exhibit I, showing the construction of a new softball field, five tennis courts, and a new parking lot on Tract B, Tract D North and a portion of Tract E measuring 286.16 feet by 75 feet and a reconfigured access road connecting the Beechwood Manor parking lot to the northwest portion of the PUD site; and

WHEREAS, based upon documentary evidence and testimony presented at the public hearing by the Applicant and members of the public, the Zoning Board of Appeals on October 10, 2011 approved the Site Plan and recommended to the Village Board of Trustees that it grant the relief sought in all three Applications, based upon certain Findings of Fact, adopted by the Zoning Board of Appeals on December 6, 2011 (true and correct copies of which Findings of Fact are attached to this Ordinance as Exhibit A and incorporated herein by reference as if fully set forth herein); and

WHEREAS, the President and Board of Trustees of the Village of La Grange Park have reviewed the three (3) Applications, hearing transcripts and Findings of Fact, and have publicly discussed this issue at a regularly scheduled meeting on December 13, 2011, and based upon those materials, have concluded that it is in the best interests of the Village to grant the Applications subject to all conditions set forth hereinbelow.

WHEREAS, Applicants have agreed to the conditions set forth in Section 4 below.

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

SECTION 1: That the Application for a Modification of a Planned Unit Development is granted, and Tract B, Tract D North and a portion of Tract E measuring 286.16 feet by 75 feet (which tracts are depicted by cross-hatching on and legally described in the PUD Extraction Exhibit prepared by Gewalt-Hamilton Associates, Inc. dated 8/17/2011 and attached hereto as Exhibit B hereto) are hereby extracted and removed from the Bethlehem Woods Retirement Living Center PUD, subject to the conditions set forth below.

SECTION 2: That the Application for a Zoning Map Amendment is hereby granted as to Tract D and that portion of Tract E measuring 286.16 feet by 75 feet (which tracts are depicted by cross-hatching on and legally described in the Re-Zoning Exhibit prepared by Gewalt-Hamilton Associates, Inc. dated 9/22/2011 and attached hereto as Exhibit C hereto); Tract D North, currently zoned R-1A, is hereby rezoned to Institutional Use; and that portion of Tract E, measuring 286.16 feet by 75 feet as shown on Exhibit C hereto, currently zoned as Open Space is hereby rezoned to Institutional Use, subject to the conditions set forth below.

SECTION 3: That the Application for a Side Yard Variation from the 10 foot minimum interior side yard setback along the southwestern corner of Tract B is hereby granted, to allow tennis courts to be built 5 feet from the interior side lot line of Tract B, as shown on the Site Plan, subject to the conditions set forth below.

SECTION 4: That the approvals granted herein are specifically made subject to the following conditions:

- 1) The installation of the reconfigured access road shall be commenced within 12 months of the date on which construction of either the tennis courts or softball field is commenced (but in no event later than March 31, 2013), and completed within 3 months of commencement.

- 2) Upon completion of the reconfigured access road, RHC shall submit a revised PUD Plat showing the "as built" reconfigured access road and the deletion of Tracts B, D North and that portion of Tract E measuring 286.16 feet by 75 feet, all as depicted on and in accordance with Exhibit B and the Site Plan.
- 3) Construction of all improvements set forth on the Site Plan, including landscaping, site grading and utility improvements.
- 4) Drainage concerns will be addressed through compensatory storage measures prescribed by the Metropolitan Water Reclamation District of Greater Chicago (MWRD), the Village's Floodplain and Storm Water Management regulations and the Village's permitting process.
- 5) Execution of a Utility Easement in the form attached hereto as Exhibit D within 7 days from the date of the passage of this Ordinance.
- 6) Upon completion of the reconfigured access road, appropriate signage and barriers shall be installed and maintained to prevent students and guests of Nazareth Academy from utilizing the reconfigured access road.
- 7) In the event of a break in a water or sewer pipe located on Tracts A, C, D South, E or F of the PUD or on any of the adjoining property east of the PUD site and currently owned by Sisters of St. Joseph (including but not limited to Tracts B, D North and that portion of Tract E being removed from the PUD), the Village shall consult with the then-current property owner and determine whether the Village or the property owner will repair the break. If the property owner agrees to repair the break but fails to do so within 48 hours of the break, then the Village will repair the break. The property owner shall indemnify and hold the Village harmless for any and all costs and expenses incurred by the Village in accessing and repairing the ruptured pipe, and for any damage to or restoration of any improvements in and around the area of the ruptured pipe in the event the Village undertakes a water or sewer pipe repair on said property.

SECTION 5: That in the event that the Utility Easement is not delivered to the Village within the deadline set forth above, then this Ordinance and the approvals granted herein, shall expire and be null and void.

SECTION 6: That all necessary permits may be issued by the Village of La Grange Park, subject to further compliance with this Ordinance and all other applicable Village Ordinances and Codes.

SECTION 7: That this Ordinance shall become effective and shall be in full force and effect from and after its passage subject to compliance with the conditions set forth

herein.

SECTION 8: That this Ordinance shall be recorded against the property listed in Exhibit E and the terms and conditions of this Ordinance shall be deemed covenants running with the land.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois, this 13th day of December, 2011.


James L. Discipio, Village President
Village of La Grange Park

ATTEST: 
Amanda G. Seidel, Village Clerk

Vote taken by the Board of Trustees on passage of the above ordinance:

AYES:	
<u>Kimas Kozica</u>	<u>Marshall Seeder</u>
<u>Scott Mesick</u>	<u>Susan Storcel</u>
<u>La Velle Topps</u>	
NOS:	
<u>Patricia Rocco</u>	

CERTIFIED TO BE CORRECT:

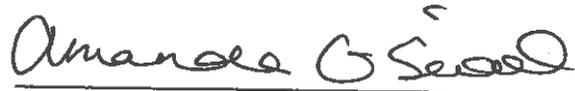

Amanda G. Seidel
Village Clerk

EXHIBIT A
FINDINGS OF FACT

EXHIBIT A

**FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK ZONING BOARD OF APPEALS
1571 AND 1515 WEST OGDEN AVENUE
CASE NOS. 2011-06, 2011-07, 2011-08**

**PART I – MODIFICATION OF A PLANNED UNIT DEVELOPMENT
CASE NO. 2011-06**

WHEREAS, Nazareth Academy (“Nazareth”), the Sisters of St. Joseph of La Grange (“CSJ”) and Resurrection Health Care Corporation (“RHC”), collectively referred to herein as the “Applicant,” on August 16, 2011, filed an Application for a Modification of a Planned Unit Development to allow the removal of Tract B, Tract D North and a portion of Tract E measuring 286.16 feet by 75 feet (those three tracts being referred to in this Part I as the “Subject Property”) from the Bethlehem Woods Retirement Living Center Planned Unit Development, comprising Tracts A, B, C, D, E and F in Lot 2 in Sisters of St. Joseph of La Grange Subdivision, approved by the Village on October 6, 1988, and located generally at 1571 and 1515 West Ogden Avenue (“PUD”); and

WHEREAS, the application for a Modification of a Planned Unit Development also seeks the approval of the construction of a new circulation road connecting the northwest portion of the PUD site in Tract A to the Beechwood Manor parking lot located on Tract D South; and

WHEREAS, a public hearing was held before the Zoning Board of Appeals of the Village of LaGrange Park, Illinois, on September 20, 2011, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at approximately 7:00 p.m. on September 20, 2011 and, pursuant to unanimous vote of the Zoning Board of Appeals at approximately 9:40 p.m., was continued to October 10, 2011 at 7:00 p.m.; and on October 10, 2011, the public hearing was concluded; and

WHEREAS, based upon documentary evidence and testimony presented at the public hearing by the Applicant and members of the public, the Zoning Board of Appeals makes the following Summary of Facts and pursuant to Section 5.6.C.2.b. of the LaGrange Park Zoning Code, Findings of Fact with respect to the application for Modification of a Planned Unit Development,

SUMMARY OF FACTS. The PUD plans submitted by Catholic Charities Housing Development Corporation (“CCHDC”) and CSJ and approved by the Village in 1988 showed several existing CSJ buildings on 8 acres known as Tract F (a chapel, a welcome hall, residence for the sisters and an infirmary for the sisters) and the Bethlehem Woods Retirement Living Center on the remaining 42 acres (Tracts A through E), consisting of four 6-story residential buildings and an assisted living center; pedestrian walkways connected the 4 buildings to a 1-story community dining, meeting and recreational building, and a ring road carried vehicular traffic into the PUD site from Gilbert and Drexel and connected all buildings along the perimeter of the PUD site. Tract E (on the north end of the site abutting Salt Creek) was left as open space in the PUD plans and has never been improved.

In connection with the Final Plat Approval of the PUD, CSJ subdivided the PUD site (Lot 2 of Sisters of St. Joseph of La Grange Subdivision) from adjacent land to the east of the PUD site which CSJ leased to Nazareth for school activities (Lot 1 of Sisters of St. Joseph of La Grange Subdivision). Lot 1 was never part of the PUD.

After PUD approval, CSJ conveyed title to Tracts A, B, C, D and E to CCHDC but kept title to Tract F (the CSJ chapel, motherhouse and related buildings). CCHDC built 2 of the approved residential buildings, connecting walkways, a portion of the ring road and the common dining/residential area. Approval for the last 2 residential buildings on Tracts B and D lapsed. Beechwood Manor, an assisted living facility/health care center serving Bethlehem Woods, was built on Tracts C and D South in 1994.

In 2000, CCHDC deeded Tracts A, C, D South and E to RHC, and deeded Tracts B and D North to CSJ. CSJ has, for several years, leased portions of Tracts B and D North to Nazareth for parking, as was required by the Board of Trustees in conjunction with previous expansions of the Nazareth facilities. In January of 2011 the Village rezoned Tract B to the newly created "I - Institutional Use" District and rezoned Tract E to the newly created "OS - Open Space" District. Tracts A, C, D and F of the PUD remain in the "R-1A - Single Family Residential" District. The PUD is an interior lot, with approximately 663 feet of frontage along Ogden Avenue, a lot width of approximately 1,324 feet wide and lot depth of approximately 2,200 feet.

Applicant is requesting that the Subject Property be removed from the existing PUD. CSJ has leased Tracts B and D North to Nazareth (along with the Lot 1/Nazareth Academy property) for a term ending in June 2017, with options to renew for 2 additional 10 year terms. Nazareth would like to use Tracts B and D North for a softball field, three tennis courts and a parking lot. RHC, the owner of Tract E, will agree to allow Nazareth to use a portion of Tract E measuring 286.16 feet by 75 feet for two additional tennis courts, provided that a new access road is constructed as shown on the Dimensioned Site Plan submitted as part of the Preliminary P.U.D. Plan for Nazareth Academy (Project No. 10-64) prepared by Hoefflerle-Butler Engineering, Inc. dated 9/29/11, consisting of 5 pages, admitted into the record as Group Exhibit I ("Site Plan"). An Easement Agreement to be signed by RHC, CSJ and Nazareth imposes conditions for construction and maintenance of the access road; that is also part of the record.

1. **The site or zoning lot upon which the planned unit development is to be located is adaptable to the unified development process.** The PUD is existing. Extracting the Subject Property from the PUD will allow the remaining Tracts to have a more unified retirement community use and will render the PUD more adaptable to unified development.
2. **The proposed planned unit development will not be detrimental to or endanger the public health, safety, comfort or general welfare of any portion of the community.** The PUD is existing. The extraction of Subject Property will not be detrimental to or endanger the public health, safety or general welfare of any portion of the community. The PUD contemplated two 6-story buildings on Tracts B and D which were never built. CSJ has now leased this land to Nazareth for parking and school-related purposes.

3. **The proposed planned unit development is not injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted.** The PUD is existing. The extraction of the Subject Property will not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted. The access road will improve traffic conditions between Nazareth and the CSJ/Bethlehem Woods/Beechwood Manor facilities.
4. **The proposed planned unit development does not diminish or impair property values within the neighborhood.** The PUD is existing. The extraction of the Subject Property will not diminish or impair property values within the neighborhood; the new access road will improve traffic conditions in the neighborhood. The original PUD contemplated two 6-story buildings on Tracts B and D, for which PUD approval has lapsed. CSJ no longer needs these tracts.
5. **The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.** The PUD is existing. The extraction of the Subject Property will not impede the normal and orderly development and improvement of surrounding property for uses permitted in District R1A, the Open Space District and the Institutional District. Concurrent with the application for a Modification of a Planned Unit Development to allow the removal of the Subject Property, the Applicant has filed an application to rezone Tract D North and the part of E included in the Subject Property to Institutional Use, consistent with Tract B and Lot 1 of the Sisters of St. Joseph Subdivision used by Nazareth for its school. The extraction of the Subject Property will disrupt the secondary access road for the PUD, but it will be replaced with the new access road which will provide a better system of ingress and egress to the PUD buildings.
6. **There is provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities.** Approval of the existing PUD carried with it approval of existing utilities, drainage and pedestrian access. Drainage provisions related to future development of the site will be addressed through compensatory storage measures prescribed by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and the Village's permitting process. Access to existing utilities as a result of future development of the site will be addressed through an Easement Agreement between the Applicant and the Village of La Grange Park and the Ordinance approving the removal of the Subject Property.

The PUD (excluding the Subject Property) currently has 333 dwelling units and 319 parking spaces located in or around and used for CSJ buildings, Beechwood Manor and Bethlehem Woods. The PUD plan approved 597 dwelling units and required 478 parking spaces. Two residential buildings were never built. All parking spaces shown on the PUD plan as being in or adjacent to PUD buildings that existed or were constructed have been installed. The parking space to dwelling unit ratio which now exists (319/333, or .96) is higher than the ratio originally approved (478/597 or .80). So the PUD which will remain has more parking than required.

In addition to the parking summarized above, there are currently 196 parking spaces on Tracts B and D North which have always been leased to and used by Nazareth and an additional 122 spaces on Lot 1 leased to and used by Nazareth. In total, Nazareth currently has 318 parking

spaces. Upon completion of the tennis courts, softball field and reconfigured parking lot, as proposed, Nazareth will have 297 parking spaces. That total far exceeds the 152 parking spaces required under the Village's Zoning Code for high schools in the Institutional Use District.

7. **There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion in the public streets.** In the existing PUD, vehicles access the buildings via Gilbert Avenue and Drexel Avenue. Drexel Avenue is the point of entrance for Nazareth and Beechwood Manor. At two periods per day (before school and after school), Drexel Avenue is transformed into a one-way street southward, and incoming traffic is routed around Nazareth. During this restricted traffic period, vehicles wishing to enter Beechwood Manor (located in Tract D South), must drive the prescribed route around the school. Applicant will ensure adequate vehicular ingress and egress to the PUD by rerouting the access road so that it terminates at the parking lot of Beechwood Manor. The access road is a designated alternate route to the PUD and Beechwood Manor; Nazareth will restrict its students from using it. The addition of the softball field and the tennis courts will not create additional traffic congestion because the utilization of the facilities will take place after school and on weekends, after the school traffic has left and the one-way restricted traffic period has ended.
8. **The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities are compatible with the surrounding neighborhood and adjacent land uses.** The PUD is existing. Once the Subject Property is extracted, the remaining PUD will retain its retirement community/assisted living uses but have less dense development than was originally approved under the PUD. The parking and recreational uses of the Subject Property will be compatible with Nazareth's existing institutional school use.
9. **The proposed planned unit development which is not to be used for structures, parking and loading areas, or access ways, is suitably landscaped.** Landscaping for the PUD was previously approved by the Village in 1988. Any new parking areas will comply with applicable landscaping requirements.
10. **The planned unit development in the specific location proposed is consistent with the spirit and intent of the Code and adopted Comprehensive Plan.** This is an existing PUD. Extracting the Subject Property that is or will be used for school activities and parking, and reconfiguring the access road so that it leads only to Beechwood Manor will separate PUD traffic from Nazareth traffic and preserve the unified retirement community use of the PUD, and unify the land being used for school-related uses in a separate Institutional Zoning tract.

Zoning Board of Appeals voted to approve the Modification of the PUD, contingent upon execution of a Utility Easement Agreement between Applicant and the Village, satisfactory to the Village, as follows:

AYES: Fosberg, Massin, Hyman, Lampert, Boyd, Chairman Riesterer
NAYS: None
ABSENT: Zaura

**PART II – ZONING MAP AMENDMENT
CASE NO. 2011-07**

WHEREAS, Nazareth Academy (“Nazareth”), the Sisters of St. Joseph of La Grange (“CSJ”) and Resurrection Health Care Corporation (“RHC”) collectively referred to herein as the “Applicant”, on August 16, 2011, filed an Application for a Zoning Map Amendment to rezone Tract D North and a portion of Tract E measuring 286.16 feet by 75 feet (such tracts to be collectively referred to in this Part as the “Subject Property”) to Institutional Use District, consistent with the zoning of adjacent land used by Nazareth. Specifically, the Applicant is seeking to rezone Tract D North, currently zoned as R-1A, to Institutional Use; and rezone a portion of Tract E, measuring 285.21 feet by 75 feet, currently zoned as OS (Open Space) to Institutional Use; and

WHEREAS, a public hearing was held before the Zoning Board of Appeals of the Village of La Grange Park, Illinois, on September 20, 2011, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at approximately 7:00 p.m. on September 20, 2011, and pursuant to unanimous vote of the Zoning Board of Appeals at approximately 9:40 p.m., was continued to October 10, 2011 at 7:00 p.m., and on October 10, 2011, the public hearing was concluded; and

WHEREAS, based upon evidence presented by the Applicant and members of the public, the Zoning Board of Appeals makes the following Summary of Facts, and, pursuant to Section 4.2.E/Table 4-1 of the Village Zoning Code, makes the following Findings of Fact on the Zoning Map Amendment:

SUMMARY OF FACTS. The Subject Property is currently part of the Bethlehem Woods Retirement Living Center Planned Unit Development (“PUD”). The PUD includes Tracts A, B, C, D, E and F, and was approved by the Village in October 6, 1988 as a retirement living/assisted health care community. The residential buildings originally approved for Tracts B and D were never constructed. For several years, Nazareth has leased portions of Tracts B and D North from CSJ for school-related parking. Nazareth would like to utilize the remaining portions of Tracts B, D North and a portion of Tract E (owned by RHC) for tennis courts, a softball field and parking for its campus.

Applicant seeks to rezone the Subject Property to Institutional Use so that its zoning is consistent with its current school use, proposed school recreational use and zoning designation for the Nazareth land.

1. **Compatibility with the existing use and zoning of nearby property.** The proposed rezoning is compatible with the underlying Institutional zoning of Tract B of the PUD (currently used for Nazareth parking), as well as the Institutional zoning of the Nazareth property to the east (Lot 1 of the Sisters of St. Joseph Subdivision), where the Nazareth school, auditorium, football field, baseball field and parking facilities are located.
2. **The extent to which property values of the Subject Property are diminished by the existing zoning.** While the underlying zoning of Tract D North is R-1A, that tract has not been

developed as originally planned in the PUD and is currently being leased to and used by Nazareth for parking. Tract E is currently zoned as Open Space and due to large portions of that tract being in or near a flood plain, has limited capability for development. Allowing the portion of Tract E contained in the Subject Property to be rezoned to Institutional use will render its zoning designation consistent with its use as tennis courts for Nazareth.

3. **The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.** Rezoning the Subject Property to institutional use will enhance the extent to which Nazareth can keep its students, coaches and spectators on its campus for tennis and softball games and practices; students, coaches and spectators will not have to leave the Nazareth campus to practice these sports and play games.
4. **The relative gain to the public, as compared with the hardship imposed upon the Applicant.** Rezoning the Subject Property will consolidate in the Institutional Use District all of the land leased to and used by Nazareth, so that the school can make improvements to its campus in the same manner and subject to the same standards and procedures as other schools.
5. **The suitability of the Subject Property for the purposes for which it is presently zoned, i.e., the feasibility of development the Subject Property for one (1) or more of the uses permitted under the existing zoning classification.** The Village recently rezoned all land used for schools and related facilities to a newly created Institutional District. The Subject Property is part of a retirement community PUD (with underlying zoning of R-1A Single family residential for Tract D North and OS Open Space for Tract E). The Subject Property is not suitable for single family residential homes or open space, since it is now being used for Nazareth parking and will be used by Nazareth for tennis courts, parking lot and a softball field.
6. **The length of time that the Subject Property has been vacant, as presently zoned, considered in the context of development in the area where the Subject Property is located.** With the exception of the parking lots constructed on Tract D North in approximately 2002, the Subject Property has remained vacant for over 30 years. Tract E has always been undeveloped.
7. **The evidence or lack of evidence, of community need for the use proposed by Applicant.** Nazareth lacks sufficient facilities to conduct tennis and softball programs on its campus. By rezoning the Subject Property to Institutional use, Nazareth will be able to use all of the property it leases from CSJ for high school related (institutional) uses. Nazareth is proposing that the rezoned Subject Property be utilized for tennis courts, a softball field and parking, which will benefit the coaches and students as well as the community.
8. **The consistency of the proposed amendment with the Comprehensive Plan.** The rezoning of the Subject Property extends the zoning classification now given to the Nazareth school, football and baseball fields, to adjacent land which is now being used by Nazareth for parking and which will be used by Nazareth for tennis, softball and parking. The Comprehensive Plan encourages increased opportunities for active recreation, the development of additional recreational amenities and enhanced use of the open spaces associated with schools, through redesign and/or expansion.

9. **Whether the proposed amendment will benefit the residents of the Village as a whole, and not just the Applicant, property owner(s), neighbors of any property under consideration or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the Applicant.** Rezoning the Subject Property to Institutional Use benefits the Village as a whole by allowing currently underutilized property to be used for Nazareth's outdoor athletic events (tennis courts and a softball field) that cannot now be accommodated on its campus. Nazareth will use these athletic facilities for its students, interscholastic competitions and youth camps.
10. **The extent to which the proposed amendment creates nonconformities.** The rezoning of the Subject Property will not create any nonconformities. The interior side yard setback for Institutional Use is 10 feet and all existing structures will fall within that setback.
11. **The trend of development, if any, in the general area of the property in question.** Over the past ten years, the Nazareth facilities in and around the Subject Property have been remodeled and expanded by the addition of an auditorium, one new classroom, new bleachers and a concession stand for the football field, parking lots and a baseball field.
12. **Whether adequate public facilities are available, including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers and water lines, or are reasonably capable of being provided prior to development of the uses which would be permitted on the Subject Property if the amendment were adopted.** According to plans submitted by the Applicant, there are adequate roads, storm sewers, drainage, water lines for any proposed outdoor recreational facilities for the Subject Property.

The Zoning Board of Appeals voted as follows:

AYES: Fosberg, Massin, Hyman, Lampert, Boyd, Chairman Riesterer
NAYS: None
ABSENT: Zaura

**PART III – INTERIOR SIDE YARD VARIATION
CASE NO. 2011-08**

WHEREAS, concurrent with an application for a Modification of a Planned Unit Development and a Map Amendment, Nazareth Academy (“Nazareth”), the Sisters of St. Joseph of La Grange (“CSJ”) and Resurrection Health Care Corporation (“RHC”), collectively referred to as the “Applicant,” on August 16, 2011, filed Applications for a Site Plan Review and a Side Yard Variation to seek approval for improvements on the property currently located within the Bethlehem Woods Retirements Living Center Planned Unit Development, commonly known as Tracts B and D North and a portion of Tract E measuring 286.16 feet by 75 feet (referred to in this Part as “Subject Property”); and

WHEREAS, should the proposed applications for Modification of a PUD and rezoning to Institutional District be approved, the Applicant is requesting a Site Plan Review to seek approval for the construction of a new softball field, five tennis courts, a new parking lot and a reconfigured access road on the Subject Property. As part of this process, the Applicant is requesting a variation from the 10 foot minimum standard for interior side yard setback to allow for the tennis courts to be built 5 feet from the lot line.

WHEREAS, a public hearing was held before the Zoning Board of Appeals of the Village of La Grange Park, Illinois, on September 20, 2011, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at 7:00 p.m. on September 20, 2011, and pursuant to unanimous vote of the Zoning Board of Appeals at approximately 9:40 p.m., was continued to October 10, 2011 at 7:00 p.m., and on October 10, 2011, the public hearing was concluded; and

WHEREAS, based upon documentary evidence and testimony presented by Applicant and members of the public, the Zoning Board of Appeals makes the following Summary of Facts, and pursuant to Section 4.3.F of the La Grange Park Zoning Code, makes the following Findings of Fact:

SUMMARY OF FACTS. The Dimensioned Site Plan submitted as part of the Preliminary P.U.D. Plan for Nazareth Academy (Project 10-64) prepared by Hoefflerle-Butler Engineering, Inc. dated 9/29/11, consisting of 5 pages, admitted into the record as Group Exhibit I (“Site Plan”) and corresponding Application for Variation were reviewed under the standards for Institutional Use District. All Applicant’s requests were concurrently filed and it shall therefore be assumed that both the Modification of a PUD and Map Amendments are approved and the standards of the Institutional district shall apply to the Subject Property. The Site Plan introduces a number of recreational uses in a limited amount of available space. Five tennis courts are located in the northwest corner of the plan proximate to the interior side yard lot line. Applicant requests a variation from the ten (10) foot minimum standard for interior side yard setback (required in the Institutional District, to allow the tennis courts to be built five (5) feet from the lot line).

FINDINGS OF FACT

1. **The strict application of the terms of this Zoning Code will result in undue hardship unless the specific relief requested is granted.** The Applicant is requesting the variation to allow Nazareth to improve its athletic facilities. Many high schools have onsite tennis courts, a baseball and softball field as part of the school physical education curriculum and for interscholastic competition. The Applicant desires to provide a full range of athletic events similar to that of neighboring or similar schools.
2. **The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.** The Subject Property is unique in that it is quite near a flood plain to the north and a detention pond to the south. Due to these locational characteristics and the need for a reconfigured access road for the PUD, the proposed tennis courts, softball field, parking lot, and a reconfigured access road cannot be constructed without an interior side yard variance.
3. **The variation, if granted, will not alter the essential character of the locality.** The proposed Site Plan includes a number of recreational uses. Further, the adjacent property to the east, on which the Nazareth campus is located, includes a number of recreational and athletic uses such as a football field and a baseball field. Onsite recreational and athletic facilities are an integral component of a high school campus, providing an enriched educational experience for students, coaches, teachers, parents and community.

The Zoning Board determined that the Site Plan shows an efficient use of land that responds to existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure. Drainage concerns will be addressed through compensatory storage measures prescribed by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and the Village's permitting process. Utility concerns will be addressed through specific measures outlined in an Easement Agreement between the Applicant and the Village of La Grange Park.

Regarding the request for a variation from the 10 foot minimum standard for interior side yard setback to allow for the tennis courts to be built 5 feet from the lot line, the Zoning Board of Appeals voted as follows:

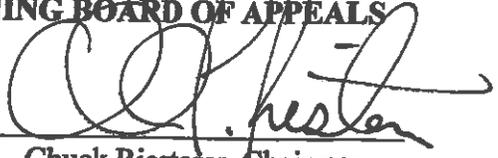
AYES: Fosberg, Massin, Hyman, Lampert, Boyd, Chairman Riesterer

NAYS: None

ABSENT: Zaura

RESPECTFULLY SUBMITTED this 6th day of December 2011.

**VILLAGE OF LA GRANGE PARK
ZONING BOARD OF APPEALS**

By: 

Chuck Riesterer, Chairman

PART IV – SITE PLAN APPROVAL

WHEREAS, concurrent with Applications for a Modification of a Planned Unit Development, a Map Amendment, and a Variation, Nazareth Academy (“Nazareth”), the Sisters of St. Joseph of La Grange (“CSJ”) and Resurrection Health Care Corporation (“RHC”), collectively referred to as the “Applicant,” on August 16, 2011, filed an Application for Site Plan Review to seek approval for improvements on the property currently located within the Bethlehem Woods Retirements Living Center Planned Unit Development (“PUD”), commonly known as Tracts A, and B, D North and a portion of Tract E measuring 286.16 feet by 75 feet (referred to in this Part as “Subject Property”); and

WHEREAS, the Zoning Board of Appeals began its consideration of Applicant’s initial Site Plan on September 20, 2011, and on that date requested additional information from Applicant regarding the access road location and geometrics and parking calculations (both existing and as proposed) for the PUD site and the Nazareth site, after which, and pursuant to unanimous vote of the Zoning Board of Appeals at approximately 9:40 p.m., requested a revised Site Plan from Applicant and continued its review of the Site Plan to October 10, 2011; and

WHEREAS, prior to October 10, 2011, Applicant filed a revised Preliminary P.U.D. Plan for Nazareth Academy (Project 10-64) prepared by Hoefflerle-Butler Engineering, Inc. dated 9/29/11, consisting of 5 pages (i.e., Title/index/legend page, Existing topography page, Land Use/aerial photo of Nazareth and PUD properties, and Site Grading and Utilities page) admitted into the record as Group Exhibit I (collectively referred to in this Part as “Site Plan”) showing the construction of a new softball field, five tennis courts, and a new parking lot on the Subject Property, and a reconfigured access road connecting the Beechwood Manor parking lot to the remainder of the PUD site; and

WHEREAS, on October 10, 2011, the Zoning Board of Appeals continued its review of the Site Plan in accordance with the standards contained in Section 4.6.D of the Zoning Code and on that same date completed its review; and

WHEREAS, should the proposed applications for Modification of a PUD, Rezoning to Institutional District and the Variation be approved, in response to Applicant’s request that the Zoning Board of Appeals approve the Site Plan, the Zoning Board of Appeals finds and orders that:

1. Based upon documentary evidence and testimony presented by Applicant and members of the public, the Zoning Board of Appeals hereby approves the Site Plan as being in accordance with the standards set forth in Section 4.6.D of the La Grange Park Zoning Code.
2. The Zoning Board of Appeals has determined that there exists an efficient use of land that responds to existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure. Drainage concerns will be addressed through compensatory storage measures prescribed by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and the Village’s permitting process.
3. Utility concerns will be addressed through specific measures outlined in an Easement

Agreement between the Applicant and the Village of La Grange Park, satisfactory in form to the Village Engineer and Village Attorney and such other utility access and maintenance conditions as may be incorporated into the Ordinance approving the Modification of the Planned Unit Development.

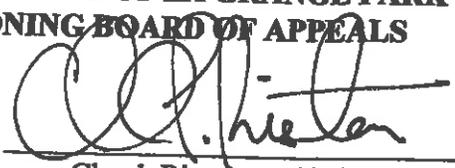
AYES: Fosberg, Massin, Hyman, Lampert, Boyd, Chairman Riesterer

NAYS: None

ABSENT: Zaura

RESPECTFULLY SUBMITTED this 6th day of December 2011.

**VILLAGE OF LA GRANGE PARK
ZONING BOARD OF APPEALS**

By: 

Chuck Riesterer, Chairman

EXHIBIT B
PUD EXTRACTION EXHIBIT

P.U.D. Legal Description:

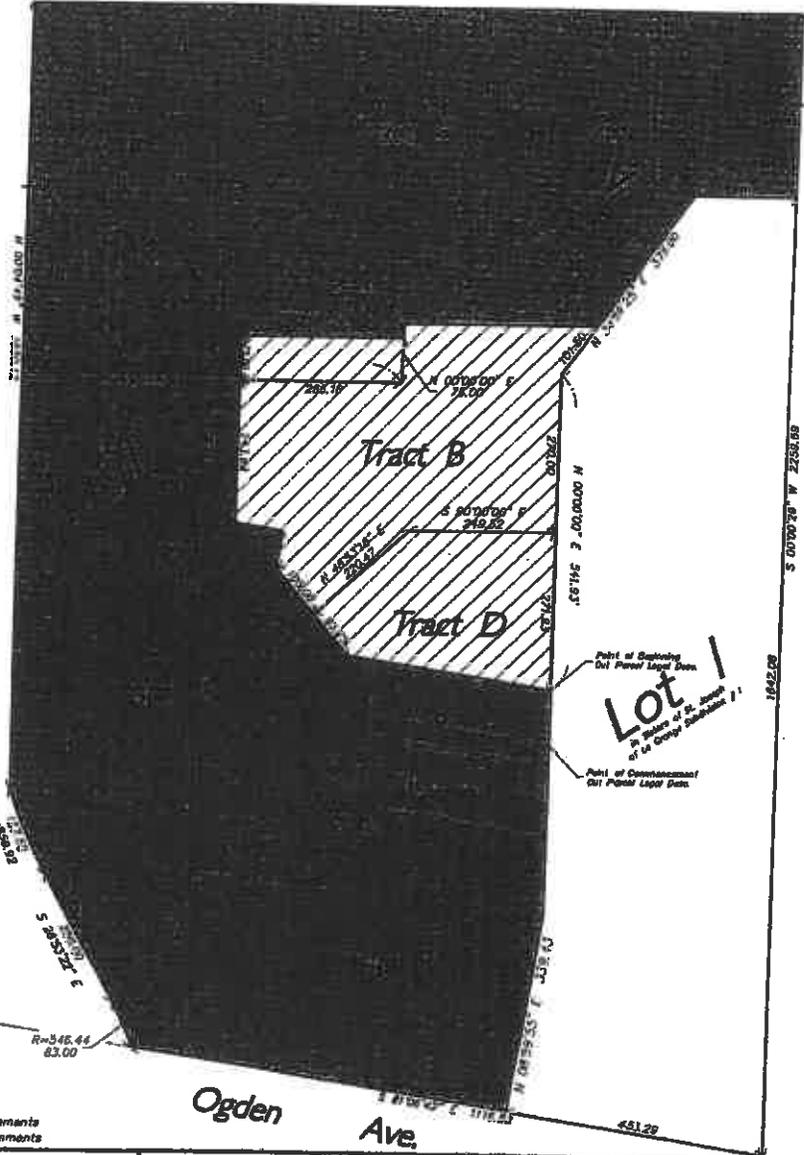
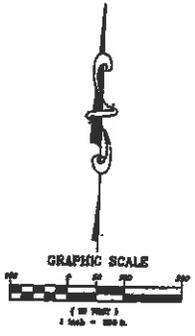
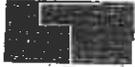
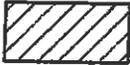
Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plot thereof recorded January 18, 1989 as Document No. 89028253, in Cook County, Illinois.

Out Parcel Legal Description:

Tract B and that part of Tract D and E in Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plot thereof recorded January 18, 1989 as Document No. 89028253, taken as one parcel and described as follows: Commencing at the Southeasterly corner of Tract D; thence North 00°00'00" East along the East line of said tract, 95.77 feet to the point of beginning; thence continuing North 00°00'00" East along said last described line, 541.93 feet; thence North 34°59'25" East, 101.50 feet to the Southeasterly corner of said Tract E; thence South 90°00'00" West, 330.96 feet; thence South 00°00'00" East, 25.00 feet; thence South 90°00'00" West, 286.16 feet; thence South 00°00'00" East, 318.63 feet; thence South 81°06'42" East, 85.00 feet; thence South 08°53'18" West, 63.00 feet; thence South 41°06'42" East, 200.25 feet; thence South 81°06'42" East, 357.29 feet to the point of beginning, all in Cook County, Illinois.

P.U.D. (excepting Out Parcel) Legal Description:

Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plot thereof recorded January 18, 1989 as Document No. 89028253, excepting therefrom Tract B and that part of Tract D and E taken as one parcel and described as follows: Commencing at the Southeasterly corner of Tract D; thence North 00°00'00" East along the East line of said tract, 95.77 feet to the point of beginning; thence continuing North 00°00'00" East along said last described line, 541.93 feet; thence North 34°59'25" East, 101.50 feet to the Southeasterly corner of said Tract E; thence South 90°00'00" West, 330.96 feet; thence South 00°00'00" East, 25.00 feet; thence South 90°00'00" West, 286.16 feet; thence South 00°00'00" East, 318.63 feet; thence South 41°06'42" East, 85.00 feet; thence South 08°53'18" West, 63.00 feet; thence South 41°06'42" East, 200.25 feet; thence South 81°06'42" East, 357.29 feet to the point of beginning, all in Cook County, Illinois.



Revised 8/18/11 Per HBE Consulting comments
Revised 8/18/11 Per Attorney Review Comments

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GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

FILE 4403.900 Exhibit 1 revision B-17-11	
DRAWN BY: G.S.	GHA PROJECT #
DATE 5/19/11	4403.900
CHECKED BY:	SCALE
DATE	1" = 200'

EXHIBIT C
RE-ZONING EXHIBIT

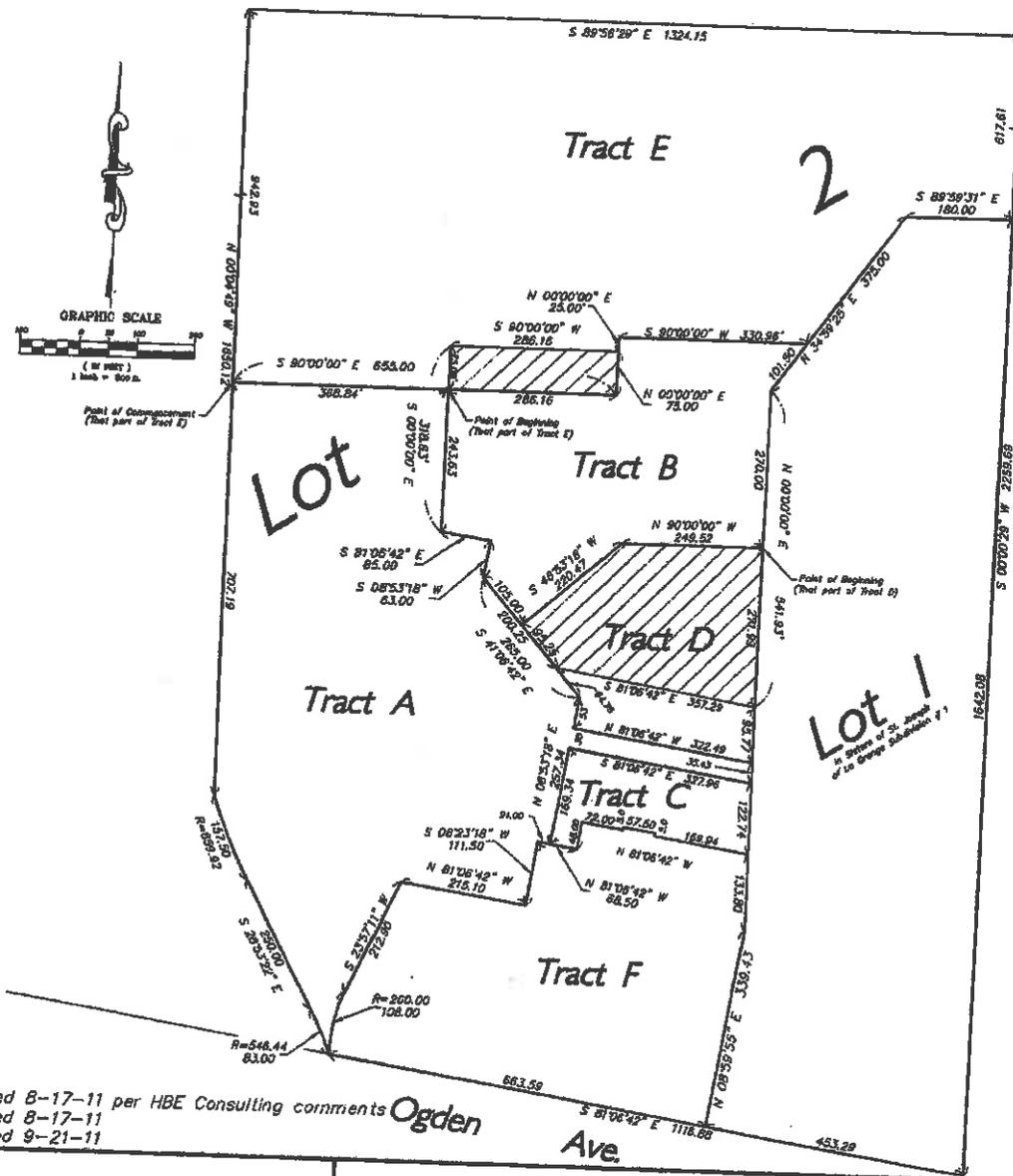
Re-Zoning Exhibit C

That part of Tract E:

That part of Tract E in Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plat thereof recorded January 18, 1989 as Document No. 89028253, taken as one parcel and described as follows: Commencing at the Southwesterly corner of said Tract E; thence South 90°00'00" East along the South line of said tract, 368.84 feet to the point of beginning; thence continuing South 90°00'00" East, 286.16 feet; thence North 00°00'00" East, 75.00 feet; thence South 90°00'00" West, 286.16 feet; thence South 00°00'00" East, 75.00 feet to the point of beginning, in Cook County, Illinois

That part of Tract D:

That part of Tract D in Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plat thereof recorded January 18, 1989 as Document No. 89028253, described as follows: Beginning at the Northeast corner of Tract D; thence North 90°00'00" West, 249.52 feet; thence South 48°53'18" West, 220.47 feet; thence South 41°06'42" East, 95.25 feet; thence South 81°06'42" East, 357.29 feet to a point on the Easterly line of said Lot 2; thence North 00°00'00" East, 271.93 feet to the point of beginning, in Cook County, Illinois.



Revised 8-17-11 per HBE Consulting comments
 Revised 8-17-11
 Revised 9-21-11

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GHA GEWALT HAMILTON ASSOCIATES, INC.
 850 Forest Edge Drive ■ Vernon Hills, IL 60061
 TEL 847.478.9700 ■ FAX 847.478.9701

FILE: ACAD-4403.900 Rezoning Exhibit 9-21-11.dwg	
DRAWN BY:	GHA PROJECT #
DATE 9/22/11	4403.900
CHECKED BY:	SCALE
DATE	NTS

EXHIBIT D
UTILITY EASEMENT

EXHIBIT D

This instrument prepared by and after
recording return to:

Wayne F. Osoba
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, Illinois 60654-5313

UTILITY EASEMENT

THIS UTILITY EASEMENT (this "Easement") is made, entered into and granted on this ___ day of December, 2011, by and among the Sisters of St. Joseph of LaGrange, an Illinois not-for-profit corporation ("Grantor"), Resurrection Health Care Corporation, an Illinois not-for-profit corporation ("Resurrection"), and the Village of LaGrange Park, Illinois, an Illinois municipal corporation ("Village). Each of Village and Resurrection are referred to generally in this Easement as a "Grantee."

Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to each Grantee, together with such Grantee's licensees, lessees, grantees, successors and assigns, a non-exclusive, perpetual right and easement in, over, under, upon and across the real property described in Exhibit A attached hereto and made a part hereof ("Grantor's Property") for the purposes of maintaining, repairing, upgrading, renewing, replacing, removing, using and operating all of the utility facilities (collectively, the "Facilities") currently located in, at, over, under, along or across Grantor's Property (including, without limitation, all storm sewers, water mains, sanitary sewers, and related equipment and facilities). Grantor also hereby grants each Grantee: (i) the right to maintain, repair, upgrade, renew, replace, remove, use and operate the Facilities upon Grantor's Property; provided, however, that any upgrade or replacement of the Facilities shall not expand the use of Grantor's Property without obtaining Grantor's prior written consent for such expansion of use; (ii) the right of ingress and egress to and over Grantor's Property to the extent necessary to exercise such Grantee's rights hereunder; (iii) the right to excavate the surface and/or subsurface of Grantor's Property, to the extent such Grantee deems necessary in connection with the exercise of its rights hereunder; (iv) the right to cut down, trim or otherwise control the growth of all trees and bushes growing upon or over Grantor's Property, to the extent such trees and bushes interfere (in such Grantee's reasonable judgment) with the exercise of such Grantee's rights hereunder; and (v) the right to remove and clear obstructions from the surface and subsurface of Grantor's Property, to

the extent such obstructions interfere (in such Grantee's reasonable judgment) with such Grantee's exercise of its rights hereunder.

With the exception of emergency repairs to the Facilities (which shall require 24 hours advance telephonic notice, or if unable to make contact in the foregoing manner, a reasonable attempt must be made to communicate advance notice to Grantor), any Grantee entering onto Grantor's Property to perform any work on the Facilities shall provide Grantor with 30 days advance notice prior to commencing such work. All work shall be done by duly licensed and insured contractors.

Upon completion of any construction work by Resurrection, Resurrection shall re-fill any trenches created by such work, level the surface area affected by any excavations, remove any construction debris, and if applicable, re-seed any grass area removed in connection with such work. Any soil removed shall be replaced with soil of similar quality, and any reseeded shall be with seed for grass of similar quality to the grass which was removed. In the event the Village performs any repair on the Facilities, Grantor shall be liable for the cost of said repair as well as any restoration. Except as provided in the previous sentence, and notwithstanding anything in this Easement to the contrary, neither Grantee shall have any obligation to repair, restore or replace any tree, bush, structure, or other improvement, to the extent any such items are excavated, damaged, displaced or otherwise affected as a result of such Grantee exercising its rights hereunder.

Grantor reserves the right to use Grantor's Property for any purpose it deems necessary or desirable (which right shall include constructing or placing improvements upon any portion of the Grantor's Property, except as provided below), subject to each Grantee's rights hereunder. Prior to constructing any permanent structure upon Grantor's Property, Grantor shall inspect Grantor's Property to ensure the absence of Facilities, and Grantor shall not construct any permanent structures over any Facilities.

Each party hereto may, at its sole cost and expense, conduct further studies and investigations, including utility surveys, in order to determine the exact location of the Facilities located on Grantor's Property, and to the extent the exact location of all Facilities on Grantor's Property is so determined, the parties hereto agree to execute an amendment to this Easement limiting the easement area to those portions of Grantor's Property in which such Facilities are located. All testing completed pursuant to the Easement shall be non-destructive unless expressly permitted in writing.

This Easement constitutes the entire agreement, express or implied, between the parties hereto with respect to the subject matter hereof, and shall be binding upon and inure to the benefit of, Grantor, each Grantee and their respective legal representatives, heirs, successors, assigns, lessees and licensees (including, without limitation, any and all successors to Grantor in title to the Grantor's Property). This Easement and the terms, conditions and rights contained herein shall run with the land and shall be perpetual.

If any term, provision or condition in this Easement shall, to any extent, be invalid or unenforceable, the remainder of this Easement (or the application of such term, provision or condition to persons or circumstances other than in respect of which it is invalid or

unenforceable) shall not be affected thereby, and each term, provision and condition of this Easement shall be valid and enforceable to the fullest extent permitted by law. The terms and provisions of this Easement shall be governed by and construed in accordance with the laws of the State of Illinois. The rule of strict construction does not apply to the rights and easements contained herein. Such rights and easements shall be given a reasonable construction in order that the intention of the parties to confer a commercially useable right of enjoyment to Grantee shall be effectuated. The parties acknowledge that the parties and their counsel have reviewed and revised this Easement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Easement or any exhibits hereto. It is expressly agreed that no breach of this Easement shall entitle any party to cancel, rescind or otherwise terminate this Easement. This Easement cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought. This Easement may be executed in counterparts, and all of the counterparts shall, together, constitute one and the same agreement of the parties.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their proper officers thereunto duly authorized as of the day and year first hereinabove written.

**SISTERS OF ST. JOSEPH OF LAGRANGE,
an Illinois not-for-profit corporation**

By: _____
Name: _____
Its: _____

**VILLAGE OF LAGRANGE PARK,
ILLINOIS, an Illinois municipal corporation**

By: _____
Name: _____
Its: _____

**RESURRECTION HEALTH CARE
CORPORATION, an Illinois not-for-profit
corporation**

By: _____
Name: _____
Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

Tract B and that part of Tract D in Lot 2 (as depicted as Tracts A, B, C, D, E and F) in Bethlehem Woods Retirement Living Center Planned Unit Development, being a part of the West Half of the Southeast Quarter of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in the Village of LaGrange Park, according to the plat thereof recorded January 18, 1989 as Document No. 89026253, taken as one parcel and described as follows: Commencing at the Southeasterly corner of Tract D; thence North 00°00'00" East along the East line of said tract, 95.77 feet to the point of beginning; thence continuing North 00°00'00" East along said last described line, 541.93 feet; thence North 34°59'25" East, 101.50 feet to the Southeasterly corner of said Tract E; thence South 90°00'00" West, 330.96 feet; thence South 00°00'00" East, 100.00 feet; thence South 90°00'00" West, 286.16 feet; thence South 00°00'00" East, 243.63 feet; thence South 81°06'42" East, 85.00 feet; thence South 08°53'18" West, 63.00 feet; thence South 41°06'42" East, 200.25 feet; thence South 81°06'42" East, 357.29 feet to the point of beginning all in Cook County, Illinois.

EXHIBIT E

EXHIBIT E LEGAL DESCRIPTION

LOTS 1 AND 2 IN SISTERS OF ST. JOSEPH SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 18, 1989 AS DOCUMENT NO. 89028253, IN THE VILLAGE OF LAGRANGE PARK, ILLINOIS.

President's Report

Village Board Agenda Memo

Date: July 22, 2015
To: Village Board of Trustees
From: Village President James Discipio
RE: Office of the Village Treasurer

PURPOSE

To seek Village Board approval for the appointment of Finance Director Larry Noller as the Village's Treasurer and to seek Village Board approval to amend certain sections of Chapter 31 of the Municipal Code concerning the Office of the Village Treasurer.

GENERAL BACKGROUND

On April 14, 2015, Chad Chevalier notified the Village that he was unable to serve as Village Treasurer past the end of his term, April 30, 2015. Upon receipt of this notice, the Village Board discussed appointing the Village's Finance Director as the Treasurer as this is common practice in Illinois municipalities. In considering the option, the Board discussed and agreed that the Village is able to make the transition and ensure that proper internal controls remain intact.

To facilitate the transition, staff recommends a number of small but important changes to process, as follows:

- Per the suggestion of the Village's Auditor, the Village should authorize an additional signatory for checks. This authorization was provided by the Village Board on May 26, 2015.
- The Assistant Village Manager will verify investment transactions.
- In the review of the Municipal Code, the Village Attorney recommends specific language changes to: (1) authorize and allow the Finance Director to serve as the Treasurer, and (2) extend the term beyond one year and add "as is provided by statute," and (3) update the succession of authority for the acting Treasurer role.

MOTION/ACTION REQUESTED

This item is for discussion and action.

Motion: Motion to appoint Finance Director Larry Noller as Village Treasurer, effective July 28, 2015.

Motion: Move to adopt An Ordinance Amending Chapter 31 of the Village of La Grange Park Municipal Code Concerning the Office of the Village Treasurer.

DOCUMENTATION

- Memo from Director Noller to Manager Cedillo, dated May 28, 2015
- An Ordinance Amending Chapter 31 of the Village of La Grange Park Municipal Code Concerning the Office of the Village Treasurer
- Section of the Municipal Code concerning the Village Treasurer

Date: May 28, 2015

To: Julia Cedillo, Village Manager

From: Larry Noller, Finance Director

Re: **Combination of the Village Treasurer and Finance Director Positions**

Per your request, I am providing my input regarding the possible combination of the Village Treasurer and Finance Director positions. I have broken down my thoughts into four questions.

1. *Can the Finance Director serve as Village Treasurer?*

I am not aware of any restrictions on who may be appointed as Village Treasurer. While I recommend that Village Attorney Keating provide an opinion on whether the combination of the two positions is allowed by law, there are many other Villages that have successfully combined the two positions.

2. *Can the duties of the Village Treasurer and the Finance Director be handled effectively by one person?*

Many of the statutory duties of Village Treasurer are already operationally performed by the Finance Director including serving as custodian of Village funds, ensuring proper accounting, providing monthly reports to the Village Board and preparing the annual treasurer report. The Village Treasurer's operational responsibilities have primarily included co-signing accounts payable and payroll checks, assisting with investment decisions, attending Police Pension Fund meetings and preparing Police Pension Fund treasurer's reports. Other than the Police Pension fund responsibilities, the Finance Director has been involved in these activities already and therefore there would not be significant additional time required. The Police Pension Fund responsibilities would add four additional night meetings per year along with an estimated 48 hours per year (four hours per month) to review and prepare reports. Since the workload would be spread across the year, the additional responsibilities would have a minimal impact on current operations.

3. *Would there be any loss of internal control if the same person handles the duties of the Village Treasurer and the Finance Director?*

The Village Treasurer duties can be effectively handled by the Finance Director without any loss of internal control. Payroll and accounts payable checks will continue to be signed by two individuals, the Police Pension Board contracts with an external accounting firm to handle the Fund's operational accounting and the Village Board and Finance Committee receive a monthly report on investments. The Village's auditor agrees that there should be no weakening of internal control as long as segregation of duties are continued as described above.

4. *The Finance Director serves as the backup to the Village Treasurer. Who will be the backup if the positions are combined?*

The Village Code designates the Finance Director as able to act as the Village Treasurer in case the Treasurer is unavailable. It is important to have such a backup in case checks or other items need to be signed when the Treasurer is unavailable. If the Village Treasurer position is combined with the Finance Director, the Village should designate another individual to serve as the backup. I recommend that the Village create a Deputy Village Treasurer position and appoint the Assistant Village Manager to serve in that capacity. The Village Manager already serves as the Village's Purchasing Agent and therefore should not also serve as the Deputy Treasurer for internal control purposes.

ORDINANCE NO. 1011

**AN ORDINANCE AMENDING CHAPTER 31
OF THE VILLAGE OF LA GRANGE PARK MUNICIPAL CODE
CONCERNING THE OFFICE OF VILLAGE TREASURER**

WHEREAS, the Village of La Grange Park has previously created the office of Village Treasurer in accordance with Illinois statutes; and

WHEREAS, the President and Board of Trustees, have determined that it is in the best interests of the Village to modify the Village Code concerning the office of Village Treasurer;

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

SECTION 1: That Section 31.100 of Chapter 31 of the Village of La Grange Park Municipal Code is repealed and replaced in its entirety with the following:

31.100 Office Created; Appointment Term.

There is created the office of Village Treasurer, who shall be appointed by the President, with the advice and consent of the Board of Trustees, and shall serve until a successor is appointed and qualified, as is provided by statute. The Finance Director, upon appointment by the President with the advice and consent of the Board of Trustees, may serve as Village Treasurer.

SECTION 2: That Section 31.102 of Chapter 31 of the Village of La Grange Park Municipal Code is repealed and replaced in its entirety with the following:

31.102 Duties Generally.

The Treasurer shall perform such duties as may be prescribed for him or her by statute or ordinance. He or she shall receive all money paid into the village whether directly from the person paying the money or from the hands of such other officer or employee as may receive it, and he or she shall pay out money only on vouchers, orders or warrants properly signed. The Finance Director (if not already serving as Treasurer) shall have authority to act as Treasurer in the absence of the Treasurer. In the absence of both the Treasurer and the Finance Director, the Assistant Village Manager shall have authority to act as Treasurer.

SECTION 3: All ordinances of this Village in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

APPROVED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois this ____ day of _____, 2015.

Dr. James L. Discipio
Village President

ATTEST:

Amanda Seidel
Village Clerk

with the advice and consent of the Board of Trustees voting jointly.
 (`70 Code, § 2-184) (Ord. 151, passed 7-25-72; Ord. 729, passed 8-12-03)

whether directly from the person paying the money or from the hands of such other officer or employee as may receive it, and he or she shall pay out money only on vouchers, orders or warrants properly signed. The Finance Director shall have authority to act as Treasurer in the absence of the Treasurer.
 (`70 Code, § 2-195) (Ord. 729, passed 8-12-03)

VILLAGE TREASURER

§ 31.100 OFFICE CREATED; APPOINTMENT, TERM.

There is created the office of Village Treasurer, who shall be appointed by the President by and with the advice and consent of the Board of Trustees as provided by statute. He or she shall serve for one year.
 (`70 Code, § 2-194) (Ord. 729, passed 8-12-03)

§ 31.101 BOND REQUIRED.

The Treasurer shall give a bond before entering upon the duties of his or her office, in the sum required by the Board of Trustees, but the amount shall not be less than that required by statute. This bond shall be conditioned upon the faithful performance of his or her duties by the Treasurer and shall be conditioned to indemnify the village for any loss by reason of any neglect of duty or any act of the Treasurer.
 (`70 Code, § 2-195)

Cross-reference:

Requirements for surety bonds, see § 11.04

§ 31.102 DUTIES GENERALLY.

The Treasurer shall perform such duties as may be prescribed for him or her by statute or ordinance. He or she shall receive all money paid into the village

§ 31.103 DEPOSIT OF FUNDS; COMMINGLING PROHIBITED.

The Treasurer shall keep village funds in such depositories as may be selected from time to time and designated by ordinance. The village hereby designates the Finance Director as official custodian of municipal funds pursuant to § 35.088 of the Code, as provided by law, and he or she shall keep the deposit of the village money separate and distinct from his or her own money and shall not make private or personal use of any village money.
 (`70 Code, § 2-196) (Ord. 729, passed 8-12-03)

§ 31.104 RECORDS REQUIRED.

The Treasurer shall keep records showing all money received by him or her, showing the source from which it is received and the purpose for which it is paid, and he or she shall keep records at all times showing the financial status of the village.
 (`70 Code, § 2-198)

§ 31.105 BOOKS AND ACCOUNTS.

The Treasurer shall keep such books and accounts as may be required by statute or ordinance, and he or she shall keep them in the manner required by the Board of Trustees.
 (`70 Code, § 2-199)

**§ 31.106 SPECIAL ASSESSMENT FUNDS;
PAYMENT ON BONDS, VOUCHERS.**

All moneys received on any special assessment shall be held by the Treasurer as a special fund to be applied only to the payment of the improvement or bonds and vouchers issued therefor, together with interest thereon for which the assessment was made, and the money shall be used for no other purpose, except to reimburse the village for money expended for such improvement. Payments on bonds or vouchers shall be made in accordance with the statutes and the law, and the Treasurer shall keep his or her books and accounts in such a manner so that proper prorations in payments of principal and interest can be made and ascertained.

(`70 Code, § 2-200)

§ 31.107 TRANSFER OF FUNDS.

Money shall not be transferred by the Treasurer from one fund to another after it has been received by him or her, nor appropriated to any other purpose than that for which it has been collected or paid, except as may be ordered by the President and Board of Trustees in manner and form prescribed by statute.

(`70 Code, § 2-201)

**§ 31.108 TREASURER TO BE COLLECTOR;
DUTIES.**

The Village Treasurer shall be ex officio village collector and shall perform all duties assigned to that office by statute or ordinance.

(`70 Code, § 2-202)

**§ 31.109 REMOVAL OF VILLAGE
TREASURER AUTHORIZED.**

The Village Treasurer may be removed for cause at any time by the President, with the advice and consent of the Board of Trustees.

(`70 Code, § 2-203) (Ord. 729, passed 8-12-03)

**EMERGENCY MANAGEMENT
COORDINATOR**

§ 31.120 OFFICE CREATED.

There is hereby created the office of Emergency Management Coordinator who shall be appointed by the Village President, with the advice and consent of the Village Board. The Emergency Management Coordinator shall be responsible for those duties as established by the President and Village Board in the Emergency Preparedness Plan.

(Ord. 729, passed 8-12-03)

Cross-reference:

Emergency Management Agency, see Ch. 37

VILLAGE ENGINEER

§ 31.130 OFFICE CREATED.

(A) There is established the office of Village Engineer who shall be appointed by the Village President, with the advice and consent of the Board of Trustees.

(B) The Village Engineer shall be a registered engineer licensed to practice within the State of Illinois. The compensation of the Village Engineer shall be in such amounts as the Board of Trustees may determine from time to time.

§ 31.131 DUTIES.

(A) The Village Engineer shall be responsible for the design and construction inspection of all public improvements financed, in whole or part, by village funds, special assessment, motor fuel tax or any other public funds; review and approval of all subdivision plats and plans for public improvement and for all construction thereof; maintenance of a current and complete set of maps showing the exact location of all water, storm and sanitary sewer and streets; review

Items of Interest

VILLAGE OF LA GRANGE PARK
La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois

2015 MEETINGS REMINDER

July 28, 2015	Village Board Meeting	7:30 p.m.	Village Hall
August 11, 2015	Work Session Meeting	7:30 p.m.	Village Hall
August 25, 2015	Village Board Meeting	7:30 p.m.	Village Hall
September 8, 2015	Work Session Meeting	7:30 p.m.	Village Hall
September 22, 2015	Village Board Meeting	7:30 p.m.	Village Hall
October 13, 2015	Work Session Meeting	7:30 p.m.	Village Hall
October 27, 2015	Village Board Meeting	7:30 p.m.	Village Hall
November 10, 2015	Work Session Meeting	7:30 p.m.	Village Hall
November 24, 2015	Village Board Meeting	7:30 p.m.	Village Hall
December 8, 2015	Work Session Meeting	7:30 p.m.	Village Hall