

**Village of Hinsdale**  
**Environment and Public Services Committee**  
**Special Meeting Agenda**  
**Tuesday, January 24, 2012**  
**6:30 P.M.**  
**Memorial Hall Board Room**

1. Approval of Minutes – December 12, 2011
2. Public Services Monthly Report
  - a) Residential Refuse/ Landscape Waste Removal & Recycling.
  - b) Business District Planting Beds (Discussion Item)
  - c) Private Property Ice Rinks (Discussion Item)
  - d) Decorative Street Lamp Options for LED Conversion (Discussion Item)
  - e) Permission to Seek Bids, **Items** (Fuel, Sewer Cleaning, Catch Basin Cleaning, Water Main Leak Detection, Elm inoculation/ Ash Treatment, Mosquito Abatement, and Filter media removal & replacement at the Water Plant
3. Engineering Monthly Report
  - a) Veeck Park Wet Weather Facility Update
  - b) 2011-12 Projects Update
  - c) State and Federal Funding Opportunities
4. Request for Board Action
  - a. Approval of an Ordinance Vacating Half of a Public Alley Right-of-Way situated West and Adjoining 702 S. Monroe Street at a Purchase Price of \$12,000\*
5. Adjournment

Items listed on the agenda will be discussed and considered by the Committee. The Committee welcomes public comment on the agenda items during discussion. Items that were previously discussed by one of the Village's Commissions and referred to the Committee for further consideration are noted on the agenda. Items recommended for approval at this meeting are then referred to the Village Board for further consideration at their next meeting. Items that are unanimously recommended for approval will be placed under the Consent Agenda section of the Board meeting. Items that do not receive a unanimous recommendation will be placed under the Committee Agenda section of the Board meeting.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator, at 630-789-7014, **or by TDD at 630-789-7022**, promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Village Web Site: [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
ENVIRONMENT AND PUBLIC SERVICES COMMITTEE MINUTES  
TUESDAY, DECEMBER 12, 2011**

Chairman Laura LaPlaca called the meeting of the Environment and Public Services Committee to order at 6:34 P.M., Tuesday December 12, 2011, in Memorial Hall of the Memorial Building, 19 East Chicago Avenue, Hinsdale, IL.

PRESENT: Chairman Laura LaPlaca, Trustee Doug Geoga, Trustee Bob Saigh

ABSENT: Trustee William Haarlow

ALSO PRESENT: Dave Cook, Village Manager; George Franco, Director of Public Services; Dan Deeter, Village Engineer; Tom Bueser, Deputy Director of Public Services; John Finnell, Village Forester.

**Approval of Minutes – November 15, 2011**

The EPS Committee reviewed the minutes from the November 15, 2011 meeting. Chairman LaPlaca added comments to the minutes. Trustee Saigh motioned for approval of the November 15, 2011 minutes as amended. Trustee Geoga seconded. The motion passed unanimously.

**Public Services Monthly Report**

Mr. Franco updated the committee on the status of the Public Service Department preparations for snow and ice removal this winter. During the season's first (minor) snow event earlier in December, the Village used 30-tons of salt. Noting that a recent water main repair occurred on his block, Trustee Geoga asked if residents should take any action to restore the parkway after a water main repair. Mr. Franco responded that the Village will grade and seed the area in the spring. Residents do not have to restore the parkway grass after a water main break is repaired.

**Village Tree Pruning Update**

Mr. Franco and Mr. Finnell addressed the committee concerning the Village's annual tree pruning program and the emerald ash borer (EAB) infestation. Since the State has recognized that areas in Hinsdale have an EAB infestation, staff is recommending to not prune any species of ash tree susceptible to EAB unless the tree has significant safety concerns that can be mitigated through pruning. Many, if not most, of these ash trees will be lost to EAB infestation before the pruning cycle returns to this area. Avoiding these ash trees will allow the contractor to prune additional parkway trees that were severely impacted from this past summer's storms.

Chairman LaPlaca discussed an EAB seminar that she, Mr. Franco, and Mr. Finnell had recently attended. The seminar included speakers from areas/municipalities that had

already experienced significant damage to their tree population due to the EAB infestation. The speakers recommended developing an ash tree management program to address the impact of EAB as early as possible. Left untreated, EAB infestation will develop into what was described as the “exponential death stage”. In this stage a large number of ash trees die each year. In addition to the aesthetic impacts of this problem, the exponential death stage places a significant financial burden on the Village to remove the large number of dead ash trees. Treatment is effective in prolonging the life of many ash trees. Thus, treating ash trees can reduce or avoid an “exponential death stage”-like die-off and reduce the yearly financial burden of removing dead or dying ash trees.

The committee approved the staff's recommendation to do selective pruning of ash trees and develop an ash tree management program.

### **Electronic Recycling Program for 2012**

As mentioned in the November EPS meeting, Mr. Franco informed the committee that starting January 1, 2012, landfills in Illinois will not take electronic items due to the potential for contamination from the components/chemicals in these items. Thus, residents can no longer dispose of their electronic items in their garbage or recycling bins. These electronic items must be recycled by a registered collector, recycler, and/or manufacturer. There are free drop-off locations for electronic items in the area. Mr. Franco will post this information including the types of electronic items involved and drop-off locations on the Village web site and through the local newspapers.

### **Proposed Parkway Tree Removal at 5607 S. Park Street**

Mr. Ankit Patel addressed the committee concerning his request to remove and replace a parkway tree as part of his on-going efforts to construct a new single family residence at 5607 S. Park Street. Mr. Finnell explained that during plan review, staff had approved the relocation of the 30-foot blue spruce tree. Staff knew that a gas main was located in the vicinity of the tree. But, staff concluded that the gas main would not interfere with the tree relocation. When it came time to relocate the tree, it was discovered that a gas service ran directly under the tree through the roots. The close proximity of the gas service prevents the removal of the tree. The committee agreed that they would not have approved the removal of the tree if this gas service conflict had been identified during the design review. However, since this was an unforeseen conflict that has occurred late in construction, the committee unanimously approved the removal of the tree.

### **Engineering Monthly Report**

Mr. Deeter updated committee on the status of Veeck Park restoration, Oak Street Bridge replacement, 2011 Resurfacing Project, the Chestnut Street Project, 2012 Resurfacing and Reconstruction Projects, and the BNSF crossing improvements. Chairman LaPlaca discussed the December 6<sup>th</sup> Oak Street Bridge Technical Committee meeting between IDOT District 1, the Federal Highway Administration (FHWA), the Village, and the Village's consultants. During the Technical Committee meeting, the

Village summarized the results from the public input during the second public meeting held on October 26<sup>th</sup>. After reviewing the past environmental reports, alternative analysis, and public input, the Technical Committee unanimously agreed that the Oak Street crossing is the preferred alternative. The Phase 1 investigation should proceed to analyze the Oak Street crossing only.

The Technical Committee discussed the Village's concerns about managing the volume of traffic crossing the new bridge. Trustee LaPlaca asked whether a new one-lane bridge could be built. The state and federal representatives responded that a new one-lane bridge would be "functionally obsolete". It would not be funded with state or federal dollars. The analogy is: if you have an existing non-conforming house, you can continue to live in that house. But, once you tear it down and build a new home, that new home must conform to all modern standards. The members of the technical committee recommended that the Village investigate traffic-calming alternatives around the bridge and in the surrounding areas (north and south of the bridge) to manage the traffic through the area.

The next activities in the Oak Street Bridge Phase 1 process will include soil borings in the vicinity of the crossing and additional traffic counts, modeling, and design. The next meeting of the Citizen's Working Group will be in February 2012.

Chairman LaPlaca noted that in November the DuPage Mayors and Managers Conference approved the allocation of State Transportation Project (STP) funds for four Hinsdale projects in 2017. This will reduce the estimated cost to the Village from approximately \$1,600,000 to approximately \$500,000. Trustee Saigh suggested that the "Grant Funds Awarded" report should be posted on the Village web site.

**To Approve the purchase of a Ford F-150 Pickup Truck, Through the State of Illinois purchasing Cooperative in the amount of \$19,650.00 from Landmark Ford.** Chairman LaPlaca introduced this agenda item. Mr. Franco explained that is new truck will replace an existing truck that has outlived its useful life with the Village. This truck purchase is in the current Village budget. Trustee Geoga motioned to approve. Trustee Saigh seconded. The motion passed unanimously.

### **Adjournment**

With no further issues to be brought before the Committee, Trustee Saigh moved to adjourn. Trustee Geoga seconded. Motion carried and the meeting was adjourned at 7:23 P.M.

Respectfully submitted,

Dan Deeter  
Village Engineer

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## MEMORANDUM

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**TO:** CHAIRMAN LA PLACA AND THE EPS COMMITTEE  
**FROM:** GEORGE FRANCO  
**SUBJECT:** PUBLIC SERVICES MONTHLY REPORT-DEC. 2011  
**Date:** 1/4/12

The Public Service Department dispatched snow and ice crews 3 times during December, spreading 57 tons of rock salt and 14 tons of sand on Village roadways with another 1.35 tons of bagged de-icing material used on village sidewalks, ramps, and stairs. The cost for chemicals used was \$4,264.74 for rock salt, \$248.50 for sand, and \$682.50 for bagged material for a total monthly chemical cost of \$5,195.74. These crews have logged approximately 56 overtime hours and 5 regular hours to complete de-icing conditions on roadways. A comparison of time and materials related to snow and ice operations from this year to last year (through December 31) is as follows:

	<u>2010</u>	<u>2011</u>
Crews Dispatched	15	3
Regular hours	115	5
Overtime hours	651	54.5
Salt	370 tons	57 tons
Sand	153 tons	14 tons
Bagged Material	2.45 tons	1.35 tons
Liquid Calcium	1,300/gal	0/gal
<b>Estimated Chemical Cost</b>	<b>\$32,105.55</b>	<b>\$5,195.74</b>

All snow and ice removal equipment has been inspected and repaired after every snow event, and is considered to be in good working order. Public Service crews also responded to and repaired 2 water main breaks during the month of December. The dates, locations, and pipe sizes of the water main breaks are as follows:

- |    |          |                          |                       |
|----|----------|--------------------------|-----------------------|
| 1. | 12/5/11  | Oak St. and Minneola St. | 6 inch cast iron main |
| 2. | 12/15/11 | 419 S Oak St.            | 8 inch cast iron main |

Due to the mild weather conditions for this time of year, and the lack of weather to construct the Burns Field ice rink, the Public Services department has been focusing on completing other tasks which include:

- The installation and replacement of various signs throughout town due to work orders, fading, and graffiti. During December, crews placed 105 signs which included the replacement of 25 stop signs.
- The repair of 15 garbage cans in the Central Business District.
- The repair and painting of road closure and block party barricades which is normally completed in the spring.
- The completion of mulching of leaves in parkland areas.
- The installation of straw bales around trees in sledding areas of Village parklands for safety.
- The cleaning of 20 catch basin structures and the cleaning of 6,020 feet of sewer lines.
- The continuation of the contractual tree pruning program with Autumn Tree Care pruning 533 trees in the areas bounded by North Grant Street on the east and North Madison on the west.
- Public Services staff reviewed and commented on two tree preservation plans submitted for building permits and applied for

Tree City USA status for 2011, which will be the Village's 20<sup>th</sup> year as a Tree City USA.

The Public Service Department will be targeting the following projects as weather permits, which include:

- The start of the small tree pruning program, with Village crews pruning trees with a diameter of 10 inches or less.
- The completion of the tree pruning contract, with Autumn Tree Care.
- Removal of Christmas decorations from the Business District and Burlington park.
- The completion of a round of pot-hole patching on roadways and alleys, with crews then focusing on trouble areas throughout town.
- Monitoring of sump pump discharge locations, which require maintenance to remove icing hazards on roadways.

Cc: Dave Cook, President Cauley, and Board of Trustees

## **PUBLIC SERVICE MONTHLY REPORT FOR      DEC.    2011**

### **ROADWAY**

105.00	SIGNS
9.00	POSTS
15.00	SIGNS REPAIRED
17.50	TONS OF COLD MIX USED FOR POTHOLES
2.00	TONS OF HOT MIX
45.00	TONS OF GRAVEL FOR ALLEYS
0.00	WHITE PAINT
0.00	YELLOW PAINT
60.00	MAN HOURS BASIN TOP CLEANING
21.00	MAN HOURS ALLEY GRADING
0.00	MAN HOURS ALLEY TRIMMING
0.00	YARD OF CONCRETE

### **SNOW / ICE**

3.00	Times crews where called out for snow and ice.
57.00	Tons of road salt used
14.00	Tons of sand used
1.35	Tons of salt + calcium for walks, ramps, stairs and train platforms.

### **TREE MAINT**

34.00	TREES TRIMMED BY VILLAGE STAFF
15.00	TREES REMOVED BY VILLAGE STAFF
0.00	ELM TREES DETECTED BY STAFF                      Pub. Private
0.00	ELM TREES REMOVED BY STAFF
0.00	ELM TREES THAT HAVE HAD AMPUTATED LIMBS
0.00	TREE STUMPS REMOVED BY STAFF
0.00	TREES PLANTED
486.00	TREES TRIMMED BY CONTRACTOR
0.00	NON ELMS REMOVED BY CONTRACTOR
0.00	ELMS REMOVED BY CONTRACTOR
0.00	ASH TREES REMOVED DUE TO EAB

### **EQUIP MAINT**

14.00	SCHEDULED MAINT
38.00	UNSCHEDULED REPAIRS

### **WATER OPERATIONS**

57319.00	GALLONS OF WATER PUMPED TO DISTRIBUTION SYSTEM
68502.00	PUMPED IN DECEMBER 2011
6020.00	FEET OF SEWER LINES CLEANED
3.00	SEWER BACKUP INVESTIGATIONS
1.00	BASINS REPAIRED
0.00	BASINS REBUILT
20.00	BASINS CLEAN FROM DEBRIS INSIDE
59.00	METER READINGS
13.00	WATER METERS REPAIRED
7.00	WATER METERS INSTALLED



0.00 HYDRANTS REPAIRED  
2.00 HYDRANTS FLUSHED  
2.00 WATER MAINS REPAIRED  
1.00 SEWER SERVICE LOCATED  
192.00 J U L I E LOCATE REQUEST  
12.00 WATER CONNECT OR DISCONNECT INSPECTIONS  
10.00 VALVES EXERCISED  
1.00 VALVES REPAIRED  
7.00 WATER METERS REMOVED  
0.00 SEWER CONNECT INSPECTIONS  
12.00 FOUNTAINS SERVICED

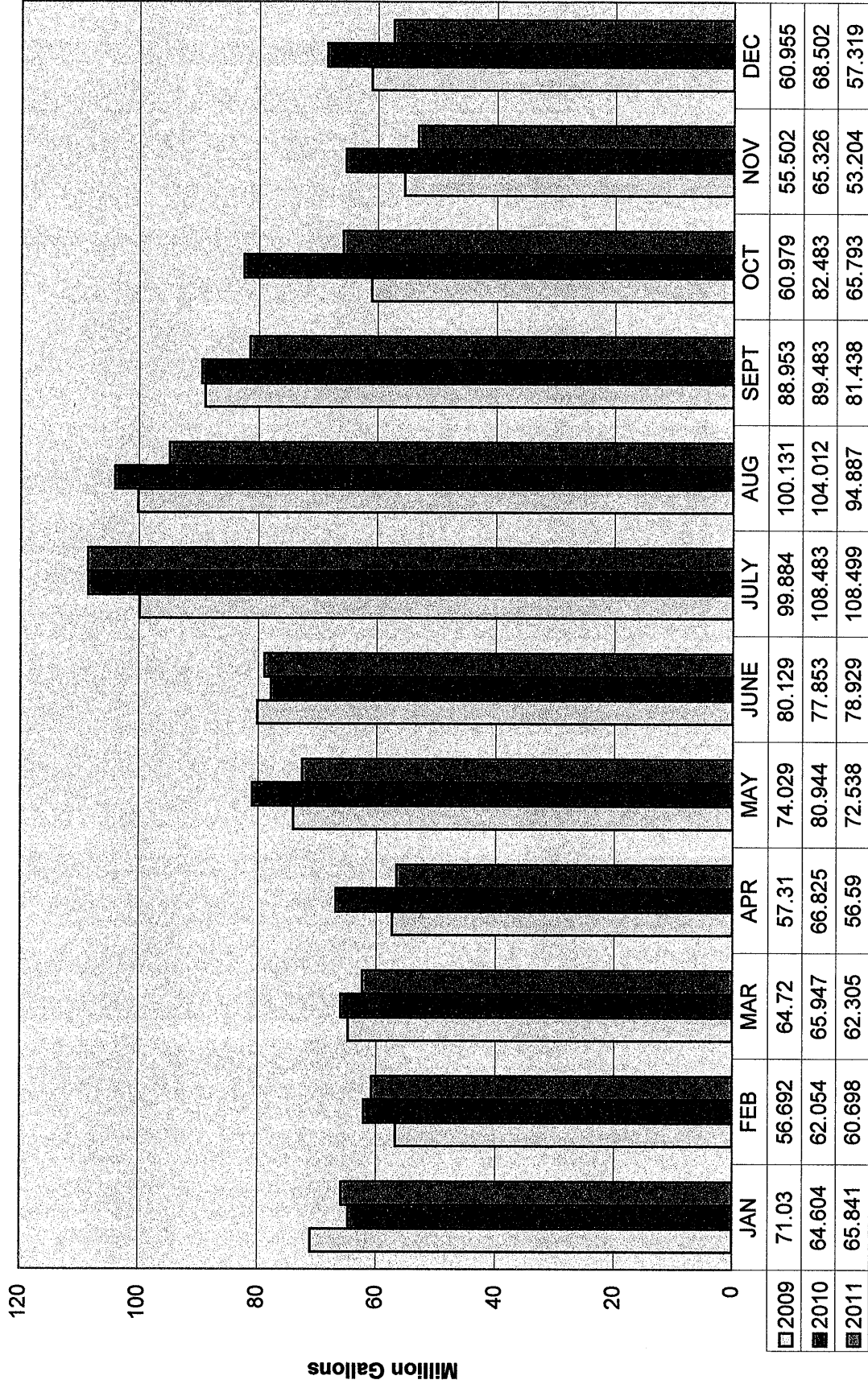
#### **PARKS MAINTENANCE**

Parks maintenance crews finished installing holiday decorations which included hanging bows and greenery on the railings of the planting beds in the Business District and decorating the planter boxes throughout town. With all contractual mowing for the season completed, crews finished leaf mulching in parkland areas. All athletic fields have been winterized for the season, which includes the storing of equipment and placement of hay bales around trees in sledding areas.

#### **BUILDING MAINTENANCE**

Building maintenance crews have been monitoring and servicing heating systems in all Village owned buildings as needed. Service calls for December include: boiler repair at Police/Fire department, light fixture repairs at Memorial Hall and the Police/Fire departments, serviced air handler units at KLM, police/fire, and Village Hall, repair to roller door at Veeck Park concession area, test and repair platform tennis heaters at Burns Field, repair to heating controls at Highland station, and repair interior wall at the Center for the Arts.

# MONTHLY PUMPAGE



**VILLAGE OF HINSDALE - IL 0434520****MONTHLY REPORT****Month: December, 2011**

Day	Dist <i>x1000</i>	Finished Water				Air Temp Average	Total Precip
		Free CL <sub>2</sub> Avg (mg/l)	Turbidity Avg (NTU)	Fluoride Avg (mg/l)	H <sub>2</sub> O Temp Average		
1	1764	0.93	0.03	1.05	49	42	0.00
2	1760	0.97	0.02	1.02	49	43	0.00
3	1689	0.91	0.03	1.01	49	50	0.00
4	1643				49		0.00
5	1815	0.94	0.02	0.96	49	40	0.51
6	1856	0.85	0.20	0.95	49	39	0.00
7	1850	0.90	0.03	0.91	48	32	0.00
8	1846	0.85	0.03	0.96	48	38	0.00
9	1811	0.84	0.02	0.98	47	25	0.00
10	1893	0.85	0.02	0.97	47		0.00
11	1856				46		0.00
12	1937	0.83	0.02	0.95	46	32	0.00
13	1850	0.89	0.02	0.92	46	42	0.00
14	2031	0.90	0.02	1.00	46	52	0.00
15	2004	0.82	0.02	0.96	46	51	1.70
16	1823	0.93	0.02	1.04	46	33	0.00
17	1829	0.91	0.02	1.01	46	29	0.00
18	1820				46		0.00
19	1840	0.80	0.02	1.03	45	48	0.03
20	1862	0.91	0.02	0.98	46	41	0.00
21	1840	0.79	0.03	1.07	46	42	0.01
22	1836	0.81	0.02	1.05	45	40	0.00
23	1948				45		0.00
24	1947	0.90	0.02	0.99	45	36	0.00
25	1875				44		0.00
26	1931	0.93	0.01	1.03	44	35	0.00
27	1845	0.88	0.01	1.07	44	37	0.03
28	1847	0.80	0.02	1.09	44	32	0.00
29	1845	0.82	0.02	1.07	44	39	0.00
30	1799	0.87	0.02	1.04	44	45	0.40
31	1827				44		0.00

<b>Day</b>	<b>Dist x1000</b>	<b>Free CL<sub>2</sub> Avg (mg/l)</b>	<b>Turbidity Avg (NTU)</b>	<b>Fluoride Avg (mg/l)</b>	<b>H<sub>2</sub>O Temp Average</b>	<b>Air Temp Average</b>	<b>Total Precip</b>
<b>Sum:</b>	<b>57319</b>						<b>2.68</b>
<b>Avg:</b>	<b>1849</b>	<b>0.87</b>	<b>0.03</b>	<b>1.00</b>	<b>46</b>	<b>39</b>	<b>0.09</b>
<b>Max:</b>	<b>2031</b>	<b>0.97</b>	<b>0.20</b>	<b>1.09</b>	<b>49</b>	<b>52</b>	<b>1.70</b>
<b>Min:</b>	<b>1643</b>	<b>0.79</b>	<b>0.01</b>	<b>0.91</b>	<b>44</b>	<b>25</b>	<b>0.00</b>

Reported By: Mark Belkoushi

# VILLAGE OF HINSDALE, PLANT REPORT

Month: December, 2011

Day	Flow		—CL <sub>2</sub> Residual—		Turbidity Average (NTU)	Fluoride Average (ppm)	H <sub>2</sub> O Temp Average (F)	Air Temp Average (F)	Total Precip (in)
	Valve 1 (kgal)	Valve 2 (kgal)	Total (kgal)	Analyzer (ppm)					
1	1764	0	1764	0.97	0.93	1.05	49	42	0.00
2	1760	0	1760	0.88	0.97	1.02	49	43	0.00
3	1689	0	1689	0.83	0.91	1.01	49	50	0.00
4	1643	0	1643	0.83			49		0.00
5	1815	0	1815	0.84	0.94	0.96	49	40	0.51
6	1856	0	1856	0.86	0.85	0.95	49	39	0.00
7	1850	0	1850	0.84	0.90	0.91	48	32	0.00
8	1846	0	1846	0.84	0.85	0.96	48	38	0.00
9	1811	0	1811	0.83	0.84	0.98	47	25	0.00
10	1893	0	1893	0.80	0.85	0.97	47		0.00
11	1856	0	1856	0.78			46		0.00
12	1937	0	1937	0.82	0.83	0.95	46	32	0.00
13	1850	0	1850	0.79	0.89	0.92	46	42	0.00
14	2031	0	2031	0.79	0.90	1.00	46	52	0.00
15	2004	0	2004	0.78	0.82	0.96	46	51	1.70
16	1823	0	1823	0.82	0.93	1.04	46	33	0.00
17	1829	0	1829	0.78	0.91	1.01	46	29	0.00
18	1820	0	1820	0.80			46		0.00
19	1840	0	1840	0.76	0.80	1.03	45	48	0.03
20	1862	0	1862	0.73	0.91	0.98	46	41	0.00
21	1840	0	1840	0.75	0.79	1.07	46	42	0.01
22	1836	0	1836	0.81	0.81	1.05	45	40	0.00
23	1948	0	1948	0.81			45		0.00
24	1947	0	1947	0.76	0.90	0.99	45	36	0.00
25	1875	0	1875	0.80			44		0.00
26	1931	0	1931	0.81	0.93	1.03	44	35	0.00
27	1845	0	1845	0.79	0.88	1.07	44	37	0.03
28	1847	0	1847	0.78	0.80	1.09	44	32	0.00
29	1845	0	1845	0.83	0.82	1.07	44	39	0.00
30	1799	0	1799	0.82	0.87	1.04	44	45	0.40
31	1827	0	1827	0.79			44		0.00
Sum:	57319	0	57319						2.68
Avg:	1849	0	1849	0.81	0.87	1.00	46	39	0.09
Max:	2031	0	2031	0.97	0.97	1.09	49	52	1.70
Min:	1643	0	1643	0.73	0.79	0.91	44	25	0.00

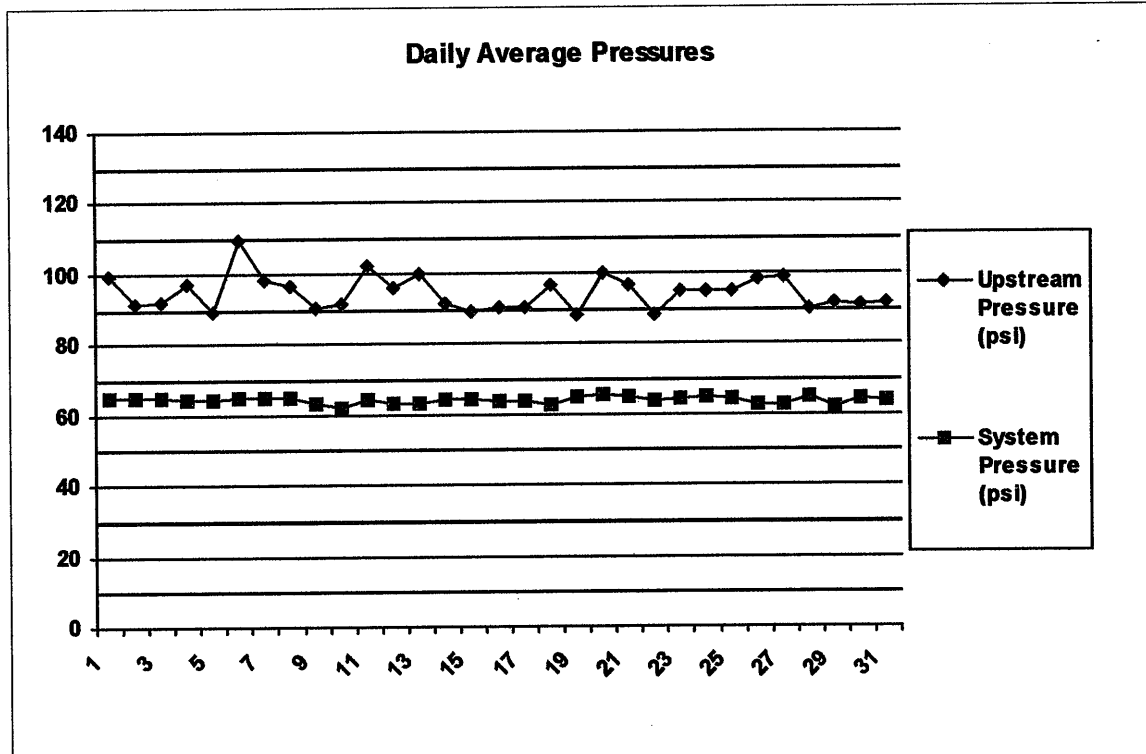
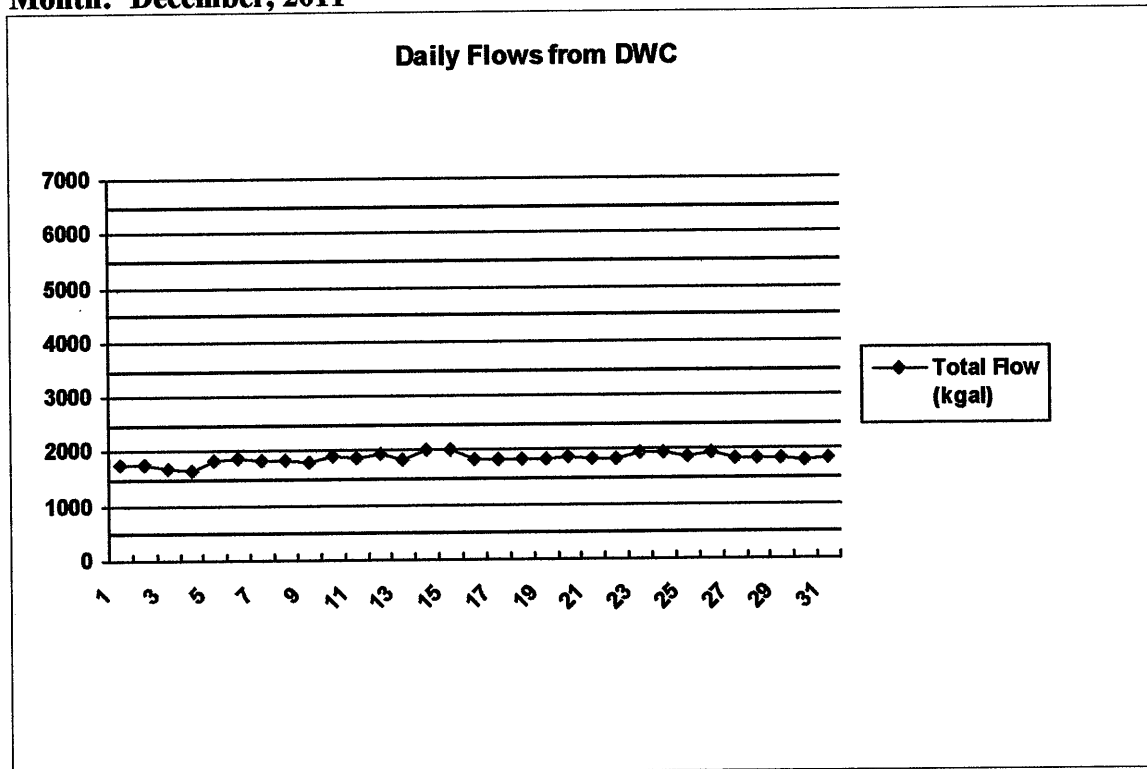
# VILLAGE OF HINSDALE, PLANT REPORT

Month: December, 2011

Day	Flow		Tank Levels		Pressures		Pump Run Times		
	Total (kgal)	Standpipe (ft)	Clearwell (ft)	GSR (ft)	Upstream (psi)	System (psi)	HSP1 (hr)	HSP2 (hr)	HSP3 (hr)
1	1764	91.2	9.5	16.6	93.7	63.9	0.0	0.0	4.2
2	1760	91.4	9.4	16.6	93.3	63.9	0.0	0.0	4.3
3	1689	91.8	9.4	16.6	93.8	64.1	0.0	0.0	4.6
4	1643	90.8	9.4	16.6	93.1	63.6	0.0	0.0	4.8
5	1815	90.9	9.2	16.4	94.3	63.6	0.0	0.0	4.6
6	1856	90.9	9.3	16.5	93.1	63.8	0.0	0.0	4.3
7	1850	90.5	9.4	16.5	96.0	63.6	0.0	0.0	4.4
8	1846	90.7	9.3	16.5	92.8	63.7	0.0	0.0	4.3
9	1811	90.7	9.3	16.5	94.2	63.6	0.0	0.0	4.5
10	1893	90.8	9.2	16.3	93.1	63.8	0.0	0.0	4.8
11	1856	90.7	9.4	16.5	93.9	63.7	0.0	0.0	4.3
12	1937	91.9	8.9	16.0	92.8	64.4	0.0	0.0	5.1
13	1850	90.4	9.4	16.5	94.3	63.5	0.0	0.0	4.4
14	2031	90.4	9.1	16.2	94.0	63.7	0.0	0.0	4.1
15	2004	90.8	9.2	16.3	92.7	63.9	0.0	0.0	4.8
16	1823	91.0	9.3	16.4	94.0	63.7	0.0	0.0	4.4
17	1829	91.0	9.4	16.4	93.4	63.8	0.0	0.0	4.6
18	1820	91.1	9.4	16.5	93.0	63.8	0.0	0.0	4.5
19	1840	91.0	9.5	16.6	95.1	63.8	0.0	0.0	4.8
20	1862	90.8	9.3	16.4	93.7	63.7	0.0	0.0	5.0
21	1840	91.1	9.4	16.4	93.8	63.8	0.0	0.0	4.5
22	1836	90.7	9.4	16.5	94.2	63.6	0.0	0.0	4.7
23	1948	91.0	9.3	16.4	93.7	63.9	0.0	0.0	5.0
24	1947	91.1	9.2	16.3	93.8	64.1	0.0	0.0	6.1
25	1875	90.9	9.4	16.5	93.1	63.8	0.0	0.0	5.1
26	1931	91.3	9.5	16.6	94.4	64.1	0.0	0.0	4.6
27	1845	91.2	9.6	16.6	94.5	63.9	0.0	0.0	4.6
28	1847	91.1	9.5	16.6	94.7	63.9	0.0	0.0	4.7
29	1845	90.9	9.5	16.5	94.5	63.8	0.0	0.0	4.9
30	1799	91.0	9.5	16.6	93.6	63.8	0.0	0.0	4.7
31	1827	91.5	9.6	16.6	93.7	64.1	0.0	0.0	4.5
Sum:							0.0	0.0	144.2
Avg:							0.0	0.0	4.7
Max:							0.0	0.0	6.1
Min:							0.0	0.0	4.1

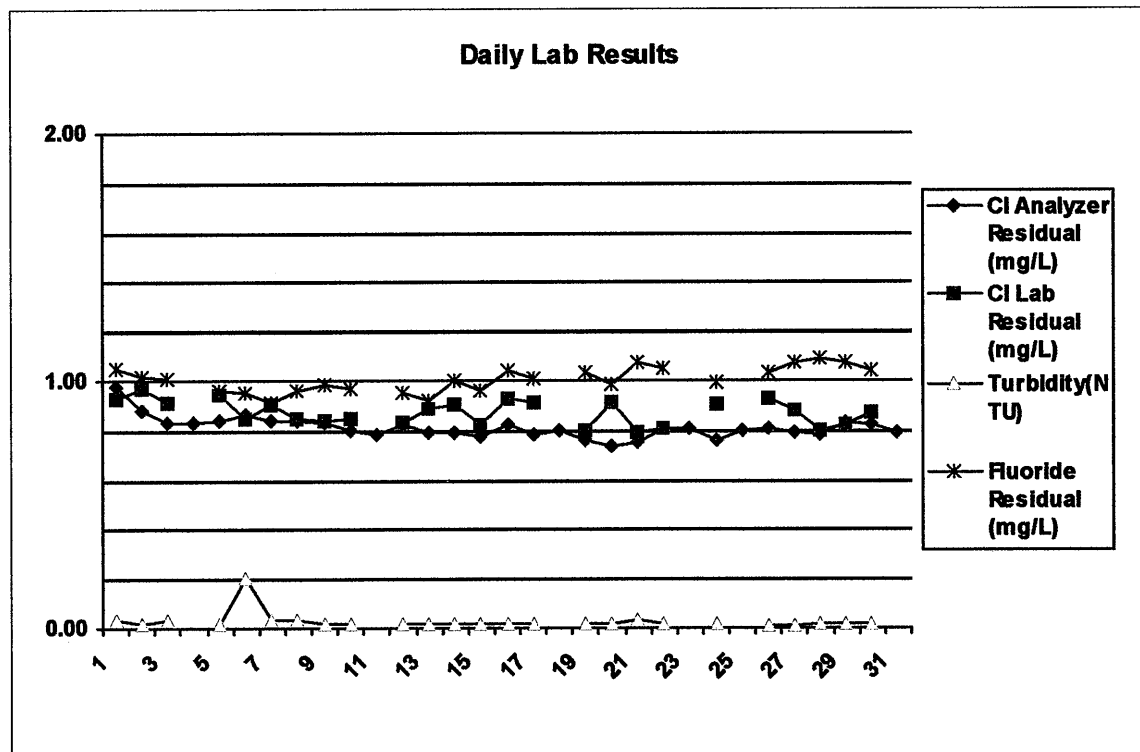
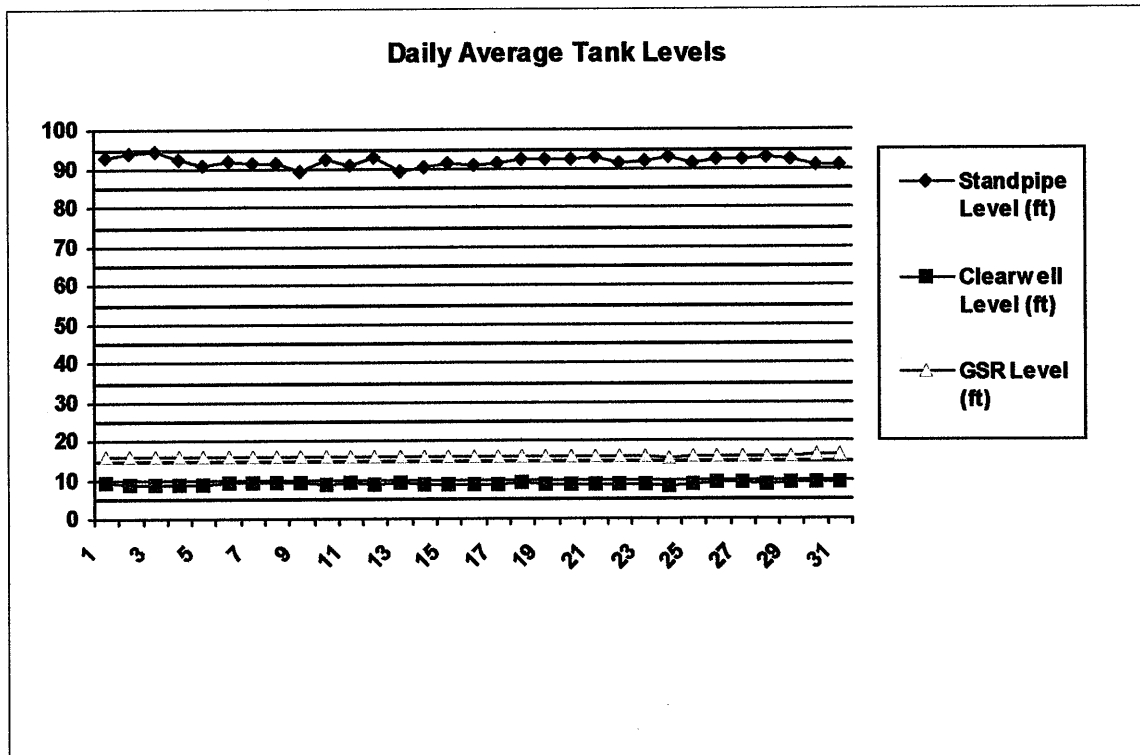
## VILLAGE OF HINSDALE, SYSTEM TRENDS

Month: December, 2011



## VILLAGE OF HINSDALE, SYSTEM TRENDS

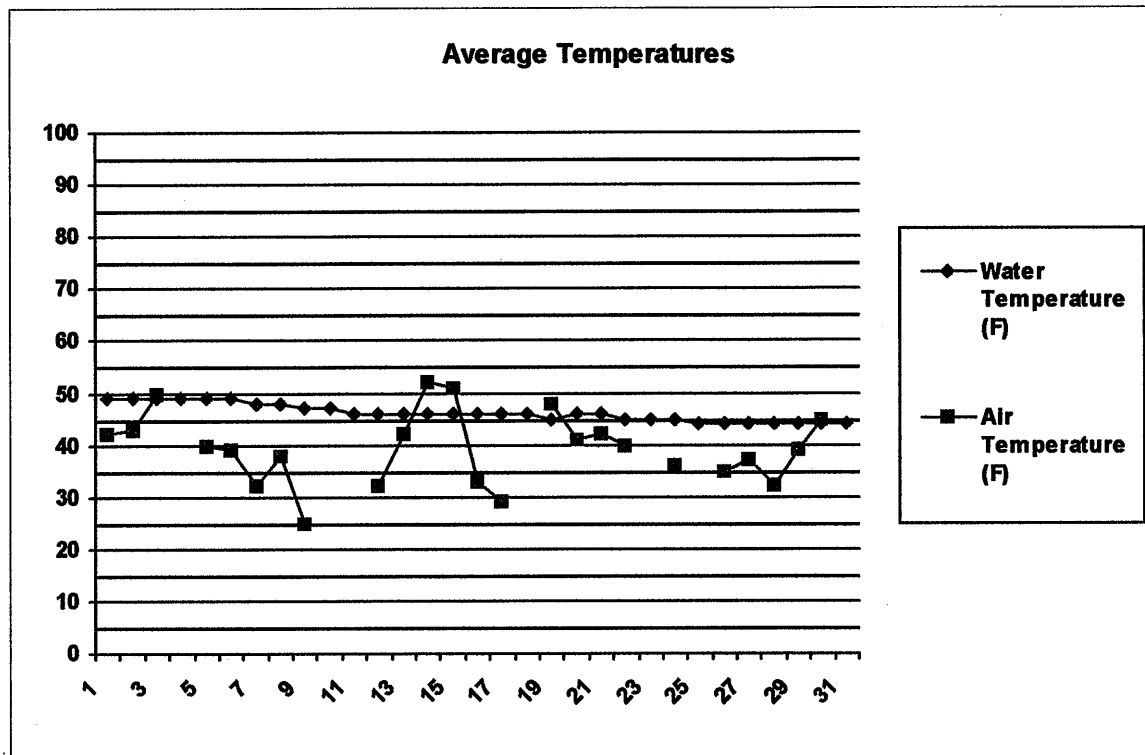
Month: December, 2011





## VILLAGE OF HINSDALE, SYSTEM TRENDS

Month: December, 2011



# High Service and Well Pump Maintenance

December 2011

## **High Service Pump Motors**

High Service Pump Motor #1- Check oil and lubricate grease fittings

High Service Pump Motor #2- Check oil and lubricate grease fittings

High Service Pump Motor #3- Check oil and lubricate grease fittings

High Service Pump Motor #4- Check oil and lubricate grease fittings

## **Well Pump Motors**

Well #2 Pump Motor- Check oil, grease fittings, ran for Bacteria Testing

Well #5 Pump Motor- Check oil, grease fittings, and ran for Bacteria Testing

Well #8 Pump Motor- Check oil, grease fittings, and ran for Bacteria Testing

Well #10 Pump Motor- Check oil, grease fittings, and ran for Bacteria Testing

## MONTHLY REPORT FOR December, 2011

# of Bacteria samples	<u>25</u>
# of field chlorine	<u>21</u>
# of field turbidities	<u>21</u>
# of lab chlorine	<u>25</u>
# of lab turbidities	<u>25</u>
# of lab pH	<u>25</u>
# of lab fluoride	<u>25</u>
# of precipitation readings	<u>6</u>
# of temperature readings(air)	<u>24</u>
# of temperature readings(water)	<u>31</u>
# of DBP samples	<u>0</u>
# of Pumps serviced	<u>8</u>
# of Lead/Copper Samples	<u>0</u>
# of Sprinkling Notices	<u>0</u>

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## MEMORANDUM

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**TO:** CHAIRMAN LA PLACA AND THE EPS COMMITTEE  
**FROM:** GEORGE FRANCO  
**SUBJECT:** RESIDENTIAL REFUSE /LANDSCAPE WASTE  
REMOVAL AND RECYCLING  
**Date:** 1/18/2012

The Village of Hinsdale is currently under contract with Allied Waste for the collection and disposal of solid waste, landscape waste, and recyclable materials. The Village last went out to bid for residential garbage collection in 2006; in 2009, due to cost savings by rolling the cost of municipal garbage collection into the resident rate, a three year extension was negotiated with Allied Waste through April 30, 2012. Per section 7.2 of the existing contract, Allied Waste has contacted the Village and is asking if the Village would like to extend the contract for another three years.

From the onset of discussions with Allied Waste, Finance Director Darrell Langlois has been asked to sit in on these meetings. The Village has indicated that the current level of service provided has been acceptable, however there have been resident complaints (predominantly seniors) who generate less garbage than the 30 gallon pick up once per week. The Village indicated that we could discuss pricing for a three year extension, but at this point this would only be used to determine whether or not we would issue a formal request for proposal, which if this resulted in a change in hauler it can be fairly disruptive. Changing haulers has been very difficult in the past.

From Allied Waste's perspective, they were happy with the current arrangement, except that they were having difficulty with profitability on the second weekly pickup for those residents who opt for twice per week service. Also, they have experienced a steady decline in the amount of yard waste sticker sales (14% since 2008). During these conversations they talked about their rising personnel costs (4.7% annualized since 2008) and price of fuel (40.6% since 2008). While these increases may be true, it is difficult to

grasp the ramifications of this without knowing the prior revenue/expense breakdown on the prior contract, which obviously they are not quick to disclose how much they are making on the Hinsdale contract.

The initial proposal from Allied to address both sides was a first year increase of 2% (30 gallon) -3% (60 gallon)-3% (90 gallon) for once per week pickup; for twice per week pickup the increase would be 4%-5%-5% for the first year. There would be a \$2.50 discount offered to senior citizens. Although we did ask them to address low volume customers, the Village has been backing off senior subsidies, such as senior taxi.

After several rounds of negotiations, we have made pretty good progress on pricing. Attached is Allied current offer. To summarize, for the first year for once per week pickup there would be a decrease of 5% for one 30 gallon can pickup (in lieu of the senior discount); there would be a 0% increase for the 60 gallon cart and 0% for the 90 gallon cart. For each tier that has twice per week pickup there would be a 3% increase in the first year to address Allied's concerns over this pickup. With the purpose pricing, about 2,000 residents will see a price decrease in the final year and about 10% will see their price increase by 3%.

For years 2 and 3 there would be an across the board increase of 2.75%. The pricing is contingent on a re-opener if fuel prices swing by more than \$1 either way from pricing around renewal time. This is no guarantee we will adjust pricing, only that we sit down with them.

Waste stickers would increase as per the schedule. Allied has provided me with sticker pricing from other Village's; although sticker pricing is impacted by the overall waste contract, which is different in each town, the quoted sticker prices would be on the low end.

Finally, for large items such as furniture and appliances, customers would have to affix two waste stickers instead of one that is required currently.

If Committee concurs with the revised terms of the extension proposal, staff will be able to prepare a request for board action for contract #1380 for the February meeting.

cc: Dave Cook, President Cauley, and Board of Trustees

## Village of Hinsdale

### Residential Collection and Disposal Services

#### Revised Alternate Extension Proposal

**Term of Extension:** 3 years

**Refuse Program:** Remains as present, a variable-rate, backdoor refuse collection program with once or twice weekly collection at resident's option. Extra cans and bags of refuse require a pre-paid waste sticker. Bulk items and large appliances require two pre-paid waste stickers.

**Recycling Program:** Remains as present, unlimited curbside recycling with contractor supplied recycling carts.

**Yard Waste Program:** Remains as present with weekly collection of yard waste collected in Kraft paper yard waste bags requiring pre-paid waste stickers from April through November.

**Other:** Economic reopener if the cost of diesel fuel exceeds \$4.75 per gallon or is less than \$2.75 per gallon for a defined period.

**Pricing:**

	One Can <u>1x/week</u>	60-gallon Cart <u>1x/week</u>	90-gallon Cart <u>1x/week</u>	One Can <u>2x/week</u>	60- gallonCart <u>2x/week</u>	90-gallon Cart <u>2x/week</u>	Waste/Yard Waste <u>Sticker</u>
Current	\$26.00	\$29.10	\$29.87	\$36.83	\$40.52	\$41.21	\$2.60
First Year	\$24.70	\$29.10	\$29.87	\$37.93	\$41.74	\$42.45	\$2.75
Second Year	\$25.38	\$29.90	\$30.69	\$38.98	\$42.89	\$43.62	\$2.85
Third Year	\$26.08	\$30.72	\$31.54	\$40.05	\$44.07	\$44.82	\$2.95

## **MEMORANDUM**

**TO:** CHAIRMAN LAPLACA AND THE EPS COMMITTEE  
**FROM:** GEORGE FRANCO  
**DATE:** JANUARY 11, 2012  
**RE:** BUSINESS DISTRICT PLANTING BEDS

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In a continued effort to reduce costs associated with the Business District beautification Dan Hopkins, the Village Horticulturalist has developed a new option for the BD landscape design. Staff would like to discuss converting 13 of the 38 flower beds to sustainable landscaping. The idea is to create an attractive environment that is in balance with the local climate and requires minimal outputs, such as fertilizers, pesticides, gasoline, time, and water. The goal is to create a healthy, regenerative landscape that is economically viable. Staff welcomes additional input, comments, and or questions from Committee regarding sustainable landscaping. Due to the availability and budget planning, staff is respectfully requesting a direction from Committee regarding this item.

cc: President & Board of Trustees  
Dave Cook

## **Sustainable Landscaping Cost Savings**

### **Plant Material - \$1,893.00**

The cost of sustainable plant material is equal to the cost of the annual plants the Village has traditionally used in the BD flower beds. The difference is sustainable plants are perennial (return year after year), so after the initial planting no more money would be needed for plant material.

### **Bulbs – 1,840.00**

The spring bulbs can remain undisturbed in sustainable beds, so they should return year after year.

### **Water Usage - \$2,627.00 (at \$6 per cu.ft.)**

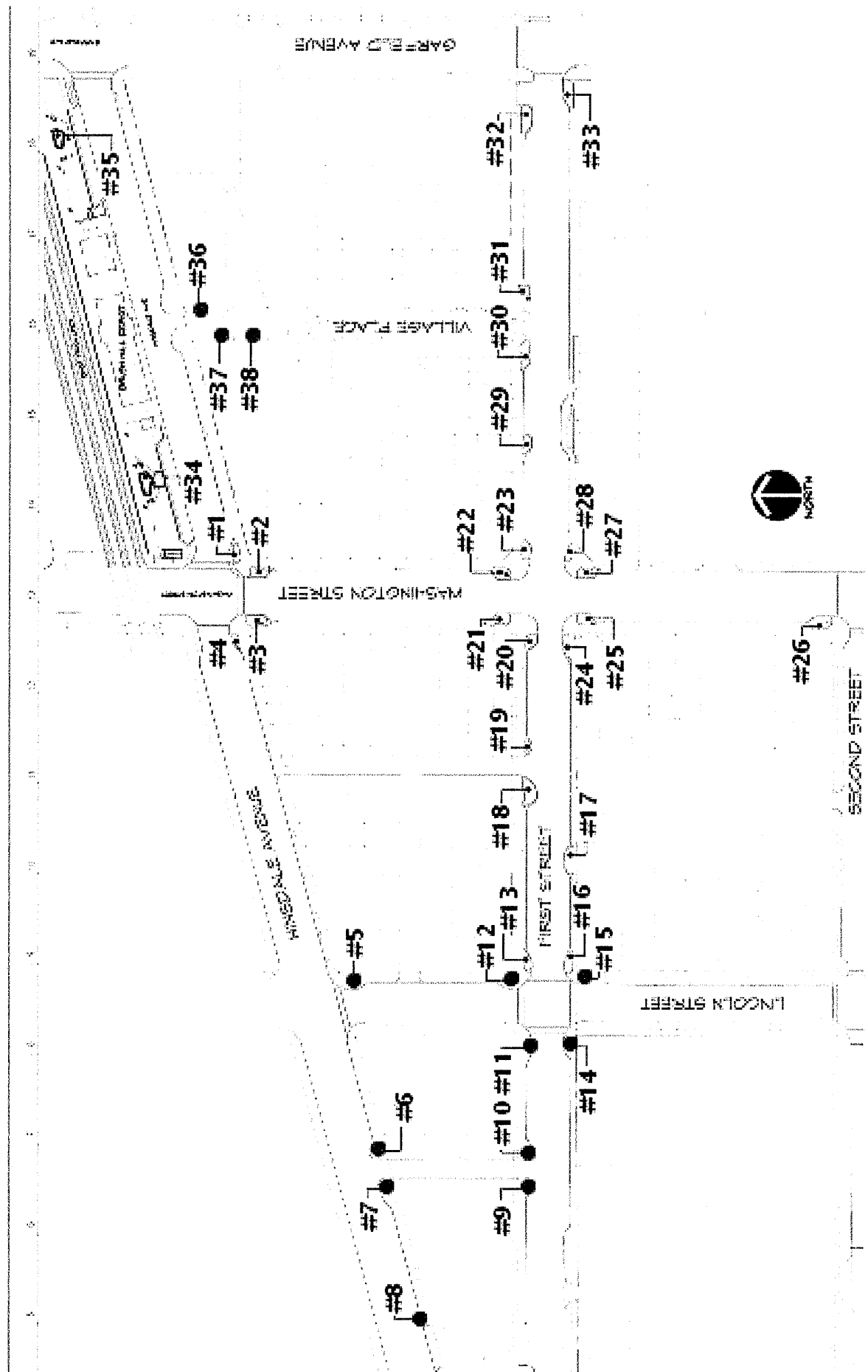
Annual plants require water three days a week. Sustainable plants need to be watered for the first two weeks after planting. After that they shouldn't require any supplemental water.

### **Man Hours - \$1,747.00**

It takes two seasonal employees (\$8 per hour) over an hour to water 13 beds. This is done three times a week for 21 weeks.

**Total Cost Savings Per Year: \$8,107.00**





• PROPOSED SUSTAINABLE LANDSCAPE BEDS

Catmint 'Walker's Low'

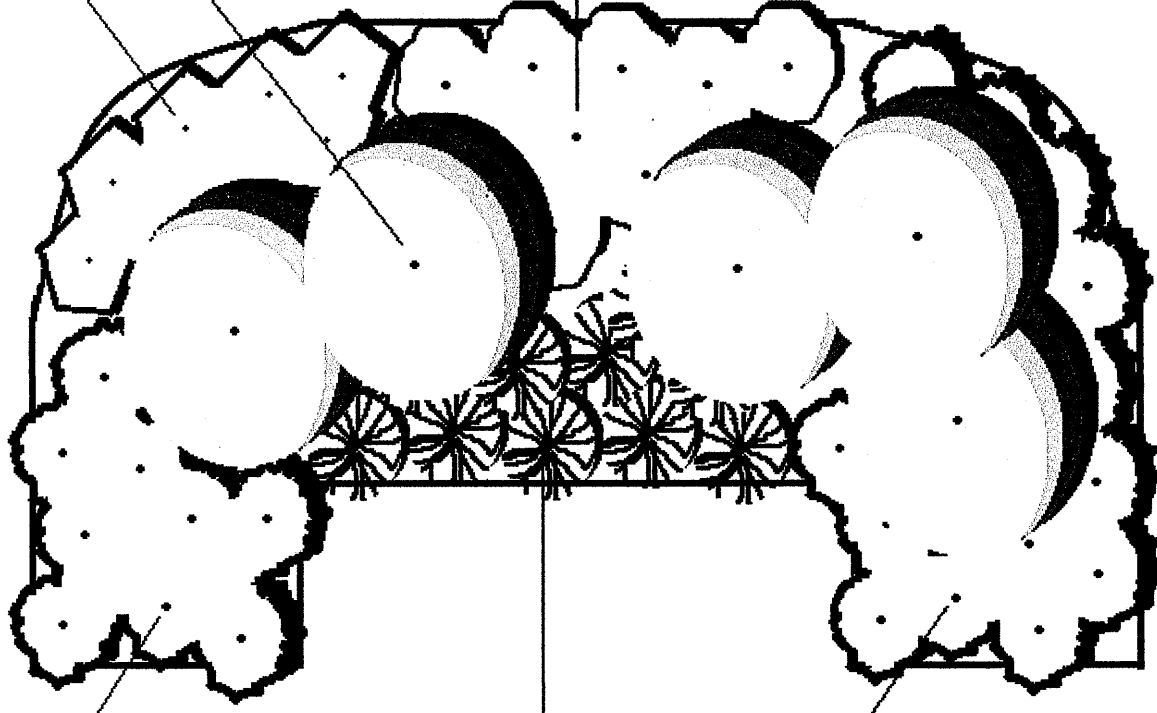
Existing Boxwood

Allium 'Summer Beauty'

Penstemon 'Husker's Red'

Dogwood 'Arctic Fire'

Lamb's Ear 'Helene Von Stein'



## Hinsdale Business District Sustainable Landscape Design



Sustainable Landscape Example  
Western Springs Train Station



Sustainable Landscape Example  
Memorial Building

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## MEMORANDUM

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TO: CHAIRMAN LAPLACA AND THE EPS COMMITTEE  
FROM: GEORGE FRANCO, DIRECTOR OF PUBLIC SERVICES  
SUBJECT: PRIVATE PROPERTY ICE RINKS  
DATE: JANUARY 17, 2012

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Public Services staff has been made aware of concerns regarding “private” ice rinks throughout the Village and their impact on neighboring residents. Private property ice rinks which staff is aware of are located at: 645 Harding Road, 602 N. Garfield, 14 S. Oak, and 611 N. Washington. Village staff would ask for Committee to discuss these concerns and view the possibility of future regulation for these ice rinks. Some of the resident concerns range from:

- Proximity to lot lines which raise concerns of flooding, noise, and projectile pucks.
- Flood lights which can make sleep difficult.
- Noise pollution which ranges from hockey players yelling, pucks slapping the ice, and music speakers.
- General aesthetics—Some consider the rinks to be an eyesore.
- The definition of a temporary structure, as some of these rinks go up in early November and are not removed until March.

cc: Dave Cook, President Cauley, and Board of Trustees

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## MEMORANDUM

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**TO:** CHAIRMAN LA PLACA AND THE EPS COMMITTEE  
**FROM:** GEORGE FRANCO  
**SUBJECT:** DECORATIVE STREET LAMP OPTIONS FOR LED  
CONVERSION  
**Date:** 1/18/2012

Public Services staff would like to bring a discussion item to Committee regarding the current state of decorative street lights throughout the Business District. Many of the light poles and lamps will be in need of replacement within the upcoming years. Currently, staff has been using older lamps on new posts to try to keep costs as down, however these are becoming dilapidated and will also need to be replaced. There are some options with these decorative lamps, and staff would appreciate input from Committee regarding direction to move forward. After meeting with several vendors for these lamps and in an effort to be a "greener" community, advantages of LED street lights vs. the current sodium vapor bulbs used include:

- Improved night visibility
- Significantly longer lifespan
- Lower energy consumption
- Reduced maintenance costs
- Instant-on with no run-up or re-strike delays
- No mercury, lead or other known disposable hazards
- Lower environmental footprint

Staff has placed LED lamps from different vendors on poles along Maple street from Garfield to Washington and in the MB circle for you to view at your convenience. A complete LED lamp fixture ranges in price from \$1,300.00 to \$1,600.00. Staff would like to review this topic again at the February meeting, and would like to request input at that time for future budgeting purposes.

Cc: Dave Cook, President Cauley, and Board of Trustees

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## MEMORANDUM

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**TO:** CHAIRMAN LA PLACA AND THE EPS COMMITTEE  
**FROM:** GEORGE FRANCO  
**SUBJECT:** PERMISSION TO SEEK BIDS  
**Date:** 1/18/2012

Staff is requesting the permission to seek bids on the following items:

1. Fuel
2. Sewer cleaning, root cutting, and televising
3. Catch basin cleaning
4. Water main leak detection
5. Elm inoculation/Ash treatments
6. Mosquito abatement services
7. Filter media removal and replacement located at the Water Plant building.

Cc: Dave Cook, President Cauley, and Board of Trustees

# MEMORANDUM

**TO:** Chairman LaPlaca and Dave Cook  
**FROM:** Dan Deeter  
**DATE:** January 24, 2012  
**RE:** Engineering Monthly Report

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The Engineering Division has continued to work with the Building Division in order to complete site inspections, as well as responding to drainage complaint calls. In total, 93 site inspections were performed for the month of December by three Engineering employees. The following capital improvement projects and engineering studies are underway.

## **Veeck Park Wet Weather Facility**

Work by Twin Oaks Landscaping has halted during the winter months. Additional bio-solids placement, final landscaping, and sod placement will be conducted in Spring 2012. The Parks Department will monitor the grass growth through 2012 to open the fields for play as soon as possible.

## **Oak Street Bridge Replacement Engineering Phase 1/Environmental Assessment**

### December 2011 Activities

- Staff met with Clark Dietz, Inc. (CDI) design team 12/02/11
- Prepare for and present project at IDOT/FHWA coordination meeting 12/06/11
- Continue Oak Street Bridge vertical curve design study and preliminary bridge design
- CDI begins to develop estimate of work effort to perform additional traffic counts and traffic calming tool kit.

### January 2012 Activities

- CDI prepares estimate of additional traffic count, traffic forecast, and traffic calming work.
- CDI team prepares and submits to Village of Hinsdale cost-to-complete summary.
- CDI team performs additional traffic counts.
- CDI team performs soils borings and geotechnical work.

## **Chestnut Street Sewer Separation Project**

### December 2011 Activities

- Complete Phase 1 sidewalk pours, partial restoration, and winterization. Phase 1 surface paving and final restoration will be completed during the 2012 construction season.

### January 2011 Activities

- CDI will review line item quantities for phase 1 construction.
- Review Martam change order requests.
- Construction for the final phases will begin Spring 2012 as the weather permits



## **Other Engineering Activities**

### **Woodlands Green Infrastructure Improvements**

- HR Green has provided 60% phase 1 plans for Staff's review.
- Staff is coordinating for a meeting with residents to review the 60% plans.
- Village staff and board continue efforts to establish Woodlands SSA.
- Construction Start: Mid-May 2012

### **2012 Resurfacing.**

- |  |               |
|--|---------------|
| ▪ Develop 90% design and bidding documents | January 2012  |
| ▪ Plans sent to IEPA for permitting        | February 2012 |
| ▪ Bidding                                  | March 2012    |
| ▪ Award Construction Contract              | April 2012    |
| ▪ Construction Starts                      | May 2012      |

### **2012 Reconstruction (N. Washington/N. Grant Street).**

- |  |                       |
|--|-----------------------|
| ▪ Clark Dietz submits 95% complete plans | December 2011         |
| ▪ Final bid documents                    | December 2011         |
| ▪ Plans sent to IEPA for permitting      | December 2011         |
| ▪ Bidding                                | January/February 2012 |
| ▪ Award Construction Contract            | February/March 2012   |
| ▪ Construction Starts                    | April 2012            |

### **2013 Resurfacing and 2013 Reconstruction (W. Fourth Street Improvements)**

- |   |                                 |
|---|---------------------------------|
| ▪ Staff is preparing a request for proposal for engineering services for each project in January 2012 |                                 |
| ▪ Consultants develop proposals   | February 2012                   |
| ▪ Proposal opening and award of design engineering  | March 2012                      |
| ▪ Design Engineering & Permitting   | April – December 2012           |
| ▪ Bidding   | January 2013                    |
| ▪ Bid and Construction Observation Services Awarded   | February 2013                   |
| ▪ Construction Starts   | April 2013 (weather permitting) |

## **State and Federal Funding Opportunities**

A summary of the Grant Funds Awarded to or Applied for by the Village of Hinsdale is attached.

Cc: President and Board of Trustees  
Dave Cook

**Veeck Park Wet Weather Facility**  
**Hinsdale, Illinois**

Date	Bar Screen Channel Down Stream (feet)	Overflow Height Above Weir (feet)	Storage Tank Elevation (feet)	Precipitation (inches)
12/01/11	0.03		3.61	
12/02/11	0.00		3.70	
12/03/11	0.01		2.33	
12/04/11	0.02		2.94	
12/05/11	0.00		2.07	0.51
12/06/11	0.00		3.11	
12/07/11	0.00		2.73	
12/08/11	0.00		2.92	
12/09/11	0.02		2.04	
12/10/11	0.00		2.65	
12/11/11	0.01		3.29	
12/12/11	0.00		3.33	
12/13/11	0.00		3.40	
12/14/11	8.21	0.21	26.00	1.70
12/15/11	1.63		19.59	0.08
12/16/11	0.00		3.01	
12/17/11	0.00		3.06	
12/18/11	0.00		3.11	
12/19/11	0.02		1.86	0.03
12/20/11	0.01		2.57	
12/21/11	0.01		3.28	0.01
12/22/11	0.00		3.61	
12/23/11	0.00		1.99	
12/24/11	0.00		2.23	
12/25/11	0.00		2.55	
12/26/11	0.00		2.29	
12/27/11	0.03		2.03	0.03
12/28/11	0.00		2.66	
12/29/11	0.02		2.66	
12/30/11	0.01		2.33	0.40

**Village of Hinsdale  
Grant Funds Awarded in 2009 - 2012**

Source	Program	Purpose	Funds Available	Amount
Illinois Commerce Commission	Crossing Safety Improvement Program	Oak Street Bridge - 60% Funding	2015 Capital Budget	\$10,200,000
Senator Dillard	State Capital Bill	Oak Street Bridge	Effective January 1, 2011	\$825,000
West Suburban Mass Transit	Car Sale Proceeds	Oak Street Bridge Eng/Construction	50/50 Reimbursement	\$395,000
Illinois Dept of Transportation	Federal Highway Bridge Program	Oak Street Bridge Phase I	July 2010 - 80/20	\$680,000
DuPage Mayors & Managers	Federal Stimulus	S. Garfield Reconstruction	Paid Through IDOT	\$1,632,000
Senator Dillard & Rep Bellock	Emergency Repair Program	Street resurfacing	Upon Project Completion	\$300,000
Representative Bellock	State Capital Bill	N. Washington Reconstruction	Upon issuance of bonds	\$340,000
New Local Transportation Projects	State Capital Bill	Road Improvements	20% released October, 2010	\$389,540
Lyons Township	Bond Proceeds	KLM Park Pavilion	Upon Project Completion	\$150,000
DuPage Mayors & Managers	STP Program	Oak Street Bridge	2015 Capital Budget	\$3,830,000
IDNR	OSLAD	Improvements to KLM	Awarded	\$150,000
IEPA	ARRA/State Revolving Loan	Garfield Sewer Separation	Loan docs received 7/05/11	\$444,160
IEPA	ARRA/State Revolving Loan	Chestnut Sewer Separation	Loan docs received 8/16/11	\$3,728,196
DuPage Mayors & Managers	Surface Transportation Projects	Hinsdale Avenue Resurfacing	Approved by DMMC 11/16/11 for FY 2017	\$311,627
DuPage Mayors & Managers	Surface Transportation Projects	Chicago Avenue Resurfacing		\$203,291
DuPage Mayors & Managers	Surface Transportation Projects	York/Garfield Resurfacing		\$293,442
DuPage Mayors & Managers	Surface Transportation Projects	Madison Resurfacing		\$317,765
Total				<u>\$24,190,021</u>

**Village of Hinsdale  
Grant Applications Under Consideration**

Source	Program	Purpose	Status	Amount
IDOT	Federal Highway Bridge Grant	Oak Street Bridge Phases II & III	Committed to by IDOT	\$4,895,000
IEPA	Illinois Green Infrastructure Grant	Woodlands Phase 1	Submitted 12/12/11	\$750,000
Total				<u>\$5,645,000</u>

DATE: January 24, 2012


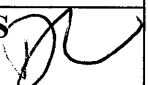
**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING</b>
<b>SECTION NUMBER</b> EPS Consent Agenda	<b>DEPARTMENT</b> Community Development
<b>ITEM</b> Alley Vacation Request – 702 S. Monroe	<b>APPROVAL</b> Dan Deeter Village Engineer

Attached please find an ordinance vacating a portion of a public alley adjacent to 702 S. Monroe Street. Also included is the appraisal report establishing a fair market value for the vacated property. A plat of vacation will be prepared upon approval of this request for recording at DuPage County. The alley has previously had vacations approved and is therefore not a through alley right-of-way.

The appraisal established the value of the property at approximately \$19.60 per square foot. The property to be vacated contains an area of 612 square feet. The total appraised value of the property is \$12,000.

**MOTION: To Recommend Adoption of an Ordinance Vacating Half of a Public Alley Right-of-Way Situated West and Adjoining 702 S. Monroe Street at a Purchase Price of \$12,000.**

 <b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S</b> <b>APPROVAL</b> 
<b>COMMITTEE ACTION</b>				
<b>BOARD ACTION:</b>				

## VILLAGE OF HINSDALE

ORDINANCE NO. \_\_\_\_\_

### **AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF AN UNIMPROVED ALLEY SITUATED WEST OF AND ADJOINING 702 S. MONROE STREET IN THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS**

**WHEREAS**, the Village of Hinsdale, DuPage and Cook Counties, Illinois (the "Village") is a duly authorized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the property owner of 702 S. Monroe Street, Hinsdale, Illinois, which property is identified by permanent index number ("P.I.N.") 09-11-413-023, has requested that a certain portion of an alley, as more fully described below, be vacated in order to be developed and maintained by said property owner; and

**WHEREAS**, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1 *et seq.* (2007) (the "Code"), authorizes the Village to determine whether or not the public interest is served by vacating an alley, or part thereof, within its corporate boundaries, by an ordinance duly adopted by the affirmative vote of three-fourths of the trustees then holding office; and

**WHEREAS**, the Code further provides that upon vacation of an alley, or any part thereof, by the Village, title to the vacated property vest in the then owner or owners of land abutting thereon; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Hinsdale (the "Corporate Authorities") have determined that the relief to the public from the further burden and responsibility of maintaining a certain portion of the alley, as more fully described below, and to return said portion to the tax rolls for the benefit of all taxing bodies is in the public interest.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties, State of Illinois, as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein and made a part hereof.

**Section 2. Vacation of Unimproved Alley.** Pursuant to the terms of this Ordinance, the Village shall vacate a 8.5' x 72' portion of the unimproved alley

situated west of and adjoining 702 S. Monroe Street, Hinsdale, Illinois (the "Subject Property"), legally described, as follows:

LOTS 1, 2 AND 3 IN DAY'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 23 OF STOUGH'S 2<sup>ND</sup> ADDITION TO HINSDALE, BEING A RESUBDIVISION IN THE EAST HALF OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 29, 1875 AS DOCUMENT 19457, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-11-413-023

**Section 3. Plat of Vacation Approved.** The Plat of Vacation, a copy of which is attached hereto as Exhibit A and made a part hereof, is approved.

**Section 4. Conditions of Vacation.** The Subject Property is vacated subject to any existing easement of public record for any public or private utility for the maintenance, renewal and construction or reconstruction of public and private utilities and that the Village reserves unto itself as a corporate municipality and to any public utility, its successors or assigns, the right to maintain and relocate any respective facilities in, under, across and along those parts of the public alley as herein vacated, with the right of access thereto at all times for any and all such purposes as may be reasonably required for the construction, maintenance and efficient operation of said equipment pursuant to any existing easement of public record.

**Section 5. Payment of Consideration and Title to Vacated Property.** Upon the vacation of the Subject Property, title thereto shall be acquired by and vest to the property owner of 702 S. Monroe Street, Hinsdale, Illinois upon the payment of twelve thousand dollars (\$12,000.00) to the Village by the property owner as fair market value for the Subject Property. The vacation of the Subject Property, and the recording of the Plat of Vacation, shall not be effective until said payment is received pursuant to Section 11-91-1 of the Code, 65 ILCS 5/11-91-1.

**Section 6. Execution of Documents.** The Village President, Village Clerk and all other officials are hereby authorized to take any and all action and execute any and all documents required to implement said vacation and record this Ordinance and the Plat of Vacation with the applicable county recorder of deeds upon the payment of the consideration set forth in Section 5 of this Ordinance.

**Section 7. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

AYES:

NAYES:

ABSENT:

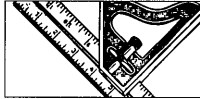
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Thomas Cauley, Village President

ATTEST:

\_\_\_\_\_  
Christine Bruton, Village Clerk

# OAKLEY HOME BUILDERS<sup>inc.</sup>



December 20, 2011

Village of Hinsdale  
19 E Chicago Ave  
Hinsdale, IL 60521

Dear Sir or Madam:

Oakley Home Builders would like to purchase the alley located directly behind our lot located at 702 S Monroe. Enclosed is our check for \$400.00 for the review fees.

Please contact me at 312-953-9033 to discuss.

Thank you,  
Oakley Home Builders

Steven Sobkowiak  
President

DEC 21 2011



**SUMMARY APPRAISAL REPORT**

AN 8.5' X 72' PORTION OF THE UNIMPROVED  
ALLEY SITUATED WEST AND ADJOINING  
702 SOUTH MONROE STREET  
HINSDALE, ILLINOIS

Prepared For

Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, Illinois 60521

Prepared By

C.A. Benson & Associates, Inc.  
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**C.A. BENSON & ASSOCIATES, INC.**  
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December 29, 2011

Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521

Re: Summary Appraisal of an 8.5' x 72' portion of  
unimproved alley situated west and adjoining 702  
South Monroe Street, Hinsdale, Illinois

Dear Mr. Deeter:

In accordance with your request, I have inspected the above captioned property and analyzed all pertinent factors relative to it in order to estimate its "as is" market value of the fee simple interest. The property was inspected on December 27, 2011, which is the effective date of this valuation.

The property consists of an 8.5' by 72' portion of unimproved alley located west and adjoining 702 South Monroe Street, Hinsdale, Illinois. It contains 612 square feet and is zoned R-4, Single-Family Residential.

Based on this analysis, it is my opinion that the "as is" Market Value of the subject property as of December 27, 2011 was

<p><b>TWELVE THOUSAND DOLLARS</b> <b>(\$12,000)</b></p>
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This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

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## **PURPOSE OF THE APPRAISAL:**

The purpose of this appraisal is to provide my best estimate of the market value of the subject real property as of the effective date. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

*Market Value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f))

**INTENDED USE:** The function of this appraisal is to assist the Village of Hinsdale with a possible sale of the subject.

**INTENDED USER:** The intended user of this appraisal report is the client.

**INTEREST VALUED:** Fee simple

**DATE OF INSPECTION:** December 27, 2011

**EFFECTIVE DATE OF VALUE:** December 27, 2011

**DATE OF REPORT:** December 29, 2011

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, I have

- Inspected the subject property;
- Gathered and confirmed information on comparable sales;
- Applied the Sales Comparison Approach to Value to arrive at an indicated value.

This Summary Appraisal Report is a brief recapitulation of my data, analyses and conclusions. Supporting documentation is retained in my file.

**COMPETENCY OF THE APPRAISER:** The appraiser has the appropriate knowledge and experience to complete this assignment competently as illustrated by the Qualifications of the Appraiser statement contained within this report.

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## **DESCRIPTION OF REAL ESTATE APPRAISED:**

The subject property is situated in the Village of Hinsdale, approximately 20-miles southwest of the City of Chicago's Central Business District. Hinsdale is bordered by Oak Brook to the north, Burr Ridge to the south, Western Springs to the east and Clarendon Hills to the west.

Hinsdale is a residential community that has a population of 18,452 residents as of July 2009 and an average family income of \$150,024 (2009). Over the past 12 months, the average sale price of a single-family residence in Hinsdale was \$991,049, which is a 1.5% decrease over the prior 12 month average sale price of \$1,005,754. This reflects a softening in values as the economy continues to under-perform.

Hinsdale is a substantially built-up community and is one of the communities in the Southern DuPage County suburbs, which include Burr Ridge, Clarendon Hills, Darien, Downers Grove, Glen Ellyn, Lisle, Naperville, Oak Brook, Oakbrook Terrace, Warrenville, Westmont, Wheaton, Willowbrook, Winfield and Woodridge. The majority of these are mid-aged to older established communities that have reached maturity. Redevelopment of new single-family residences is occurring in Hinsdale, Clarendon Hills and Downers Grove on sites where older residences have been demolished. The overall composition of the area provides most amenities such as adequate employee base, established commercial/residential areas and municipal services, educational facilities, etc. The area hospitals include Good Samaritan, La Grange Community and Hinsdale. Hinsdale has a thriving central business district and the Oak Brook Center and Yorktown Center regional shopping malls are in nearby driving distance.

The major transportation systems include the North-South Tollway (I-355), the Tri-State Tollway (I-294) and the East-West Tollway (I-88). In addition, the Metra commuter trains and Pace buses service Hinsdale.

More specifically, the subject property is located in the southwest section of Hinsdale. The immediate area is approximately 98% built-up with single-family residences of varying architectural designs in the range of 0 to 80+ years. The price range varies from \$275,000 for smaller existing single-family residences to in excess of \$1,500,000 for new custom two story residences. Many of the older, smaller residences have been torn down and redeveloped with large custom single-family residences. The immediate occupancy of the neighborhood consists of professionals, executives and white-collar workers. Maintenance level is good and there were no adverse conditions noted on the date of inspection.

Overall, the community of Hinsdale and the subject neighborhood are stable without any land changes anticipated with the exception of residential development of new single residents on lots that were previously improved with older homes. The strengths of the community include the viable central business district, the good community services, ample shopping, proximity to major transportation systems and the historically strong demand for residential, retail and office properties.

The subject property is the east 8.5' of a 17' wide unimproved alley. It has a width of 72', which is equal to the width of the adjoining residence located at 702 South Monroe Street. It is rectangular in shape and has a calculated area of 612 square feet. It is in an R-4, Single Family Residence District which requires a minimum lot area of 10,000 square feet and 70 or 80 feet of street frontage depending on whether the site is an interior or corner parcel. The subject property is not buildable and would be of use only to the adjoining property owner. It is in a zone "X" area of minimal flooding activity per FEMA Map #17043C0903H, dated December 16, 2004.

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## **ESTIMATE OF EXPOSURE TIME:**

The subject property is an 8.5' x 72' section of an unimproved alley, which can only be sold to the adjoining property owner. As such, estimating a marketing time is futile as a potential sale is reliant on the adjoining property owner's willingness to buy the property. The typical marketing time for area buildable sites and single-family residences is 3 to 9 months.

## **PERMANENT INDEX NUMBER:**

The subject is a section of unimproved alley, which has no permanent index number.

**TOTAL 2010 ASSESSED VALUE:** Not assessed

## **THREE-YEAR PROPERTY HISTORY:**

According to FIRREA and the Uniform Standards of Professional Practice of the Appraisal Foundation, I am required to report and analyze any sale transactions involving the subject property during the past three years or any listing or pending sale transaction involving the subject property.

The subject is part of an unimproved alley under ownership by the Village of Hinsdale. This appraisal will be used as an estimate of market value for a possible sale of the property.

## **HIGHEST AND BEST USE ANALYSIS:**

The subject consists of an 8.5' x 72', rectangular shaped portion of unimproved alley. It cannot be developed by itself and has value only to the adjoining property owner. It is my opinion that the highest and best use of the subject property is in conjunction with the adjoining residential property.

## **SUMMARY OF ANALYSIS AND VALUATION:**

As indicated, the Sales Comparison Approach to Value will only be used.

## **SALES COMPARISON APPROACH TO VALUE AS IMPROVED:**

Definition: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.\*

\*Source: Page 255, *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fourth Edition.

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## SALES COMPARISON APPROACH TO VALUE - Continued

In order to estimate the market value of the subject property by the Sales Comparison Approach, I have analyzed the following sales.

1. **633 South Monroe Street, Hinsdale** was reported sold in July 2011 for \$287,500. This is a 50 foot by 125 foot parcel zoned R-4, containing 6,250 square feet. The sales price was equal to \$44.56 per square foot.
2. **20 South Bodin Street, Hinsdale** was reported sold in March 2011 for \$285,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sales price was equal to \$42.70 per square foot.
3. **809 South Thurlow Street, Hinsdale** was reported sold in February 2010 for \$396,000. This is a 75 foot by 125 foot parcel zoned R-4, containing 9,375 square feet. The sale price was equal to \$42.24 per square foot.
4. **106 South Quincy Street, Hinsdale** was reported sold in August 2010 for \$295,000. This is a 50 foot by 134.3 foot parcel zoned R-4, containing 6,715 square feet. The sale price was equal to \$43.93 per square foot.
5. **622 South Quincy Street, Hinsdale** was reported sold in December 2010 for \$380,000. This is a 59' x 133.5' parcel zoned R-4, containing 7,876 square feet. The sale price was equal to \$48.25 per square foot.

### Commentary

The above sales were all improved with older smaller single-family residences and the sale prices were reflective of land value. Since their acquisitions, three of the existing residences have been demolished. They sold from \$42.24 to \$48.25 per square foot and averaged \$44.34 per square foot for a buildable site.

The subject consists of a 612 square foot unimproved alley that is not buildable and can only be sold to an adjoining property owner. Historical comparisons of varying size sites indicated that additional site area above the standard size lot contributes at a rate of 45% of the base lot. For this analysis, 45% of the \$44.34 (rd) average value of a buildable site or \$19.95 per square foot, rounded to \$20.00 per square foot is indicated.

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## SALES COMPARISON APPROACH TO VALUE - Continued

Based on the above analysis, it is my opinion that \$20.00 per square foot is indicated for the subject property.

612 square feet @ \$20.00 per square foot = \$12,240

**INDICATED VALUE BY THE SALES COMPARISON APPROACH: \$12,000 (Rd)**

### COMMENT AND FINAL VALUE CONCLUSION:

Based on the sales data analyzed in this report, it is my opinion that the "as is" fee simple market value of the subject property as of December 27, 2011 was

<p style="text-align: center;"><b>TWELVE THOUSAND HUNDRED DOLLARS</b> <b>(\$12,000)</b></p>
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Respectfully submitted,

C.A. BENSON & ASSOCIATES, INC.



Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (Exp. 9/30/13)

# C.A. Benson & Associates, Inc.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.



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## ASSUMPTIONS AND LIMITING CONDITIONS - Continued

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.


18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

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## CERTIFICATION

I certify that, to the best of my knowledge and belief...

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinion and conclusions are limited only by the reported assumptions and limiting conditions, are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent on the reporting of a pre-determined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- my analysis, opinion and conclusions were developed, and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice* of the *Appraisal Institute*.
- the use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the requirements of the continuing education program of the *Appraisal Institute*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.



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Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (9/30/13)

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## **ADDENDUM**

### **Sidwell Map**

**SIDWELL MAP**  
**(Subject Shaded in Red)**

