



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, June 25, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Village Recognition: (Village Clerk)

1. Public Works employees Max Brown, Greg Garcia and Jeff Blecha received a compliment from a resident for their assistance and quick response time in regards to a tree pruning.
2. Public Works employees Max Brown and Kathryn Horn received a compliment for their effective communication and assistance.

E. Audience Participation

1. Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling \$3,273,513.40: (Trustee Enright)

1. Total Expenditures (Payroll and Vouchers) - \$3,273,513.40. The vouchers have been reviewed by Trustee Enright and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. May 29, 2018 Regular Board Meeting Minutes
3. May 29, 2018 Special Workshop Meeting Minutes
4. June 4, 2018 Special Board Meeting Minutes
5. June 18, 2018 Regular Workshop Meeting Minutes
6. Approve the Recommendation of the Village President Diane McGinley that the Following Appointments be made for Various Commissions: Capital Improvements Commissioner Stephen Szymanski, for a Term Ending May 31, 2021; Board of Fire and Police Commissioners Chairman James Meyers, for a Term Ending May 31, 2019; Recreation Commissioner Tim Casper for a Term Ending may 31, 2021
7. Accept the Bond Recordkeeping Report for 2016 and 2017 (Finance Director Coyle)
8. Motion to Authorize the Village Manager to Execute Agreements with Comcast Cable Communications, Inc. and WOW! for the Undergrounding of Overhead Utility Wires on Lake Road North of Crescent Boulevard in the Respective Amounts of \$19,000 and \$6,000, to be Expensed to the Capital Projects Fund (Public Works Director Hansen)
9. Ordinance No. 6608 - VC, An Ordinance Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) and Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) of the Village Code of the Village of Glen Ellyn, Illinois to Regulate the Installation of Wireless Communications Sites Constructed Within the Public Right of Way (Planning and Development Director Hulseberg)
10. Resolution No. 18 - 16, A Community Resolution to Adopt the DuPage County Natural Hazards Mitigation Plan (Public Works Director Hansen)
11. Ordinance No. 6610, An Ordinance Approving a Final Planned Unit Development, Special Use Permit for a Drive-thru, Variations from the Sign Code, and Exterior Appearance Review to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development (Planning and Development Director Hulseberg)

12. Motion to Waive Competitive Bidding Pursuant to Glen Ellyn Village Code Section 1-10-2 and Approve the Purchase of one (1) Used 2015 Ford Flex-SEL AWD from Packey Webb Ford of Downers Grove, Illinois, in the Amount of \$25,367 to be Expensed to the Equipment Services Fund (Public Works Director Hansen)
13. Ordinance No. 6611, An Amendment to Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt Road and 681 Taft Avenue, Variations from the Subdivision Code, and Variations from the Zoning Code, To allow existing overhead ComEd utility lines to remain above ground on the subject Property and in the adjacent Taft Avenue right-of-way for the development located at 375-395 Roosevelt Road and 681 Taft Avenue (Planning and Development Director Hulseberg)
14. Ordinance No. 6612, An Ordinance to Approve Variations from the Front Yard and Side Yard Setback Requirements of the Zoning Code to Allow Additions to the Nonconforming Structure at 864 Bemis Road (Planning and Development Director Hulseberg)
15. Approve a License Agreement for Outdoor Seating for The Joy Bar Located at 548 Crescent Boulevard (Planning and Development Director Hulseberg)
16. Ordinance No. 6616, An Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Ascertain the Prevailing Rate of Wages for Laborers, Workers, and Mechanics Employed by Contractors Performing Public Works for the Village (Village Attorney Mathews)

G. Comprehensive Plan (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Ordinance No. 6613, An Ordinance Approving An Agreement for Professional Services Between Houseal Lavigne Associates, LLC and the Village of Glen Ellyn to Update the Village's Comprehensive Plan.

H. Annexation of Churchill Woods Forest Preserve District Properties (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Ordinance No. 6614, An Ordinance Annexing and Zoning a Portion of the Forest Preserve District of DuPage County's Churchill Woods Property Located South of St. Charles Road and West of I-355 into the Village of Glen Ellyn, Illinois.

I. Parking Rate Changes (Presented by Finance Director Coyle) (Trustee Fasules)

1. Ordinance No. 6615 -VC, An Ordinance to Amend Chapter Two (Stopping, Standing, Parking) of Title Nine (Traffic) of the Village Code to Modify Fees for Municipal Permit Only Parking Lots.

J. Taylor Avenue Pedestrian Tunnel (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to approve payments to the Illinois Department of Transportation and Union Pacific Railroad for the Village's share of expenses for the Taylor Avenue Pedestrian Tunnel Project in the amount of \$831,157, including a 5% contingency, to be expensed to the Capital Projects Fund.
2. Motion to authorize the Village Manager to execute an agreement with Alfred Benesch & Company of Chicago, Illinois for Construction Engineering services for the Taylor Avenue Pedestrian Tunnel Project in the not-to-exceed amount of \$330,651, including a 5% contingency, to be expenses to the Capital Projects Fund.

K. Central Business District (CBD) Utility Study (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute Change Order No. 2 to the Central Business District Utility Study Project with RJN Group for completion of additional study items in the amount of \$75,000 resulting in a revised total not-to-exceed agreement amount of \$625,500.

L. Reminders

1. A Special Village Board Workshop is scheduled for Monday, July 16, 2018 at 7:00 PM in Community Room of the Glen Ellyn Police Department
2. A Village Board Meeting is scheduled for Monday, July 23, 2018 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

N. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Recognition
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3399)

DOC ID: 3399

Public Works employees Max Brown, Greg Garcia and Jeff Blecha received a compliment from a resident for their assistance and quick response time in regards to a tree pruning.



Glen Ellyn Village Board

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Recognition
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3400)

DOC ID: 3400

Public Works employees Max Brown and Kathryn Horn received a compliment for their effective communication and assistance.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 3395)

DOC ID: 3395

Total Expenditures (Payroll and Vouchers) - \$3,273,513.40. The vouchers have been reviewed by Trustee Enright and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 2018-06-25 (PDF)

**Approval of Vouchers
For the Village Board Meeting of June 25, 2018**

EXPENDITURES:

Accounts Payable Warrant 0518-5	5/25/2018	\$183,867.13
Accounts Payable Warrant 0518-6	5/30/2018	\$358,842.03
Accounts Payable Warrant 0618-1	6/1/2018	\$171,690.55
Accounts Payable Warrant 0618-2	6/8/2018	\$1,028,513.93
Accounts Payable Warrant 0618-3	6/15/2018	\$447,889.35
Sub-Total		\$2,190,802.99

Warrant Total \$ 2,190,802.99

PAYROLL EXPENDITURES

	<u>May 25, 2018</u>	<u>June 8, 2018</u>
Net Employee Payroll Checks	\$ 329,537.06	\$ 352,826.55
<u>Employee & Employer Payroll Deductions:</u>		
Employee Deductions*	\$ 142,450.35	\$ 151,079.08
IMRF - Employer contribution	\$ 25,101.42	\$ 25,717.43
Social Security/Medicare Tax Withheld - Employer portion	\$ 27,335.43	\$ 28,663.09
Total Payroll	\$ 524,424.26	\$ 558,286.15

\$ 1,082,710.41

GRAND TOTAL \$3,273,513.40

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
307 1ST AYD CORPORATION										
87930		05/22/2018		0618-2	231139	394.50	06/05/2018	INV	PD	SHOP SUPPLIES
INVOICE:PSI194813		CHECKDATE:06/08/2018								
27 A-LEN RADIATOR & AUTOMOTIVE INC										
87482		05/11/2018		0518-5	230974	375.00	05/22/2018	INV	PD	DIESEL FUEL TANK CLEANING #1K6
INVOICE:55714		CHECKDATE:05/25/2018								
2021 A-RELIABLE PRINTING										
87479		05/11/2018		0518-5	230975	316.00	05/22/2018	INV	PD	PRINTING
INVOICE:20881		CHECKDATE:05/25/2018								
88128		06/05/2018		0618-3	231270	160.00	06/08/2018	INV	PD	PRINTING
INVOICE:20952		CHECKDATE:06/15/2018								
						476.00				
5217 ROSELAND INDUSTRIES, INC										
88222		06/09/2018		0618-3	231271	349.90	06/14/2018	INV	PD	EQUIPMENT RENTAL
INVOICE:1450-3		CHECKDATE:06/15/2018								
5955 WILLIAM J TENUTA										
87481		05/13/2018		0518-5	230976	14,398.00	05/22/2018	INV	PD	LIMESTONE REPLACEMENT 14 LOCAT
INVOICE:52218		CHECKDATE:05/25/2018								
13 ACCURATE OFFICE SUPPLY CO.										
87480		05/14/2018		0518-5	230977	22.80	05/22/2018	INV	PD	CUSTOM STAMP
INVOICE:442524		CHECKDATE:05/25/2018								
88149		06/04/2018		0618-3	231272	16.87	06/04/2018	INV	PD	OFFICE SUPPLIES
INVOICE:444543		CHECKDATE:06/15/2018								
						39.67				
11176 ANDREW D ADDUCI										
88224		06/12/2018		0618-3	231273	960.00	06/14/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR061418		CHECKDATE:06/15/2018								
9224 ADVANCE STORES COMPANY, INC										
87483		04/05/2018		0518-5	230978	9.18	05/22/2018	INV	PD	RV ANTI-FREEZE
INVOICE:0171		CHECKDATE:05/25/2018								
87484		04/05/2018		0518-5	230978	6.39	05/22/2018	INV	PD	EXHAUST PIPE GASKET
INVOICE:0201		CHECKDATE:05/25/2018								
87485		04/06/2018		0518-5	230978	165.00	05/22/2018	INV	PD	TIE ROD END #206
INVOICE:0242		CHECKDATE:05/25/2018								
87486		04/09/2018		0518-5	230978	7.35	05/22/2018	INV	PD	OIL FILTER #007
INVOICE:0320		CHECKDATE:05/25/2018								
87488		04/13/2018		0518-5	230978	133.52	05/22/2018	INV	PD	BELT, TENSIONER, RESISTOR #1C6
INVOICE:0514		CHECKDATE:05/25/2018								
87491		04/18/2018		0518-5	230978	7.91	04/18/2018	INV	PD	ABS



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:0657				CHECKDATE:05/25/2018						
87493		04/23/2018		0518-5	230978	54.07	04/30/2018	INV	PD	BELT, TENSIONER #001
INVOICE:0864				CHECKDATE:05/25/2018						
87494		04/23/2018		0518-5	230978	22.64	04/30/2018	INV	PD	OUTER TIE ROD #208
INVOICE:0906				CHECKDATE:05/25/2018						
87495		04/23/2018		0518-5	230978	14.94	04/30/2018	INV	PD	HEAD LIGHT RESTORATION KIT
INVOICE:0916				CHECKDATE:05/25/2018						
87497		04/24/2018		0518-5	230978	32.99	04/24/2018	INV	PD	HEADLIGHT RESTORATION KIT
INVOICE:0984				CHECKDATE:05/25/2018						
87496		04/24/2018		0518-5	230978	-14.94	04/24/2018	CRM	PD	CREDIT KIT
INVOICE:0993				CHECKDATE:05/25/2018						
87498		04/30/2018		0518-5	230978	27.34	04/30/2018	INV	PD	WIPER BLADES #223
INVOICE:1178				CHECKDATE:05/25/2018						
87489		04/17/2018		0518-5	230978	-19.91	04/17/2018	CRM	PD	CREDIT RESISTOR
INVOICE:2059				CHECKDATE:05/25/2018						
87487		04/11/2018		0518-5	230978	12.89	05/22/2018	INV	PD	HOSE CLAMPS #261
INVOICE:2618				CHECKDATE:05/25/2018						
87490		04/16/2018		0518-5	230978	4.10	04/17/2018	INV	PD	BULBS
INVOICE:2816				CHECKDATE:05/25/2018						
87492		04/18/2018		0518-5	230978	60.19	04/18/2018	INV	PD	AXLE #020
INVOICE:6665				CHECKDATE:05/25/2018						
						523.66				
8181 MWSTAR WASTE HOLDINGS CORPORATION										
87932		05/15/2018		0618-2	231140	916.89	06/05/2018	INV	PD	TB000191 0518
INVOICE:TB0000016541				CHECKDATE:06/08/2018						
6827 ALFRED BENESCH & COMPANY										
87499	20160005	04/23/2018		0518-5	230979	3,109.11	04/30/2018	INV	PD	PHASE II ENGINEERING SERVICES
INVOICE:118220				CHECKDATE:05/25/2018						
88145	20160005	05/25/2018		0618-3	231274	34,109.40	06/12/2018	INV	PD	PHASE II ENGINEERING SERVICES
INVOICE:119753				CHECKDATE:06/15/2018						
						37,218.51				
10677 ALLAN INTEGRATED CONTROL SYSTEMS										
87934	20170046	01/19/2018		0618-2	231141	2,630.00	06/05/2018	INV	PD	UPGRADE NEWTON MCC
INVOICE:1227				CHECKDATE:06/08/2018						
11136 ALLIANCE FRANCAISE OF DUPAGE COUNTY										
87926		06/05/2018		0618-2	231142	50.00	06/05/2018	INV	PD	MARKET FRANCAIS REFUND
INVOICE:60518				CHECKDATE:06/08/2018						
7632 ALTEC INDUSTRIES, INC.										
88147		05/10/2018		0618-3	231275	172.85	06/12/2018	INV	PD	AERIAL BOOM SEAL KIT #206
INVOICE:10950342				CHECKDATE:06/15/2018						
87929		05/18/2018		0618-2	231143	34.25	06/05/2018	INV	PD	AERIAL BOOM SEALANT #206
INVOICE:10955641				CHECKDATE:06/08/2018						
88148		05/31/2018		0618-3	231275	-158.94	05/31/2018	CRM	PD	CREDIT BOOM SEAL KIT
INVOICE:9197903				CHECKDATE:06/15/2018						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						48.16				
51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI &										
88146		06/08/2018		0618-3	231276	3,213.75	06/12/2018	INV	PD	LEGAL SERVICES
INVOICE:3146324-0518		CHECKDATE:06/15/2018								
10850 ANGELO GELATO ITALIANO, INC										
87586		05/16/2018		0518-5	230980	72.00	05/24/2018	INV	PD	FOOD RESALE
INVOICE:141961		CHECKDATE:05/25/2018								
88223		06/07/2018		0618-3	231277	108.00	06/14/2018	INV	PD	FOOD RESALE
INVOICE:142609		CHECKDATE:06/15/2018								
						180.00				
10480 ARAMARK UNIFORM & CAREER APPAREL GROUP, INC										
87593		05/15/2018		0518-5	230981	618.04	05/24/2018	INV	PD	LINEN SERVICE
INVOICE:2081551610		CHECKDATE:05/25/2018								
87800		05/22/2018		0618-1	231081	618.04	05/31/2018	INV	PD	LINEN SERVICE
INVOICE:2081561102		CHECKDATE:06/01/2018								
87949		05/29/2018		0618-2	231144	649.31	06/07/2018	INV	PD	LINEN SERVICE
INVOICE:2081570780		CHECKDATE:06/08/2018								
						1,885.39				
9380 ARBORWORKS LLC										
87928	20180022	05/29/2018		0618-2	231145	20,500.00	06/05/2018	INV	PD	BRUSH REMOVAL
INVOICE:3110		CHECKDATE:06/08/2018								
58 ARMBRUST PLUMBING, HEATING, & AIR, INC.										
88130		06/01/2018		0618-3	231278	420.74	06/08/2018	INV	PD	FS #1 SERVICE CALL
INVOICE:105591		CHECKDATE:06/15/2018								
11164 CYNTHIA ARRA										
88129		06/05/2018		0618-3	231279	1,425.00	06/08/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR060818		CHECKDATE:06/15/2018								
6550 ASA COMPUTERS, INC										
87927		05/21/2018		0618-2	231146	5,709.00	06/05/2018	INV	PD	FILE/PRINT/DOMAIN CONTROLLER
INVOICE:11800912		CHECKDATE:06/08/2018								
64 ASSOCIATED SALES AND BAG COMPANY										
87933		05/22/2018		0618-2	231147	319.37	06/05/2018	INV	PD	DOOR KNOB BAGS
INVOICE:N876528		CHECKDATE:06/08/2018								
65 AT&T										
88221		05/19/2018		0618-3	231280	7.99	06/14/2018	INV	PD	630 469-0560 865 9 0518
INVOICE:630469056005-8		CHECKDATE:06/15/2018								
87811		05/16/2018		0618-1	231082	63.45	06/01/2018	INV	PD	630 Z99-0131 540 7 0518



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE	NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:630Z99013105-6		CHECKDATE:06/01/2018									
						71.44					
11006 MIDWEST MOBILE WATERJET LLC											
88150		05/30/2018		0618-3	231281	821.40	06/04/2018	INV	PD	ALUMINUM SIGN REFURBISHING	
INVOICE:4690		CHECKDATE:06/15/2018									
5615 AXON ENTERPRISE, INC											
87587		05/02/2018		0518-5	230983	980.00	05/24/2018	INV	PD	SIM CARTRIDGES	
INVOICE:SI-1534173		CHECKDATE:05/25/2018									
5034 AZAVAR AUDIT SOLUTIONS, INC.											
87931		06/01/2018		0618-2	231148	10.90	06/05/2018	INV	PD	UTILITY TAX AUDIT JUNE 2018	
INVOICE:14451		CHECKDATE:06/08/2018									
11126 BARRIERE CONSTRUCTION											
87597		05/17/2018		0518-5	230984	500.00	05/24/2018	INV	PD	HYDRANT METER REFUND	
INVOICE:HMR052418		CHECKDATE:05/25/2018									
11160 ELLEN BELANGER											
88125		06/07/2018		0618-2	231149	25.00	06/07/2018	INV	PD	VEHICLE STICKER REFUND	
INVOICE:VR060718		CHECKDATE:06/08/2018									
82 BELL FUELS, INC.											
87951		05/29/2018		0618-2	231150	2,450.04	06/07/2018	INV	PD	FUELS	
INVOICE:270998		CHECKDATE:06/08/2018									
87950		05/29/2018		0618-2	231150	1,129.15	06/07/2018	INV	PD	FUELS	
INVOICE:270999		CHECKDATE:06/08/2018									
						3,579.19					
10010 BELLA BREW COFFEE & BEVERAGE CO											
87594		05/22/2018		0518-5	230985	134.96	05/24/2018	INV	PD	BEVERAGE RESALE	
INVOICE:68563		CHECKDATE:05/25/2018									
87953		05/29/2018		0618-2	231151	138.56	06/07/2018	INV	PD	BEVERAGE RESALE	
INVOICE:68801		CHECKDATE:06/08/2018									
87952		06/05/2018		0618-2	231151	118.80	06/07/2018	INV	PD	BEVERAGE RESALE	
INVOICE:69338		CHECKDATE:06/08/2018									
						392.32					
7162 EMMANUEL BERGER											
87595		05/22/2018		0518-5	230986	50.00	05/24/2018	INV	PD	TRAVEL REMIBURSEMENT	
INVOICE:ER052418		CHECKDATE:05/25/2018									
1225 CHECKPOINT PRESS, INC											
87684		05/18/2018		0518-5	230987	348.00	05/24/2018	INV	PD	RECRUITMENT	
INVOICE:37082		CHECKDATE:05/25/2018									



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10610 BLUESTEM ECOLOGICAL SERVICES, INC										
87935 INVOICE:1457		05/25/2018		0618-2	231152	517.60	06/05/2018	INV	PD	STEWARDSHIP MAY 2018
				CHECKDATE:06/08/2018						
2379 THE BANK OF NEW YORK MELLON TRUST CO, NA										
88113 INVOICE:60718		05/03/2018		0618-2	20632	24,483.75	06/07/2018	DIR	PD	2010 GO BOND INTEREST
				CHECKDATE:06/07/2018						
96 BONNELL INDUSTRIES, INC.										
87936 INVOICE:180685-IN		05/18/2018		0618-2	231153	167.93	06/05/2018	INV	PD	RELIEF VALVE KIT #200
				CHECKDATE:06/08/2018						
8907 BRADLEY BOOTON										
87500 INVOICE:ER052218		05/16/2018		0518-5	230988	20.00	05/16/2018	INV	PD	TRAVEL REIMBURSEMENT
				CHECKDATE:05/25/2018						
8688 BRAMCO CONSTRUCTION CO										
88151 INVOICE:20161456		05/25/2018		0618-3	231282	9,754.00	06/04/2018	INV	PD	RESTORATION DEPOSIT REFUND
				CHECKDATE:06/15/2018						
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC										
87596 INVOICE:328306224		05/17/2018		0518-5	230989	1,678.23	05/24/2018	INV	PD	BEVERAGE RESALE
				CHECKDATE:05/25/2018						
87954 INVOICE:328404936		05/29/2018		0618-2	231154	1,492.03	06/07/2018	INV	PD	BEVERAGE RESALE
				CHECKDATE:06/08/2018						
						3,170.26				
1809 BRIDGE COMMUNITIES INC.										
87801 INVOICE:SWR053118		06/01/2018		0618-1	231084	4,280.00	06/01/2018	INV	PD	OVERHEAD SEWER COST SHARE
				CHECKDATE:06/01/2018						
11165 BRIGHT LIGHT SIGN CO										
88131 INVOICE:60818		06/07/2018		0618-3	231283	400.00	06/08/2018	INV	PD	PERMIT REFUND
				CHECKDATE:06/15/2018						
9539 BROADCAST MUSIC, INC										
88225 INVOICE:32239175		06/02/2018		0618-3	231284	1,086.75	06/14/2018	INV	PD	LINKS MUSIC LICENSE
				CHECKDATE:06/15/2018						
105 BROOK ELECTRICAL DISTRIBUTION										
87685 INVOICE:S007540719.001		05/14/2018		0518-5	230990	237.00	05/24/2018	INV	PD	LAMPS
				CHECKDATE:05/25/2018						
11175 ASHLEY M BROWN										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88220 INVOICE:1		02/15/2018		0618-3	231285	225.00	06/14/2018	INV	PD	MARKETING ASSISTANCE
				CHECKDATE:06/15/2018						
10118 BUCHANAN ENERGY LLC										
88152 INVOICE:521897	20170083	05/31/2018		0618-3	231286	19,660.00	06/04/2018	INV	PD	YR 2 OF 4 YR CONTRACT FOR FUEL
				CHECKDATE:06/15/2018						
88153 INVOICE:521975		05/29/2018		0618-3	231286	19,776.95	06/04/2018	INV	PD	WHEATON FUEL
				CHECKDATE:06/15/2018						
88154 INVOICE:522838		05/29/2018		0618-3	231286	-19,776.95	06/04/2018	CRM	PD	WHEATON FUEL CREDIT
				CHECKDATE:06/15/2018						
						19,660.00				
2860 CABERNET & COMPANY										
87937 INVOICE:60518		06/05/2018		0618-2	231155	35.00	06/05/2018	INV	PD	MARKET FRANCAIS REFUND
				CHECKDATE:06/08/2018						
11132 CHRISTINA CABRERA										
87802 INVOICE:53118		06/01/2018		0618-1	231085	144.83	06/01/2018	INV	PD	SOCIAL SECURITY TAX OVERPAYMEN
				CHECKDATE:06/01/2018						
5354 UNITED COMMUNICATION SYSTEMS										
87821 INVOICE:53118		05/15/2018		0618-1	231086	4,464.09	06/01/2018	INV	PD	1209860-1124924 0518
				CHECKDATE:06/01/2018						
120 CANON SOLUTIONS AMERICA, INC										
87527 INVOICE:18607020		05/13/2018		0518-5	230991	194.93	05/17/2018	INV	PD	COPIER IRC3530 MAINT
				CHECKDATE:05/25/2018						
87508 INVOICE:18624012		05/13/2018		0518-5	230991	117.00	05/16/2018	INV	PD	COPIER IR4225 MAINT
				CHECKDATE:05/25/2018						
88233 INVOICE:4026108391		06/01/2018		0618-3	231287	31.71	06/14/2018	INV	PD	COPIER IRADV8295 MAINT
				CHECKDATE:06/15/2018						
						343.64				
11121 PAUL CARDONA										
87526 INVOICE:52218		05/12/2018		0518-5	230992	758.00	05/17/2018	INV	PD	SPRINKLER REPAIR REIMBURSEMENT
				CHECKDATE:05/25/2018						
11173 LOUIS M CARUSO										
88215 INVOICE:61418		06/14/2018		0618-3	231265	800.00	06/14/2018	INV	PD	CANDIDATE ASSESSMENT
				CHECKDATE:06/14/2018						
132 CASEY EQUIPMENT COMPANY, INC										
87813 INVOICE:C15613		05/15/2018		0618-1	231087	534.40	06/01/2018	INV	PD	FLIP PAD, GREASE ZERK, #209
				CHECKDATE:06/01/2018						
10359 CBS RADIO, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88238 INVOICE:893045-2		05/27/2018 CHECKDATE:06/15/2018		0618-3	231288	900.00	06/14/2018	INV	PD	ADVERTISING
136 CDS OFFICE SYSTEMS, INC										
87814 INVOICE:INV1158196		05/11/2018 CHECKDATE:06/01/2018		0618-1	231088	132.00	06/01/2018	INV	PD	POWER SUPPLY SQUAD 1 DOCK
87686 INVOICE:INV1159463		05/18/2018 CHECKDATE:05/25/2018		0518-5	230993	45.00	05/24/2018	INV	PD	OS RECOVERY DISK
						177.00				
137 CDW GOVERNMENT, INC.										
87510 INVOICE:MST8685		05/17/2018 CHECKDATE:05/25/2018		0518-5	230994	1,730.48	05/17/2018	INV	PD	DOMAIN CONTROLLER SOFTWARE
87810 INVOICE:MTS3077		05/22/2018 CHECKDATE:06/01/2018		0618-1	231089	850.00	06/01/2018	INV	PD	DREAMWEAVER & INDESIGN RENEWAL
87809 INVOICE:MTS3241		05/22/2018 CHECKDATE:06/01/2018		0618-1	231089	945.00	06/01/2018	INV	PD	ADOBE CREATIVE SUBSCRIPTION
87966 INVOICE:MVN1580		05/24/2018 CHECKDATE:06/08/2018		0618-2	231156	222.00	06/07/2018	INV	PD	CABLES
87967 INVOICE:MOV4231		05/26/2018 CHECKDATE:06/08/2018		0618-2	231156	400.00	06/07/2018	INV	PD	CABLES
						4,147.48				
146 CHICAGO COMMUNICATIONS, LLC										
87815 INVOICE:301683		05/10/2018 CHECKDATE:06/01/2018		0618-1	231090	102.00	06/01/2018	INV	PD	GPS ANTENNA REPAIR #019
147 CHICAGO DISTRICT GOLF ASSN.										
88231 INVOICE:2138-173		06/08/2018 CHECKDATE:06/15/2018		0618-3	231289	970.00	06/14/2018	INV	PD	HANDICAP FEES
8502 NEW CHICAGO WHOLESALE BAKERY, INC										
87964 INVOICE:349906		06/03/2018 CHECKDATE:06/08/2018		0618-2	231157	50.75	06/07/2018	INV	PD	FOOD RESALE
88230 INVOICE:350063		06/09/2018 CHECKDATE:06/15/2018		0618-3	231290	56.75	06/14/2018	INV	PD	FOOD RESALE
88229 INVOICE:350109		06/09/2018 CHECKDATE:06/15/2018		0618-3	231290	712.75	06/14/2018	INV	PD	FOOD RESALE
						820.25				
6043 CHICAGO PARTS & SOUND LLC										
87002 INVOICE:30CR012975		04/25/2018 CHECKDATE:05/25/2018		0518-5	230995	-15.00	04/25/2018	CRM	PD	CORE CREDIT
87003 INVOICE:30CR013035		04/26/2018 CHECKDATE:05/25/2018		0518-5	230995	-47.46	04/26/2018	CRM	PD	CREDIT DEF BATTERY
87942 INVOICE:30CR013742		05/23/2018 CHECKDATE:06/15/2018		0618-3	231291	-118.96	05/23/2018	CRM	PD	CREDIT WARRANTY
87001		04/23/2018		0518-5	230995	22.39	05/03/2018	INV	PD	HVAC BLOWER RESISTER #238

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:30IC069714			CHECKDATE:05/25/2018							
87504		05/10/2018		0518-5	230995	59.59	05/16/2018	INV	PD	OXYGEN SENSOR #002
INVOICE:30IC072827			CHECKDATE:05/25/2018							
87817		05/21/2018		0618-1	231091	110.64	06/01/2018	INV	PD	COOLANT
INVOICE:30IC074443			CHECKDATE:06/01/2018							
87818		05/21/2018		0618-1	231091	80.88	06/01/2018	INV	PD	WATER PUMP #001
INVOICE:30IC074460			CHECKDATE:06/01/2018							
87816		05/21/2018		0618-1	231091	12.89	06/01/2018	INV	PD	THERMOSTAT & SEAL #001
INVOICE:30IC074481			CHECKDATE:06/01/2018							
87943		05/25/2018		0618-3	231291	101.00	05/25/2018	INV	PD	FILTER, WIPER BLADES
INVOICE:30IC075322			CHECKDATE:06/15/2018							
88156		05/31/2018		0618-3	231291	22.39	06/04/2018	INV	PD	RESISTOR #001
INVOICE:30IC076112			CHECKDATE:06/15/2018							
88157		05/31/2018		0618-3	231291	21.29	06/04/2018	INV	PD	THERMOSTAT ASSY #011
INVOICE:30IC076152			CHECKDATE:06/15/2018							
						249.65				
150 CHICAGO TITLE INSURANCE COMPANY										
87803		05/14/2018		0618-1	231092	250.00	06/01/2018	INV	PD	1080 ROOSEVELT RD 0224295-000
INVOICE:H25414401			CHECKDATE:06/01/2018							
1076 CINTAS CORPORATION NO 2										
87819		05/16/2018		0618-1	231094	70.42	06/01/2018	INV	PD	TOWEL, MAT SERVICE
INVOICE:23K115660			CHECKDATE:06/01/2018							
88155		05/30/2018		0618-3	231292	70.42	06/04/2018	INV	PD	MAT, TOWEL SERVICE
INVOICE:23K118888			CHECKDATE:06/15/2018							
87824		05/17/2018		0618-1	231093	130.43	06/01/2018	INV	PD	MAT SERVICE CC
INVOICE:769427194			CHECKDATE:06/01/2018							
87963		05/21/2018		0618-2	231158	915.19	06/07/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:769428900			CHECKDATE:06/08/2018							
87820		05/21/2018		0618-1	231093	53.59	06/01/2018	INV	PD	MAT SERVICE PD
INVOICE:769428901			CHECKDATE:06/01/2018							
						1,240.05				
59 ARTHUR CLESEN, INC										
87588		05/14/2018		0518-5	230996	802.50	05/24/2018	INV	PD	HERBICIDE
INVOICE:332926			CHECKDATE:05/25/2018							
87592		05/14/2018		0518-5	230996	6,720.00	05/24/2018	INV	PD	FERTILIZER
INVOICE:332927			CHECKDATE:05/25/2018							
87589		05/16/2018		0518-5	230996	320.00	05/24/2018	INV	PD	HERBICIDE
INVOICE:333110			CHECKDATE:05/25/2018							
87590		05/17/2018		0518-5	230996	990.00	05/24/2018	INV	PD	FERTILIZER
INVOICE:333115			CHECKDATE:05/25/2018							
87591		05/17/2018		0518-5	230996	904.30	05/24/2018	INV	PD	HERBICIDE
INVOICE:333116			CHECKDATE:05/25/2018							
87948		06/01/2018		0618-2	231159	10,200.00	06/07/2018	INV	PD	FERTILIZER
INVOICE:333733			CHECKDATE:06/08/2018							
						19,936.80				
10119 CLESEN WHOLESALE										
88158		05/30/2018		0618-3	231293	2,797.50	06/04/2018	INV	PD	HANGING BASKETS CBD



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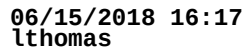
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VENDOR INVOICE LIST

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:11214000			CHECKDATE:06/15/2018							
88160		05/30/2018		0618-3	231293	280.20	06/04/2018	INV	PD	SUMMER FLOWERS CBD
INVOICE:11565000			CHECKDATE:06/15/2018							
88159		05/30/2018		0618-3	231293	898.80	06/04/2018	INV	PD	SUMMER FLOWERS CBD
INVOICE:8254000			CHECKDATE:06/15/2018							
						3,976.50				
4115 RON CLESEN'S ORNAMENTAL PLANTS, INC.										
88189		05/29/2018		0618-3	231294	13,936.11	06/11/2018	INV	PD	SUMMER FLOWERS CBD
INVOICE:56259			CHECKDATE:06/15/2018							
7273 CMS COMMUNICATIONS, INC.										
88226		04/30/2018		0618-3	231295	336.00	06/14/2018	INV	PD	PHONE SYSTEM MAINT
INVOICE:1702992			CHECKDATE:06/15/2018							
87605		05/21/2018		0518-5	230997	49.70	05/24/2018	INV	PD	PHONE HANDSET
INVOICE:1703840			CHECKDATE:05/25/2018							
						385.70				
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC										
87509		05/14/2018		0518-5	230998	82.33	05/16/2018	INV	PD	POLICE SUPPLIES PARTIAL PMT
INVOICE:804211667			CHECKDATE:05/25/2018							
87602		05/02/2018		0518-5	230998	578.09	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:816210284			CHECKDATE:05/25/2018							
						660.42				
172 COLLEGE OF DUPAGE										
87808		05/29/2018		0618-1	231095	376.60	06/01/2018	INV	PD	RANGE TRAINING AMMUNITION
INVOICE:4839035			CHECKDATE:06/01/2018							
87965		05/31/2018		0618-2	231160	602.00	06/07/2018	INV	PD	RANGE TRAINING AMMO
INVOICE:4843079			CHECKDATE:06/08/2018							
88234		06/01/2018		0618-3	231296	250.00	06/14/2018	INV	PD	HYDRANT METER REFUND
INVOICE:HMR061418			CHECKDATE:06/15/2018							
						1,228.60				
175 COMMONWEALTH EDISON COMPANY										
87501		05/10/2018		0518-5	231000	47.08	05/16/2018	INV	PD	1159090017 0518
INVOICE:87501			CHECKDATE:05/25/2018							
87514		05/07/2018		0518-5	231000	147.80	05/17/2018	INV	PD	3441094009 0518
INVOICE:87514			CHECKDATE:05/25/2018							
87516		05/09/2018		0518-5	231000	803.97	05/17/2018	INV	PD	5373072000 0518
INVOICE:87516			CHECKDATE:05/25/2018							
87517		05/09/2018		0518-5	231000	325.14	05/17/2018	INV	PD	3965055040 0518
INVOICE:87517			CHECKDATE:05/25/2018							
87518		05/10/2018		0518-5	231000	97.80	05/17/2018	INV	PD	0213156104 0518
INVOICE:87518			CHECKDATE:05/25/2018							
87519		05/10/2018		0518-5	231000	33.64	05/17/2018	INV	PD	1773149091 0518
INVOICE:87519			CHECKDATE:05/25/2018							
87520		05/10/2018		0518-5	231000	58.33	05/17/2018	INV	PD	2215042016 0518
INVOICE:87520			CHECKDATE:05/25/2018							
87521		05/10/2018		0518-5	231000	105.36	05/17/2018	INV	PD	5897103011 0518

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:87521			CHECKDATE:05/25/2018							
87522		05/10/2018		0518-5	231000	920.95	05/17/2018	INV	PD	0018071031 0518
INVOICE:87522			CHECKDATE:05/25/2018							
87523		05/10/2018		0518-5	231000	49.26	05/17/2018	INV	PD	2781170010 0518
INVOICE:87523			CHECKDATE:05/25/2018							
87524		05/10/2018		0518-5	231000	79.63	05/17/2018	INV	PD	4593032014 0518
INVOICE:87524			CHECKDATE:05/25/2018							
87825		05/07/2018		0618-1	231096	109.56	06/01/2018	INV	PD	2493106006 0518
INVOICE:87825			CHECKDATE:06/01/2018							
87826		05/15/2018		0618-1	231096	553.25	06/01/2018	INV	PD	4145057007 0518
INVOICE:87826			CHECKDATE:06/01/2018							
87827		05/14/2018		0618-1	231096	103.84	06/01/2018	INV	PD	0201104145 0518
INVOICE:87827			CHECKDATE:06/01/2018							
87828		05/15/2018		0618-1	231096	152.56	06/01/2018	INV	PD	0175026025 0518
INVOICE:87828			CHECKDATE:06/01/2018							
87941		05/17/2018		0618-2	231161	34.25	06/05/2018	INV	PD	6465153008 0518
INVOICE:87941			CHECKDATE:06/08/2018							
88232		05/14/2018		0618-3	231297	4,072.01	06/14/2018	INV	PD	2943055045 0518
INVOICE:88232			CHECKDATE:06/15/2018							
88301		06/08/2018		0618-3	231298	67.98	06/14/2018	INV	PD	4338096178 0618
INVOICE:88301			CHECKDATE:06/15/2018							
88302		06/07/2018		0618-3	231298	161.22	06/14/2018	INV	PD	7584020116 0618
INVOICE:88302			CHECKDATE:06/15/2018							
						7,923.63				
6610 COMCAST CABLE COMMUNICATIONS, LLC										
87938		05/22/2018		0618-2	231162	171.09	06/05/2018	INV	PD	8771 20 056 0545119 0518
INVOICE:87938			CHECKDATE:06/08/2018							
10373 HISTORIC PALM LLC										
87962	20180005	06/01/2018		0618-2	231163	2,614.99	06/07/2018	INV	PD	LINKS CUSTODIAL SERVICES
INVOICE:56973			CHECKDATE:06/08/2018							
3525 COMMERCIAL TIRE SERVICE										
87503		05/14/2018		0518-5	231001	144.00	05/16/2018	INV	PD	TIRES
INVOICE:222047751			CHECKDATE:05/25/2018							
182 CONSERV FS INC										
87599		05/04/2018		0518-5	231002	1,236.00	05/24/2018	INV	PD	PRO-MIX
INVOICE:66020570			CHECKDATE:05/25/2018							
87601		05/04/2018		0518-5	231002	16,110.00	05/24/2018	INV	PD	FUNGICIDE, INCECTICIDE
INVOICE:66020571			CHECKDATE:05/25/2018							
87955		05/30/2018		0618-2	231164	1,696.25	06/07/2018	INV	PD	INSECTICIDE, HERBICIDE
INVOICE:66021287			CHECKDATE:06/08/2018							
						19,042.25				
4876 CONSTELLATION NEWENERGY, INC.										
87507		05/11/2018		0518-5	231003	354.25	05/16/2018	INV	PD	1-81ZWPY 0518
INVOICE:44793076			CHECKDATE:05/25/2018							
87505		05/11/2018		0518-5	231003	310.99	05/16/2018	INV	PD	1-81ZW0X 0518



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87957 INVOICE:C5115054		05/30/2018		0618-2	231169	26.00	06/07/2018	INV	PD	KNIFE SERVICE
87956 INVOICE:C5150194		06/06/2018		0618-2	231169	26.00	06/07/2018	INV	PD	KNIFE SERVICE
88228 INVOICE:C5181003		06/13/2018		0618-3	231300	26.00	06/14/2018	INV	PD	KNIFE SERVICE
						130.00				
10946 DARIN RYAN										
87946 INVOICE:4046	20170085	05/24/2018		0618-2	231170	3,992.00	05/25/2018	INV	PD	FORESTRY WORK
11127 DAB DEVELOPMENT, LLC										
87606 INVOICE:20170983		05/21/2018		0518-5	231006	1,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND
11155 BRAD DACA										
88119 INVOICE:VR060718		06/07/2018		0618-2	231171	25.00	06/07/2018	INV	PD	VEHICLE STICKER REFUND
8031 SHAW SUBURBAN MEDIA GROUP										
87872 INVOICE:53118		07/19/2018		0618-1	231101	48.00	07/19/2018	INV	PD	250704 2 YEAR SUBSCRIPTION
11166 LINDA M DARLING										
88237 INVOICE:PR061418		06/07/2018		0618-3	231301	193.38	06/14/2018	INV	PD	PARKING PERMIT REFUND
11149 ROBERT/ JEANNETTE DECARO										
88070 INVOICE:88070		06/07/2018		0618-2	231172	8.38	06/07/2018	INV	PD	WATER REFUND 320410
7418 DEWBERRY ARCHITECTS, INC										
87829 INVOICE:1541065	20170084	04/20/2018		0618-1	231102	81,989.64	06/01/2018	INV	PD	CIVIC CENTER RENOVATION
11133 BLAKE DOHERTY										
87830 INVOICE:53118		05/25/2018		0618-1	231103	100.00	06/01/2018	INV	PD	BUSINESS REGISTRATION OVERPAYM
241 DU-COMM										
87532 INVOICE:16348		05/14/2018		0518-5	231007	495.00	05/17/2018	INV	PD	ACTIVE 911 5/31/18-5/30/19
242 DU-KANE ASPHALT CO.										

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87947 INVOICE:1894		05/20/2018		0618-2	231173	65.88	05/25/2018	INV	PD	ASPHALT MATERIAL
			CHECKDATE:06/08/2018							
88236 INVOICE:1912		05/27/2018		0618-3	231302	572.94	06/14/2018	INV	PD	ASPHALT MATERIAL
			CHECKDATE:06/15/2018							
88235 INVOICE:1926		05/31/2018		0618-3	231302	658.26	06/14/2018	INV	PD	ASPHALT MATERIAL
			CHECKDATE:06/15/2018							
						1,297.08				
1917 DULTMEIER SALES LLC										
87969 INVOICE:3469757		05/24/2018		0618-2	231174	372.08	06/07/2018	INV	PD	CI PUMP #254
			CHECKDATE:06/08/2018							
249 DUPAGE COUNTY										
87534 INVOICE:201802260048		02/26/2018		0518-5	231008	42.50	05/17/2018	INV	PD	RECORDING
			CHECKDATE:05/25/2018							
87535 INVOICE:201802260049		02/26/2018		0518-5	231008	4.50	05/17/2018	INV	PD	RECORDING
			CHECKDATE:05/25/2018							
88133 INVOICE:201806050179		06/05/2018		0618-3	231303	74.50	06/08/2018	INV	PD	RECORDING
			CHECKDATE:06/15/2018							
88134 INVOICE:201806050180		06/05/2018		0618-3	231303	12.50	06/08/2018	INV	PD	RECORDING
			CHECKDATE:06/15/2018							
						134.00				
1279 DUPAGE COUNTY CHIEFS OF POLICE ASSN										
88163 INVOICE:61218		06/11/2018		0618-3	231304	275.00	06/11/2018	INV	PD	VAVRA MEMBERSHIP
			CHECKDATE:06/15/2018							
250 DUPAGE COUNTY PUBLIC WORKS										
87529 INVOICE:87529		05/11/2018		0518-5	231009	12.28	05/17/2018	INV	PD	10009013-01 0518
			CHECKDATE:05/25/2018							
5827 DUPAGE DODGE CHRYSLER JEEP										
87528 INVOICE:68190		05/11/2018		0518-5	231010	130.90	05/17/2018	INV	PD	CARGO MAT #18-245
			CHECKDATE:05/25/2018							
88162 INVOICE:68468		05/30/2018		0618-3	231305	117.04	06/04/2018	INV	PD	WINDOW SWITCH #014
			CHECKDATE:06/15/2018							
						247.94				
256 DUPAGE MAYORS & MANAGERS CONF.										
88161 INVOICE:10281		05/15/2018		0618-3	231306	24,375.60	06/04/2018	INV	PD	2018 MEMBERSHIP
			CHECKDATE:06/15/2018							
261 DUPAGE TOPSOIL, INC.										
87533 INVOICE:45842		04/30/2018		0518-5	231011	875.00	05/17/2018	INV	PD	TOPSOIL
			CHECKDATE:05/25/2018							
87945 INVOICE:46049		05/22/2018		0618-2	231175	525.00	05/25/2018	INV	PD	TOPSOIL
			CHECKDATE:06/08/2018							



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,400.00				
262 DUPAGE WATER COMMISSION										
DPWC-115		06/01/2018		0618-2	20626	308,860.08	06/01/2018	DIR	PD	WATER COSTS
INVOICE:DPWC-130		CHECKDATE:06/07/2018								
263 MIDWEST COMPOST LLC										
88256		06/01/2018		0618-3	231307	108.00	06/15/2018	INV	PD	HAULING SERVICES
INVOICE:105923		CHECKDATE:06/15/2018								
9056 ECOLAB INC										
87971		05/30/2018		0618-2	231176	33.92	06/07/2018	INV	PD	LABELS
INVOICE:95325010		CHECKDATE:06/08/2018								
283 ENGINEERING RESOURCE ASSOC INC										
87537		04/27/2018		0518-5	231012	1,740.00	05/17/2018	INV	PD	PROFESSIONAL SERVICES
INVOICE:121102.FD.01		CHECKDATE:05/25/2018								
88166		05/24/2018		0618-3	231308	4,100.00	06/11/2018	INV	PD	PROFESSIONAL SERVICES
INVOICE:121102.FD.02		CHECKDATE:06/15/2018								
87536	20180013	04/27/2018		0518-5	231012	3,593.82	05/17/2018	INV	PD	CONSTRUCTION ENGINEERING SVCS
INVOICE:170308.CE.01		CHECKDATE:05/25/2018								
88164	20180013	05/16/2018		0618-3	231308	20,254.52	06/11/2018	INV	PD	CONSTRUCTION ENGINEERING SVCS
INVOICE:170308.CE.02		CHECKDATE:06/15/2018								
88165		05/30/2018		0618-3	231308	1,875.00	06/11/2018	INV	PD	PROFESSIONAL SERVICES
INVOICE:180422.01		CHECKDATE:06/15/2018								
						31,563.34				
1078 EQUIFAX INFORMATION SVCS LLC										
87607		05/17/2018		0518-5	231013	42.18	05/24/2018	INV	PD	POLICE INFO SERVICE
INVOICE:4831568		CHECKDATE:05/25/2018								
1711 ERNIE'S TOWING SERVICE										
87538		05/17/2018		0518-5	231014	165.00	05/17/2018	INV	PD	POLICE TOWING
INVOICE:E110220		CHECKDATE:05/25/2018								
87831		05/24/2018		0618-1	231104	165.50	06/01/2018	INV	PD	POLICE TOWING
INVOICE:E110280		CHECKDATE:06/01/2018								
						330.50				
8327 ETS CORPORATION										
5089844		05/25/2018		0518-6	20605	6,559.29	05/25/2018	DIR	PD	LINKS CC FEES
INVOICE:ETSREC-59		CHECKDATE:05/30/2018								
291 EUCLID BEVERAGE, LTD										
87610		05/03/2018		0518-5	231015	1,220.40	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3293172		CHECKDATE:05/25/2018								
87608		05/17/2018		0518-5	231015	1,498.60	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3293367		CHECKDATE:05/25/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87970		05/24/2018		0618-2	231177	1,584.65	06/07/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3293482			CHECKDATE:06/08/2018							
88218		05/31/2018		0618-3	231268	2,164.45	06/14/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3293588			CHECKDATE:06/14/2018							
88217		06/07/2018		0618-3	231268	2,162.95	06/14/2018	INV	PD	LINKS BEVERAGE RESALE
INVOICE:W-3293684			CHECKDATE:06/14/2018							
						8,631.05				
11138 EVER GROUP, INC										
87972		05/30/2018		0618-2	231178	35.00	06/07/2018	INV	PD	MARKET FRANCAIS REFUND
INVOICE:60718			CHECKDATE:06/08/2018							
299 FAULKES BROS. CONSTRUCTION, INC.										
88239		05/24/2018		0618-3	231309	2,633.21	06/14/2018	INV	PD	DIVOT MIX
INVOICE:302490			CHECKDATE:06/15/2018							
11177 AUGUST B FEINE										
88240		05/24/2018		0618-3	231310	2,130.00	06/14/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR061418			CHECKDATE:06/15/2018							
304 FIFTH THIRD BANK										
ACTR-94		04/27/2018		0518-6	20479	26.51	05/25/2018	DIR	PD	HOME DEPOT-SHELF SUPPLIES
INVOICE:ACTR-161			CHECKDATE:05/30/2018							
87703		04/27/2018		0518-6	20494	12.09	05/25/2018	DIR	PD	LENS-SHELVING SUPPLIES
INVOICE:ACTR-162			CHECKDATE:05/30/2018							
ALLN-126		04/27/2018		0518-6	20504	834.87	05/25/2018	DIR	PD	BARCODES INC-3 SCANNERS PRO SH
INVOICE:ALLN-415			CHECKDATE:05/30/2018							
87709		04/27/2018		0518-6	20505	80.09	05/25/2018	DIR	PD	GARVEY-OFFICE SUPPLIES
INVOICE:ALLN-416			CHECKDATE:05/30/2018							
87710		04/27/2018		0518-6	20506	138.00	05/25/2018	DIR	PD	MG12-SPORTS BALM
INVOICE:ALLN-417			CHECKDATE:05/30/2018							
87711		04/27/2018		0518-6	20507	645.70	05/25/2018	DIR	PD	DELL-PC CHAPPLE
INVOICE:ALLN-418			CHECKDATE:05/30/2018							
6930020		04/27/2018		0518-6	20482	48.65	05/25/2018	DIR	PD	WEBSTAUANT-HAND SOAP
INVOICE:BBAL-50			CHECKDATE:05/30/2018							
87694		04/27/2018		0518-6	20483	26.27	05/25/2018	DIR	PD	WALMART-BELT
INVOICE:BBAL-51			CHECKDATE:05/30/2018							
BINM-132		04/27/2018		0518-6	20484	215.85	05/25/2018	DIR	PD	SUN DATA-TONER
INVOICE:BINM-581			CHECKDATE:05/30/2018							
87695		04/27/2018		0518-6	20485	67.74	05/25/2018	DIR	PD	B&H PHOTO-VOICE RECORDER
INVOICE:BINM-582			CHECKDATE:05/30/2018							
87696		04/27/2018		0518-6	20486	249.00	05/25/2018	DIR	PD	CONTROL SCAN-PCI COMPLIANCE SC
INVOICE:BINM-583			CHECKDATE:05/30/2018							
87697		04/27/2018		0518-6	20487	41.97	05/25/2018	DIR	PD	AMAZON-POWER SUPPLY
INVOICE:BINM-584			CHECKDATE:05/30/2018							
87698		04/27/2018		0518-6	20488	181.53	05/25/2018	DIR	PD	GO DADDY-DOMAIN RENEWAL
INVOICE:BINM-585			CHECKDATE:05/30/2018							
838594		04/27/2018		0518-6	20612	296.65	05/25/2018	DIR	PD	ZIPRECRUITER-JOB AD
INVOICE:BROP-13			CHECKDATE:05/30/2018							
87796		04/27/2018		0518-6	20613	1,005.00	05/25/2018	DIR	PD	DAILY HERALD-JOB ADS
INVOICE:BROP-14			CHECKDATE:05/30/2018							



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87797		04/27/2018		0518-6	20614	66.09	05/25/2018	DIR	PD	AMAZON-SUPPLIES
INVOICE: BROP-15			CHECKDATE: 05/30/2018							
87798		04/27/2018		0518-6	20615	57.00	05/25/2018	DIR	PD	AURORA TRAINING-HR TRAINING
INVOICE: BROP-16			CHECKDATE: 05/30/2018							
BUCD-127		04/27/2018		0518-6	20489	191.81	05/25/2018	DIR	PD	TELVENT-WEATHER SVC
INVOICE: BUCD-363			CHECKDATE: 05/30/2018							
87699		04/27/2018		0518-6	20490	195.00	05/25/2018	DIR	PD	IL ARBORIST ASSN-WORKSHOP BROW
INVOICE: BUCD-364			CHECKDATE: 05/30/2018							
87700		04/27/2018		0518-6	20491	120.00	05/25/2018	DIR	PD	INTL SOC ARBORIC-EXAM BROWN
INVOICE: BUCD-365			CHECKDATE: 05/30/2018							
CAMM-135		04/27/2018		0518-6	20591	414.90	05/25/2018	DIR	PD	COMCAST-MAR/APR
INVOICE: CAMM-489			CHECKDATE: 05/30/2018							
87781		04/27/2018		0518-6	20592	480.53	05/25/2018	DIR	PD	TOWEL DEPOT-TOWELS
INVOICE: CAMM-490			CHECKDATE: 05/30/2018							
87782		04/27/2018		0518-6	20593	775.00	05/25/2018	DIR	PD	GOLF GENIUS-TOURNEY SOFTWARE
INVOICE: CAMM-491			CHECKDATE: 05/30/2018							
87784		04/27/2018		0518-6	20594	156.44	05/25/2018	DIR	PD	PERFORATEDPAPER-SCORECARDS
INVOICE: CAMM-492			CHECKDATE: 05/30/2018							
838615		04/27/2018		0518-6	20595	600.50	05/25/2018	DIR	PD	OPEN TABLE-ON LINE RESERVATION
INVOICE: CHAB-57			CHECKDATE: 05/30/2018							
87785		04/27/2018		0518-6	20596	1,448.00	05/25/2018	DIR	PD	VALPAK-ADVERTISING COUPONS
INVOICE: CHAB-58			CHECKDATE: 05/30/2018							
87786		04/27/2018		0518-6	20597	5.00	05/25/2018	DIR	PD	DOLLAR TREE-CLEANING WIPES
INVOICE: CHAB-59			CHECKDATE: 05/30/2018							
87787		04/27/2018		0518-6	20598	171.63	05/25/2018	DIR	PD	JEWEL-FOOD, BEV, BATTERIES
INVOICE: CHAB-60			CHECKDATE: 05/30/2018							
87788		04/27/2018		0518-6	20599	557.61	05/25/2018	DIR	PD	WEBSTAIRANT-CARAFES, HOT DOG S
INVOICE: CHAB-61			CHECKDATE: 05/30/2018							
87789		04/27/2018		0518-6	20600	48.80	05/25/2018	DIR	PD	STAPLES-SUPPLIES
INVOICE: CHAB-62			CHECKDATE: 05/30/2018							
87790		04/27/2018		0518-6	20601	-97.47	05/25/2018	CRM	PD	AMAZON-CREDIT
INVOICE: CHAB-63			CHECKDATE: 05/30/2018							
87791		04/27/2018		0518-6	20602	1.00	05/25/2018	DIR	PD	CANVA-GRAPHIC ART
INVOICE: CHAB-64			CHECKDATE: 05/30/2018							
87792		04/27/2018		0518-6	20603	140.62	05/25/2018	DIR	PD	RESTAURANT DEPOT-PANS, TONGS
INVOICE: CHAB-65			CHECKDATE: 05/30/2018							
87793		04/27/2018		0518-6	20604	17.98	05/25/2018	DIR	PD	BINNYS-MARSALA
INVOICE: CHAB-66			CHECKDATE: 05/30/2018							
5221143		04/27/2018		0518-6	20492	30.00	05/25/2018	DIR	PD	PAYFLOW-ONLINE PMT FEE
INVOICE: COYC-113			CHECKDATE: 05/30/2018							
87693		04/27/2018		0518-6	20493	40.00	05/25/2018	DIR	PD	WASH/FRANKLIN PARKING APA/GFOA
INVOICE: COYC-114			CHECKDATE: 05/30/2018							
7645914		04/27/2018		0518-6	20508	102.82	05/25/2018	DIR	PD	AMAZON-SUPPLIES
INVOICE: DETA-136			CHECKDATE: 05/30/2018							
87712		04/27/2018		0518-6	20509	190.00	05/25/2018	DIR	PD	SHERLOCK SQUEEGY-WINDOW WASHIN
INVOICE: DETA-137			CHECKDATE: 05/30/2018							
87713		04/27/2018		0518-6	20510	42.00	05/25/2018	DIR	PD	CD CLEANERS-TABLECLOTHS
INVOICE: DETA-138			CHECKDATE: 05/30/2018							
87714		04/27/2018		0518-6	20511	20.00	05/25/2018	DIR	PD	CANVA-GRAPHIC DESIGN TEMPLATES
INVOICE: DETA-139			CHECKDATE: 05/30/2018							
87715		04/27/2018		0518-6	20512	21.95	05/25/2018	DIR	PD	JEWEL- GF CRACKERS
INVOICE: DETA-140			CHECKDATE: 05/30/2018							
87716		04/27/2018		0518-6	20513	92.59	05/25/2018	DIR	PD	WEBSTAIRANT-SERVEWARE
INVOICE: DETA-141			CHECKDATE: 05/30/2018							
87717		04/27/2018		0518-6	20514	150.00	05/25/2018	DIR	PD	TRIPLE SEAT-EVENT SOFTWARE



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INVOICE:DETA-142			CHECKDATE:05/30/2018							
87718		04/27/2018	0518-6		20515	15.93	05/25/2018	DIR	PD	ADOBE-ACROBAT PRO
INVOICE:DETA-143			CHECKDATE:05/30/2018							
87719		04/27/2018	0518-6		20516	197.82	05/25/2018	DIR	PD	WORLD MARKET-SERVING BOWLS
INVOICE:DETA-144			CHECKDATE:05/30/2018							
87720		04/27/2018	0518-6		20517	526.65	05/25/2018	DIR	PD	CHICAGO SWEET CONN-EASTER DESS
INVOICE:FOTT-6			CHECKDATE:05/30/2018							
87721		04/27/2018	0518-6		20518	8.99	05/25/2018	DIR	PD	BINNY'S-MARSALA
INVOICE:FOTT-7			CHECKDATE:05/30/2018							
87722		04/27/2018	0518-6		20519	48.89	05/25/2018	DIR	PD	AMAZON-LOGBOOKS
INVOICE:FOTT-8			CHECKDATE:05/30/2018							
87723		04/27/2018	0518-6		20520	15.71	05/25/2018	DIR	PD	JEWEL-CHICKEN
INVOICE:FOTT-9			CHECKDATE:05/30/2018							
FRAF-124		04/27/2018	0518-6		20495	30.00	05/25/2018	DIR	PD	API WORKSAFE-LICENSES RC, PS,
INVOICE:FRAF-352			CHECKDATE:05/30/2018							
87704		04/27/2018	0518-6		20496	66.53	05/25/2018	DIR	PD	IL SECY OF STATE-CDL RENEWAL F
INVOICE:FRAF-353			CHECKDATE:05/30/2018							
87705		04/27/2018	0518-6		20497	49.99	05/25/2018	DIR	PD	NTB-ALIGNMENT #208
INVOICE:FRAF-354			CHECKDATE:05/30/2018							
87706		04/27/2018	0518-6		20498	105.00	05/25/2018	DIR	PD	APWA-EXPO FF, RP, PS
INVOICE:FRAF-355			CHECKDATE:05/30/2018							
87778		04/27/2018	0518-6		20588	45.00	05/25/2018	DIR	PD	CONSTANT CONTACT-EMAIL MARKETI
INVOICE:HANM-136			CHECKDATE:05/30/2018							
87779		04/27/2018	0518-6		20589	43.66	05/25/2018	DIR	PD	NATL TRAVEL/TOURISM-MH, MCGINL
INVOICE:HANM-137			CHECKDATE:05/30/2018							
87780		04/27/2018	0518-6		20590	50.00	05/25/2018	DIR	PD	CHOOSE DUPAGE-CONFERENCE
INVOICE:HANM-138			CHECKDATE:05/30/2018							
HARJ-118		04/27/2018	0518-6		20500	364.50	05/25/2018	DIR	PD	INTOXIMETERS-REPLACE TANKS
INVOICE:HARJ-360			CHECKDATE:05/30/2018							
87707		04/27/2018	0518-6		20501	503.30	05/25/2018	DIR	PD	DASH MEDICAL-GLOVES
INVOICE:HARJ-361			CHECKDATE:05/30/2018							
87708		04/27/2018	0518-6		20502	125.06	05/25/2018	DIR	PD	TARGETS ONLINE-TARGETS
INVOICE:HARJ-362			CHECKDATE:05/30/2018							
HEFJ-125		04/27/2018	0518-6		20503	145.00	05/25/2018	DIR	PD	NISC MEMSHIP-SENIOR CENTER MEM
INVOICE:HEFJ-283			CHECKDATE:05/30/2018							
6898614		04/27/2018	0518-6		20521	138.55	05/25/2018	DIR	PD	PRIMARY ARMS-PISTOL MAGAZINES
INVOICE:HOLC-27			CHECKDATE:05/30/2018							
HOLW-118		04/27/2018	0518-6		20522	26.60	05/25/2018	DIR	PD	MAIN ST PUB-SENIOR SVC MTG
INVOICE:HOLW-256			CHECKDATE:05/30/2018							
87724		04/27/2018	0518-6		20523	51.39	05/25/2018	DIR	PD	GLEN OAK-FIRE STAFF MTG
INVOICE:HOLW-257			CHECKDATE:05/30/2018							
HORK-81		04/27/2018	0518-6		20524	217.00	05/25/2018	DIR	PD	GIORDANO'S-GWA RECOGNITION
INVOICE:HORK-180			CHECKDATE:05/30/2018							
87725		04/27/2018	0518-6		20525	1,611.00	05/25/2018	DIR	PD	ACCULIGHTS-OUTSIDE LIGHTS
INVOICE:HORK-181			CHECKDATE:05/30/2018							
87726		04/27/2018	0518-6		20526	233.97	05/25/2018	DIR	PD	AMAZON-SUPPLIES
INVOICE:HORK-182			CHECKDATE:05/30/2018							
87727		04/27/2018	0518-6		20527	56.25	05/25/2018	DIR	PD	KONICA-STAPLES
INVOICE:HORK-183			CHECKDATE:05/30/2018							
87728		04/27/2018	0518-6		20528	195.42	05/25/2018	DIR	PD	PANERA-QTRLY STAFF MEETING
INVOICE:HORK-184			CHECKDATE:05/30/2018							
7646114		04/27/2018	0518-6		20529	189.30	05/25/2018	DIR	PD	ABBOTT RUBBER CO-GASKET MATERI
INVOICE:HUBJ-44			CHECKDATE:05/30/2018							
HULS-121		04/27/2018	0518-6		20530	42.00	05/25/2018	DIR	PD	WOK N FIRE-LOCH MEETING
INVOICE:HULS-324			CHECKDATE:05/30/2018							



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87729		04/27/2018		0518-6	20531	23.99	05/25/2018	DIR	PD	JEWEL-CAKE ZBA CHAIR LAST MTG
INVOICE:HULS-325			CHECKDATE:05/30/2018							
87730		04/27/2018		0518-6	20532	143.96	05/25/2018	DIR	PD	TAXIS-NEW ORLEANS APA CONF
INVOICE:HULS-326			CHECKDATE:05/30/2018							
87731		04/27/2018		0518-6	20533	50.00	05/25/2018	DIR	PD	AMERICAN AIR-BAGGAGE
INVOICE:HULS-327			CHECKDATE:05/30/2018							
87732		04/27/2018		0518-6	20534	85.00	05/25/2018	DIR	PD	LOT E CHICAGO-OHARE PARKING AP
INVOICE:HULS-328			CHECKDATE:05/30/2018							
87733		04/27/2018		0518-6	20535	1,160.88	05/25/2018	DIR	PD	MARRIOTT- APA CONFERENCE
INVOICE:HULS-329			CHECKDATE:05/30/2018							
838605		04/27/2018		0518-6	20536	350.99	05/25/2018	DIR	PD	AMAZON--OFFICE SUPPLIES
INVOICE:KAML-28			CHECKDATE:05/30/2018							
87734		04/27/2018		0518-6	20537	149.00	05/25/2018	DIR	PD	FRED PRYOR-SEMINAR
INVOICE:KAML-29			CHECKDATE:05/30/2018							
87735		04/27/2018		0518-6	20538	47.95	05/25/2018	DIR	PD	GREEN BRANCH-C WHITE GET WELL
INVOICE:KAML-30			CHECKDATE:05/30/2018							
87736		04/27/2018		0518-6	20539	-25.44	05/25/2018	CRM	PD	EINSTEIN-SALES TAX CREDITS
INVOICE:KAML-31			CHECKDATE:05/30/2018							
87737		04/27/2018		0518-6	20540	60.00	05/25/2018	DIR	PD	COSTCO-MEMBERSHIP FEE
INVOICE:KAML-32			CHECKDATE:05/30/2018							
LUDM-138		04/27/2018		0518-6	20541	856.15	05/25/2018	DIR	PD	ADVANCE AUTO-PARTS
INVOICE:LUDM-1222			CHECKDATE:05/30/2018							
87738		04/27/2018		0518-6	20542	345.30	05/25/2018	DIR	PD	MCMASTER CARR-PARTS
INVOICE:LUDM-1223			CHECKDATE:05/30/2018							
87739		04/27/2018		0518-6	20543	618.86	05/25/2018	DIR	PD	R&R PRODUCTS-EQUIP PARTS
INVOICE:LUDM-1224			CHECKDATE:05/30/2018							
87740		04/27/2018		0518-6	20544	202.30	05/25/2018	DIR	PD	INTERSTATE BATTERIES-EZ GO BAT
INVOICE:LUDM-1225			CHECKDATE:05/30/2018							
87741		04/27/2018		0518-6	20545	824.39	05/25/2018	DIR	PD	PARTS TOWN-PARTS
INVOICE:LUDM-1226			CHECKDATE:05/30/2018							
87742		04/27/2018		0518-6	20546	910.00	05/25/2018	DIR	PD	ATLAS REFRIGERATION-REPAIR
INVOICE:LUDM-1227			CHECKDATE:05/30/2018							
87743		04/27/2018		0518-6	20547	-15.48	05/25/2018	CRM	PD	SHERWIN WILLIAMS-TAX CREDITS
INVOICE:LUDM-1228			CHECKDATE:05/30/2018							
87744		04/27/2018		0518-6	20548	448.54	05/25/2018	DIR	PD	MESSICKS-EQUIP PARTS
INVOICE:LUDM-1229			CHECKDATE:05/30/2018							
87745		04/27/2018		0518-6	20549	461.27	05/25/2018	DIR	PD	MARTIN IMPLEMENT-EQUIP PARTS
INVOICE:LUDM-1230			CHECKDATE:05/30/2018							
87746		04/27/2018		0518-6	20550	199.95	05/25/2018	DIR	PD	FIREPLACE AUTHORITY-PILOT ASSY
INVOICE:LUDM-1231			CHECKDATE:05/30/2018							
87747		04/27/2018		0518-6	20551	847.00	05/25/2018	DIR	PD	POMPS-TRACTOR TIRES
INVOICE:LUDM-1232			CHECKDATE:05/30/2018							
87748		04/27/2018		0518-6	20552	46.34	05/25/2018	DIR	PD	STENS-MOWER TIRES
INVOICE:LUDM-1233			CHECKDATE:05/30/2018							
87749		04/27/2018		0518-6	20553	490.87	05/25/2018	DIR	PD	MENARDS-PLUMBING SUP, PARTS
INVOICE:LUDM-1234			CHECKDATE:05/30/2018							
87750		04/27/2018		0518-6	20554	97.81	05/25/2018	DIR	PD	HOME DEPOT-CARPET CLEANER, DEG
INVOICE:LUDM-1235			CHECKDATE:05/30/2018							
87751		04/27/2018		0518-6	20555	250.25	05/25/2018	DIR	PD	INDUSTRIAL BATTERY-TIMER KIT,
INVOICE:LUDM-1236			CHECKDATE:05/30/2018							
87752		04/27/2018		0518-6	20556	96.00	05/25/2018	DIR	PD	SERVICE SANITATION-PORTABLE TO
INVOICE:LUDM-1237			CHECKDATE:05/30/2018							
87753		04/27/2018		0518-6	20557	215.24	05/25/2018	DIR	PD	ALEXANDER EQUIP-FILTERS, GREAS
INVOICE:LUDM-1238			CHECKDATE:05/30/2018							
87754		04/27/2018		0518-6	20558	557.90	05/25/2018	DIR	PD	CHICAGO METRO FIRE- EXTING SER



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: LUDM-1239			CHECKDATE: 05/30/2018							
87755		04/27/2018	0518-6		20559	36.90	05/25/2018	DIR	PD	BATTERIES PLUS-BATTERIES
INVOICE: LUDM-1240			CHECKDATE: 05/30/2018							
87756		04/27/2018	0518-6		20560	362.30	05/25/2018	DIR	PD	BURRIS-EQUIP PARTS
INVOICE: LUDM-1241			CHECKDATE: 05/30/2018							
838625		04/27/2018	0518-6		20561	70.11	05/25/2018	DIR	PD	MENARDS-SUPPLIES
INVOICE: MENJ-10			CHECKDATE: 05/30/2018							
MILC-90		04/27/2018	0518-6		20562	24.67	05/25/2018	DIR	PD	UPS-RADAR GUN SHIPPING
INVOICE: MILC-608			CHECKDATE: 05/30/2018							
87757		04/27/2018	0518-6		20563	58.00	05/25/2018	DIR	PD	NATL ENGRAVERS-SHADOW BOX
INVOICE: MILC-609			CHECKDATE: 05/30/2018							
87758		04/27/2018	0518-6		20564	47.97	05/25/2018	DIR	PD	EINSTEIN-COF W/COPS
INVOICE: MILC-610			CHECKDATE: 05/30/2018							
87759		04/27/2018	0518-6		20565	345.85	05/25/2018	DIR	PD	AMAZON-DOG CAGE, SUPPLIES
INVOICE: MILC-611			CHECKDATE: 05/30/2018							
87760		04/27/2018	0518-6		20566	97.71	05/25/2018	DIR	PD	JEWEL-SUPPLIES TB CELEBRATION
INVOICE: MILC-612			CHECKDATE: 05/30/2018							
87761		04/27/2018	0518-6		20567	241.20	05/25/2018	DIR	PD	LILAC BAKERY-COF W/COPS 3 DATE
INVOICE: MILC-613			CHECKDATE: 05/30/2018							
87762		04/27/2018	0518-6		20568	209.99	05/25/2018	DIR	PD	DYMO-LABEL PRINTER
INVOICE: MILC-614			CHECKDATE: 05/30/2018							
87763		04/27/2018	0518-6		20569	38.99	05/25/2018	DIR	PD	WALL ST JOURNAL-SUBSCRIPTION
INVOICE: MILC-615			CHECKDATE: 05/30/2018							
PEKC-136		04/27/2018	0518-6		20570	831.01	05/25/2018	DIR	PD	AMAZON-LED FIXTURES, SUPPLIES
INVOICE: PEKC-848			CHECKDATE: 05/30/2018							
87764		04/27/2018	0518-6		20571	126.19	05/25/2018	DIR	PD	HOME DEPOT-PVC PIPE, SUPPLIES
INVOICE: PEKC-849			CHECKDATE: 05/30/2018							
87765		04/27/2018	0518-6		20572	204.98	05/25/2018	DIR	PD	SOLID SIGNAL-COAX CABLE
INVOICE: PEKC-850			CHECKDATE: 05/30/2018							
87766		04/27/2018	0518-6		20573	71.80	05/25/2018	DIR	PD	WEBSTAIRANT-CARBON CLEANER
INVOICE: PEKC-851			CHECKDATE: 05/30/2018							
87767		04/27/2018	0518-6		20574	234.77	05/25/2018	DIR	PD	RUNNING BOARD WHRSE-RUN BDS FO
INVOICE: PEKC-852			CHECKDATE: 05/30/2018							
6929922		04/27/2018	0518-6		20575	110.00	05/25/2018	DIR	PD	ILCMA LUNCHEON-HOLMER, PLAHM
INVOICE: PLAM-86			CHECKDATE: 05/30/2018							
87769		04/27/2018	0518-6		20576	59.00	05/25/2018	DIR	PD	SPROUT SOCIAL-SOCIAL MEDIA
INVOICE: PLAM-87			CHECKDATE: 05/30/2018							
TAVE-83		04/27/2018	0518-6		20577	21.98	05/25/2018	DIR	PD	JEWEL-MEETING SUPPLIES
INVOICE: TAVE-125			CHECKDATE: 05/30/2018							
7002912		04/27/2018	0518-6		20578	18.82	05/25/2018	DIR	PD	SAMS CLUB-CAKE LK RETIREMENT
INVOICE: THOL-29			CHECKDATE: 05/30/2018							
87770		04/27/2018	0518-6		20579	120.00	05/25/2018	DIR	PD	BARONES-LK RETIREMENT
INVOICE: THOL-30			CHECKDATE: 05/30/2018							
87771		04/27/2018	0518-6		20580	-29.99	05/25/2018	CRM	PD	AMAZON-SUPPLY RETURN
INVOICE: THOL-31			CHECKDATE: 05/30/2018							
87772		04/27/2018	0518-6		20581	87.21	05/25/2018	DIR	PD	JIMMY JOHNS-NEW EMPLOYEE LUNCH
INVOICE: THOL-32			CHECKDATE: 05/30/2018							
87773		04/27/2018	0518-6		20582	25.20	05/25/2018	DIR	PD	HARNERS-ADMIN PROF DAY
INVOICE: THOL-33			CHECKDATE: 05/30/2018							
VESJ-135		04/27/2018	0518-6		20583	44.98	05/25/2018	DIR	PD	ADOBE-PRO, INDESIGN
INVOICE: VESJ-589			CHECKDATE: 05/30/2018							
87774		04/27/2018	0518-6		20584	75.00	05/25/2018	DIR	PD	MAILCHIMP-EMAIL SERVICE
INVOICE: VESJ-590			CHECKDATE: 05/30/2018							
87775		04/27/2018	0518-6		20585	95.67	05/25/2018	DIR	PD	AT&T-UVERSE APR/MAY
INVOICE: VESJ-591			CHECKDATE: 05/30/2018							



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87776		04/27/2018		0518-6	20586	26.00	05/25/2018	DIR	PD	SQUARESPACE-WEBSITE FEE
INVOICE: VESJ-592			CHECKDATE: 05/30/2018							
87777		04/27/2018		0518-6	20587	14.97	05/25/2018	DIR	PD	RESTAURANTOWNER.COM-SUBSCRIPTI
INVOICE: VESJ-593			CHECKDATE: 05/30/2018							
						28,183.53				
1726 BRIDGESTONE RETAIL OPERATIONS, LLC										
87973		05/25/2018		0618-2	231179	523.36	06/07/2018	INV	PD	TIRES
INVOICE: 257779			CHECKDATE: 06/08/2018							
311 THE TERRAMAR GROUP, INC										
87974		05/22/2018		0618-2	231180	36.21	06/07/2018	INV	PD	MIC HANGUP CLIP
INVOICE: 70352			CHECKDATE: 06/08/2018							
88168		05/24/2018		0618-3	231311	99.12	06/11/2018	INV	PD	SIREN CONTROL
INVOICE: 70365			CHECKDATE: 06/15/2018							
88169		05/30/2018		0618-3	231311	400.41	06/11/2018	INV	PD	STROBE TUBE, EMITTER
INVOICE: 70396			CHECKDATE: 06/15/2018							
88167		05/30/2018		0618-3	231311	163.80	06/11/2018	INV	PD	STROBE TUBE #019
INVOICE: 70397			CHECKDATE: 06/15/2018							
						699.54				
330 GLOVES INC										
88171		05/25/2018		0618-3	231312	885.00	06/11/2018	INV	PD	GLOVES
INVOICE: 1511065-00			CHECKDATE: 06/15/2018							
11153 GEA-SOUTH										
88109		06/01/2018		0618-2	231181	250.00	06/07/2018	INV	PD	EVENT DEPOSIT REFUND
INVOICE: 60718			CHECKDATE: 06/08/2018							
11148 JEANNE GEBKA										
88069		06/07/2018		0618-2	231182	200.00	06/07/2018	INV	PD	WATER REFUND 222460
INVOICE: 88069			CHECKDATE: 06/08/2018							
2886 GENTILE & ASSOC. INC										
87833		05/30/2018		0618-1	231105	450.00	06/01/2018	INV	PD	NEWTON AVE ASSESSMENT PLAT
INVOICE: 31744			CHECKDATE: 06/01/2018							
355 GLEN ELLYN PUBLIC LIBRARY										
PPRT-101		05/25/2018		0518-6	20616	6,291.84	05/25/2018	DIR	PD	PPRT TO LIBRARY
INVOICE: PPRT-120			CHECKDATE: 05/30/2018							
11144 GLEN ELLYN SWEET SHOPPE										
87981		06/01/2018		0618-2	231183	35.00	06/07/2018	INV	PD	MARKET FRANCAIS REFUND
INVOICE: 60718			CHECKDATE: 06/08/2018							
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120495-156		06/01/2018		0618-3	20633	199.77	06/12/2018	DIR	PD	120495 WATER BILL
INVOICE:120495-158				CHECKDATE:06/12/2018						
121350-159		06/01/2018		0618-3	20634	32.70	06/12/2018	DIR	PD	121350 WATER BILL
INVOICE:121350-160				CHECKDATE:06/12/2018						
122670-159		06/01/2018		0618-3	20635	41.92	06/12/2018	DIR	PD	122670 WATER BILL
INVOICE:122670-160				CHECKDATE:06/12/2018						
4709550		06/01/2018		0618-3	20636	19.86	06/12/2018	DIR	PD	122675 WATER
INVOICE:122675-84				CHECKDATE:06/12/2018						
127680-161		06/01/2018		0618-3	20637	19.86	06/12/2018	DIR	PD	127680 WATER BILL
INVOICE:127680-162				CHECKDATE:06/12/2018						
6348332		06/01/2018		0618-3	20638	42.58	06/12/2018	DIR	PD	132570 WATER BILL
INVOICE:132570-32				CHECKDATE:06/12/2018						
140210-157		06/01/2018		0618-3	20639	19.86	06/12/2018	DIR	PD	140210 WATER BILL
INVOICE:140210-158				CHECKDATE:06/12/2018						
140220-159		06/01/2018		0618-3	20640	19.86	06/12/2018	DIR	PD	140220 WATER BILL
INVOICE:140220-160				CHECKDATE:06/12/2018						
140250-158		06/01/2018		0618-3	20646	97.11	06/12/2018	DIR	PD	140250 WATER BILL
INVOICE:140250-159				CHECKDATE:06/12/2018						
315090-157		06/01/2018		0618-3	20641	394.25	06/12/2018	DIR	PD	315090 WATER BILL
INVOICE:315090-158				CHECKDATE:06/12/2018						
315215-137		06/01/2018		0618-3	20642	19.86	06/12/2018	DIR	PD	315215 WATER BILL
INVOICE:315215-138				CHECKDATE:06/12/2018						
410010-158		06/01/2018		0618-3	20643	268.21	06/12/2018	DIR	PD	410010 WATER BILL
INVOICE:410010-159				CHECKDATE:06/12/2018						
411170-147		06/01/2018		0618-3	20647	38.93	06/12/2018	DIR	PD	411170 WATER BILL
INVOICE:411170-148				CHECKDATE:06/12/2018						
413030-154		06/01/2018		0618-3	20648	1,072.38	06/12/2018	DIR	PD	413030 WATER BILL
INVOICE:413030-155				CHECKDATE:06/12/2018						
7934811		06/01/2018		0618-3	20645	106.00	06/12/2018	DIR	PD	423765 WATER BILL
INVOICE:423765-12				CHECKDATE:06/12/2018						
423925-159		06/01/2018		0618-3	20644	139.88	06/12/2018	DIR	PD	423925 WATER BILL
INVOICE:423925-160				CHECKDATE:06/12/2018						
87835		05/30/2018		0618-1	231106	2,500.00	06/01/2018	INV	PD	LINKS LIQUOR LICENSE
INVOICE:53118				CHECKDATE:06/01/2018						
						5,033.03				
356 GLEN ELLYN VOLUNTEER FIRE CO.										
840965		06/01/2018		0618-2	231184	39,944.67	06/01/2018	INV	PD	MONTHLY CONTRIBUTION
INVOICE:FY18-6				CHECKDATE:06/08/2018						
360 GLENBARD W. W. TREATMENT PLT.										
7499515		05/25/2018		0518-6	20606	300,033.92	05/25/2018	DIR	PD	MONTHLY FLOW BILL
INVOICE:FY18-5				CHECKDATE:05/30/2018						
9692 LOUIS GLUNZ BEER, INC										
87613		05/18/2018		0518-5	231016	229.40	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:175494				CHECKDATE:05/25/2018						
87979		05/25/2018		0618-2	231185	551.80	06/07/2018	INV	PD	BEVERAGE RESALE
INVOICE:177335				CHECKDATE:06/08/2018						
87977		06/01/2018		0618-2	231185	15.50	06/07/2018	INV	PD	BEVERAGE RESALE
INVOICE:179337				CHECKDATE:06/08/2018						
87978		06/01/2018		0618-2	231185	393.90	06/07/2018	INV	PD	BEVERAGE RESALE



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:179338		CHECKDATE:06/08/2018								
368 GRACE LUTHERAN CHURCH						1,190.60				
GRACE-63		06/01/2018		0618-2	231186	310.00	06/01/2018	INV	PD	CUSTODIAL/TELECOM
INVOICE:GRACE-81		CHECKDATE:06/08/2018								
11072 GINA C GRADY										
88214		06/14/2018		0618-3	231266	800.00	06/14/2018	INV	PD	CANDIDATE ASSESSMENT
INVOICE:61418		CHECKDATE:06/14/2018								
3861 GRANT & POWER LANDSCAPING										
87612		05/23/2018		0518-5	231017	2,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:20180208		CHECKDATE:05/25/2018								
370 GRAYBAR ELECTRIC COMPANY INC										
88303		03/08/2018		0618-3	231313	107.53	06/14/2018	INV	PD	CONDUIT
INVOICE:9302903190		CHECKDATE:06/15/2018								
88304		05/30/2018		0618-3	231313	1,305.00	06/14/2018	INV	PD	LED LIGHTS
INVOICE:9304282397		CHECKDATE:06/15/2018								
						1,412.53				
11139 THE GREEN BRANCH										
87980		05/25/2018		0618-2	231187	35.00	06/07/2018	INV	PD	MARKET FRANCAIS REFUND
INVOICE:60718		CHECKDATE:06/08/2018								
7395 GREEN GRASS INC										
87611		05/23/2018		0518-5	231018	3,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:20172070		CHECKDATE:05/25/2018								
5049 GROOT INDUSTRIES INC.										
87834		05/01/2018		0618-1	231107	645.00	06/01/2018	INV	PD	3107-61815-001 LINKS SVCS
INVOICE:1752554		CHECKDATE:06/01/2018								
87976		06/01/2018		0618-2	231188	645.00	06/07/2018	INV	PD	3107-61815-001 0618
INVOICE:1858768		CHECKDATE:06/08/2018								
88170		06/01/2018		0618-3	231314	103,321.11	06/11/2018	INV	PD	3107-31803 0618
INVOICE:1859288		CHECKDATE:06/15/2018								
						104,611.11				
9296 GUIDE BOOK PUBLISHING										
87975		05/30/2018		0618-2	231189	1,025.00	06/07/2018	INV	PD	ADVERTISING
INVOICE:60718		CHECKDATE:06/08/2018								
11157 STUART GUNN										
88120		06/07/2018		0618-2	231190	158.33	06/07/2018	INV	PD	PARKING PERMIT REFUND
INVOICE:PR060718		CHECKDATE:06/08/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2081 HAMPTON, LENZINI AND RENWICK, INC.										
87540		05/08/2018		0518-5	231019	2,550.00	05/17/2018	INV	PD	TREE PRESERVATION SVCS
INVOICE:20180805		CHECKDATE:05/25/2018								
87539	20170036	05/11/2018		0518-5	231019	2,296.03	05/17/2018	INV	PD	ENG SVCS 2017 STREET RESURFACI
INVOICE:50180904		CHECKDATE:05/25/2018								
						4,846.03				
11129 JOEL HANSON										
87687		05/24/2018		0518-5	231020	200.00	05/24/2018	INV	PD	JR LEAGUE REFUND
INVOICE:GR052418		CHECKDATE:05/25/2018								
2324 HARRIS MOTOR SPORTS, INC.										
87982	20180023	06/01/2018		0618-2	231191	2,501.66	06/07/2018	INV	PD	SECOND YEAR YAMATRACK GPS
INVOICE:2-209487		CHECKDATE:06/08/2018								
9766 HEARTLAND										
6387630		05/25/2018		0518-6	20608	1,823.38	05/25/2018	DIR	PD	CREDIT CARD FEES
INVOICE:HEARTLAND-31		CHECKDATE:05/30/2018								
10562 HERITAGE WINE CELLARS LTD										
87907		05/24/2018		0618-1	231108	624.00	05/28/2018	INV	PD	BEVERAGE RESALE
INVOICE:1358254		CHECKDATE:06/01/2018								
6405 HIGHLAND BAKING CO										
87623		04/29/2018		0518-5	231021	89.98	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1682385		CHECKDATE:05/25/2018								
87622		05/08/2018		0518-5	231021	198.60	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1690882		CHECKDATE:05/25/2018								
87986		05/16/2018		0618-2	231192	83.30	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1697776		CHECKDATE:06/08/2018								
87621		05/17/2018		0518-5	231021	193.48	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1698941		CHECKDATE:05/25/2018								
87615		05/18/2018		0518-5	231021	159.15	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1699985		CHECKDATE:05/25/2018								
87619		05/19/2018		0518-5	231021	158.54	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1701571		CHECKDATE:05/25/2018								
87620		05/19/2018		0518-5	231021	25.67	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1701949		CHECKDATE:05/25/2018								
87618		05/20/2018		0518-5	231021	222.31	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1702233		CHECKDATE:05/25/2018								
87842		05/21/2018		0618-1	231109	47.91	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1702995		CHECKDATE:06/01/2018								
87617		05/22/2018		0518-5	231021	119.08	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1703494		CHECKDATE:05/25/2018								
87840		05/22/2018		0618-1	231109	23.96	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1704150		CHECKDATE:06/01/2018								
87616		05/23/2018		0518-5	231021	118.74	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1704443		CHECKDATE:05/25/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87843		05/24/2018		0618-1	231109	148.72	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1705536				CHECKDATE:06/01/2018						
87841		05/25/2018		0618-1	231109	161.92	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1706611				CHECKDATE:06/01/2018						
87839		05/26/2018		0618-1	231109	819.59	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1707866				CHECKDATE:06/01/2018						
87838		05/29/2018		0618-1	231109	64.17	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1709613				CHECKDATE:06/01/2018						
87837		05/30/2018		0618-1	231109	51.34	06/01/2018	INV	PD	FOOD RESALE
INVOICE:1710242				CHECKDATE:06/01/2018						
87988		05/31/2018		0618-2	231192	72.23	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1711193				CHECKDATE:06/08/2018						
87987		06/02/2018		0618-2	231192	510.03	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1713518				CHECKDATE:06/08/2018						
87983		06/04/2018		0618-2	231192	51.82	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1715072				CHECKDATE:06/08/2018						
87984		06/05/2018		0618-2	231192	209.72	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1715773				CHECKDATE:06/08/2018						
87985		06/06/2018		0618-2	231192	131.77	06/07/2018	INV	PD	FOOD RESALE
INVOICE:1716776				CHECKDATE:06/08/2018						
88248		06/07/2018		0618-3	231315	125.14	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1717879				CHECKDATE:06/15/2018						
88247		06/08/2018		0618-3	231315	216.42	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1718983				CHECKDATE:06/15/2018						
88246		06/09/2018		0618-3	231315	250.57	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1720173				CHECKDATE:06/15/2018						
88245		06/10/2018		0618-3	231315	139.81	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1721118				CHECKDATE:06/15/2018						
88244		06/11/2018		0618-3	231315	104.40	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1721752				CHECKDATE:06/15/2018						
88243		06/11/2018		0618-3	231315	51.34	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1722087				CHECKDATE:06/15/2018						
88242		06/13/2018		0618-3	231315	103.41	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1723470				CHECKDATE:06/15/2018						
88241		06/13/2018		0618-3	231315	15.70	06/14/2018	INV	PD	FOOD RESALE
INVOICE:1724090				CHECKDATE:06/15/2018						
						4,668.82				
389 HOLSTEIN'S GARAGE										
87541		04/30/2018		0518-5	231022	507.00	05/17/2018	INV	PD	SAFETY INSPECTIONS APRIL 2018
INVOICE:391				CHECKDATE:05/25/2018						
8568 HOUSE OF GRAPHICS, INC										
87836		05/18/2018		0618-1	231110	26.80	06/01/2018	INV	PD	NAME BADGE
INVOICE:1805085				CHECKDATE:06/01/2018						
7819 HOUSEAL LAVIGNE ASSOCIATES, LLC										
87989		05/04/2018		0618-2	231193	9,561.06	06/07/2018	INV	PD	PROFESSIONAL SERVICES
INVOICE:3738				CHECKDATE:06/08/2018						
2407 STACI HULSEBERG										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87688		05/24/2018		0518-5	231023	155.00	05/24/2018	INV	PD	TRAVEL REIMBURSEMENT
INVOICE:ER052418				CHECKDATE:05/25/2018						
87924		05/16/2018		0618-1	231111	152.92	06/01/2018	INV	PD	REIMBURSE MORANGE RETIRE FOOD
INVOICE:ER053118				CHECKDATE:06/01/2018						
						307.92				
414 ILLINOIS DEPT. OF REVENUE										
ST-1-136		05/25/2018		0518-6	20609	12,351.00	05/25/2018	DIR	PD	LINKS SALES TAX
INVOICE:ST-1-153				CHECKDATE:05/30/2018						
425 ILLINOIS SECTION AWWA										
87995		12/08/2017		0618-2	231194	360.00	06/07/2018	INV	PD	TRAINING KM
INVOICE:200032595				CHECKDATE:06/08/2018						
87993		02/01/2018		0618-2	231194	144.00	06/07/2018	INV	PD	TRAINING CL, JS, MM, ZO
INVOICE:200033764				CHECKDATE:06/08/2018						
87994		02/13/2018		0618-2	231194	80.00	06/07/2018	INV	PD	TRAINING KM
INVOICE:200034147				CHECKDATE:06/08/2018						
						584.00				
2793 ILSROA										
87624		05/23/2018		0518-5	231024	199.00	05/24/2018	INV	PD	CONFERENCE-MIKO
INVOICE:52418				CHECKDATE:05/25/2018						
10456 IMPACT NETWORKING, LLC										
87992		05/25/2018		0618-2	231195	134.00	06/07/2018	INV	PD	OFFICE SUPPLIES
INVOICE:1122147				CHECKDATE:06/08/2018						
431 NICHOLAS KEEFE										
87908		05/21/2018		0618-1	231112	926.00	05/28/2018	INV	PD	UNIFORMS
INVOICE:1621				CHECKDATE:06/01/2018						
88300		06/01/2018		0618-3	231316	415.38	06/14/2018	INV	PD	UNIFORMS
INVOICE:1624				CHECKDATE:06/15/2018						
						1,341.38				
4672 INDUSTRIAL STEAM CLEANING OF CHICAGO, INC										
87990		05/30/2018		0618-2	231196	815.00	06/07/2018	INV	PD	EXHAUST SYSTEM CLEANING
INVOICE:2018-CHI1876				CHECKDATE:06/08/2018						
11143 WILLIAM INGRUM										
87991		06/04/2018		0618-2	231197	3,585.00	06/07/2018	INV	PD	OVERHEAD SEWER COST SHARE
INVOICE:SWR060718				CHECKDATE:06/08/2018						
444 INTERSTATE BATTERY SYS OF SW CHICAGO										
88172		06/05/2018		0618-3	231317	219.95	06/11/2018	INV	PD	BATTERY
INVOICE:24034557				CHECKDATE:06/15/2018						
9655 INTERSTATE EMERGENCY VEHICLES, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87543		05/11/2018		0518-5	231025	753.17	05/17/2018	INV	PD	FUEL BOOSTER PUMP #1K61
INVOICE:S5330			CHECKDATE:05/25/2018							
87844		05/08/2018		0618-1	231113	585.07	06/01/2018	INV	PD	INSTALL FUEL SWING CHECK VALVE
INVOICE:W7950			CHECKDATE:06/01/2018							
						1,338.24				
11151 VINCE IPPOLITO										
88072		06/07/2018		0618-2	231198	24.54	06/07/2018	INV	PD	WATER REFUND 439320
INVOICE:88072			CHECKDATE:06/08/2018							
10880 IIRTH SOLUTIONS LLC										
87996		03/01/2018		0618-2	231199	200.00	06/07/2018	INV	PD	JULIE TRACKING
INVOICE:SIR001661			CHECKDATE:06/08/2018							
88249		06/01/2018		0618-3	231318	229.25	06/14/2018	INV	PD	JULIE TRACKING MAY 2018
INVOICE:SIR002192			CHECKDATE:06/15/2018							
						429.25				
5573 J.G. UNIFORMS, INC.										
87544		05/11/2018		0518-5	231026	357.19	05/17/2018	INV	PD	UNIFORMS
INVOICE:36471			CHECKDATE:05/25/2018							
11174 KEEFE D JACKSON										
88216		06/14/2018		0618-3	231267	800.00	06/14/2018	INV	PD	CANDIDATE ASSESSMENT
INVOICE:61418			CHECKDATE:06/14/2018							
1127 JAMES J BENES AND ASSOCIATES, INC.										
87542	20170048	04/30/2018		0518-5	231027	1,514.17	05/17/2018	INV	PD	ENGINEERING SVCS
INVOICE:1548.000-5			CHECKDATE:05/25/2018							
11131 KATHERINE JEFFERY										
87692		05/25/2018		0518-5	231028	650.00	05/25/2018	INV	PD	STAFF PRESENTATION
INVOICE:52518			CHECKDATE:05/25/2018							
11178 CALEB/KERRY JEWELL										
88251		06/12/2018		0618-3	231319	1,665.00	06/14/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR061418			CHECKDATE:06/15/2018							
9078 TYCO FIRE & SECURITY MANAGEMENT, INC										
88075		05/12/2018		0618-2	231250	138.00	06/02/2018	INV	PD	01300 113056960 FS #1 QTRLY AL
INVOICE:30520990			CHECKDATE:06/08/2018							
87578		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056961 FS#2 QTR ALARM
INVOICE:30520991			CHECKDATE:05/25/2018							
87579		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056964 WILSON/LAM PAS
INVOICE:30520992			CHECKDATE:05/25/2018							
87577		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056962 CLUBHSE QTR AL
INVOICE:30521008			CHECKDATE:05/25/2018							



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87576 INVOICE:30521009		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056963 LINKS MAINT QT
			CHECKDATE:05/25/2018							
87580 INVOICE:30521010		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056966 NEWTON PUMP ST
			CHECKDATE:05/25/2018							
87581 INVOICE:30521011		05/12/2018		0518-5	231071	138.00	05/18/2018	INV	PD	01300 113056997 PW QTR ALARM
			CHECKDATE:05/25/2018							
88074 INVOICE:30521012		05/12/2018		0618-2	231250	138.00	06/02/2018	INV	PD	01300 113056995 0518 WILSON PU
			CHECKDATE:06/08/2018							
87888 INVOICE:30521016		05/12/2018		0618-1	231132	1,220.92	05/29/2018	INV	PD	LINKS ANNUAL SECURITY ALARM
			CHECKDATE:06/01/2018							
3603 JON-DON INC						2,324.92				
88002 INVOICE:3215362		05/24/2018		0618-2	231200	55.00	06/07/2018	INV	PD	DEFOAMER
			CHECKDATE:06/08/2018							
88001 INVOICE:3215917		05/25/2018		0618-2	231200	35.54	06/07/2018	INV	PD	DETERGENT
			CHECKDATE:06/08/2018							
5172 JP COOKE COMPANY						90.54				
87997 INVOICE:512942		06/01/2018		0618-2	231201	109.58	06/07/2018	INV	PD	CODING STAMP
			CHECKDATE:06/08/2018							
2284 JP MORGAN CHASE BANK										
87625 INVOICE:27551		05/08/2018		0518-5	231029	32.12	05/24/2018	INV	PD	SB924227-11 SUBPOENA
			CHECKDATE:05/25/2018							
11084 JP MORGAN CHASE BANK NA										
87917 INVOICE:FRAM-3		05/07/2018		0518-6	20619	50.00	05/31/2018	DIR	PD	ILCMA-TRAINING HOLMER, PLAHM
			CHECKDATE:05/30/2018							
87918 INVOICE:FRAM-4		05/07/2018		0518-6	20620	96.00	05/31/2018	DIR	PD	MAIN ST PUB-HARRIS, FORD/PLAHM
			CHECKDATE:05/30/2018							
87919 INVOICE:FRAM-5		05/07/2018		0518-6	20621	4.59	05/31/2018	DIR	PD	BLACKBERRY MKT-MCGINLEY MTG
			CHECKDATE:05/30/2018							
87920 INVOICE:FRAM-6		05/07/2018		0518-6	20622	56.60	05/31/2018	DIR	PD	ALFIES-PICKWICK MEETING
			CHECKDATE:05/30/2018							
87921 INVOICE:FRAM-7		05/07/2018		0518-6	20623	125.00	05/31/2018	DIR	PD	BARONES-BD MEETING DINNER
			CHECKDATE:05/30/2018							
87922 INVOICE:FRAM-8		05/07/2018		0518-6	20624	95.07	05/31/2018	DIR	PD	LINKS-SPRINGBANK, VESEVICK MTG
			CHECKDATE:05/30/2018							
87923 INVOICE:FRAM-9		05/07/2018		0518-6	20625	39.62	05/31/2018	DIR	PD	DAIRY QUEEN-EMPLOYEE APPRECIAT
			CHECKDATE:05/30/2018							
6470 JOHN S NEENAN						466.88				
88000 INVOICE:81768		05/21/2018		0618-2	231202	585.60	06/07/2018	INV	PD	MARKING PAINT
			CHECKDATE:06/08/2018							
87999 INVOICE:81782		05/24/2018		0618-2	231202	219.60	06/07/2018	INV	PD	MARKING PAINT
			CHECKDATE:06/08/2018							
87998		05/25/2018		0618-2	231202	549.00	06/07/2018	INV	PD	MARKING PAINT



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:81791						CHECKDATE:06/08/2018				
8333 K HOVNANIAN HOMES						1,354.20				
88253		06/12/2018		0618-3	231320	250.00	06/14/2018	INV	PD	HYDRANT METER REFUND
INVOICE:HMR061418						CHECKDATE:06/15/2018				
8539 K-FIVE CONSTRUCTION CORPORATION										
88252		06/12/2018		0618-3	231321	250.00	06/14/2018	INV	PD	HYDRANT METER REFUND
INVOICE:HMR061418						CHECKDATE:06/15/2018				
11122 LINDSEY KAMINSKY										
87545		05/18/2018		0518-5	231030	209.60	05/18/2018	INV	PD	BOARD SUPPLY REIMBURSEMENT
INVOICE:ER052218						CHECKDATE:05/25/2018				
8140 KANE, MCKENNA AND ASSOCIATES, INC										
88135		04/30/2018		0618-3	231322	4,275.00	06/08/2018	INV	PD	PROFESSIONAL SERVICES
INVOICE:15315						CHECKDATE:06/15/2018				
10893 MICHAEL/JULIA KOLENO										
88136		12/06/2017		0618-3	231323	3.08	06/08/2018	INV	PD	WATER REFUND
INVOICE:60818						CHECKDATE:06/15/2018				
612 KONICA MINOLTA BUSINESS SOLUTIONS INC										
87847		05/20/2018		0618-1	231115	275.00	06/01/2018	INV	PD	COPIER C754E MAINT
INVOICE:31905720						CHECKDATE:06/01/2018				
88138		05/31/2018		0618-3	231324	231.00	06/08/2018	INV	PD	COPIER C454E MAINT
INVOICE:358795888						CHECKDATE:06/15/2018				
88004		03/23/2018		0618-2	231203	255.30	06/07/2018	INV	PD	COPIER C454E MAINT
INVOICE:9004431189						CHECKDATE:06/08/2018				
88003		03/24/2018		0618-2	231203	305.01	06/07/2018	INV	PD	COPIER C754E MAINT
INVOICE:9004435266						CHECKDATE:06/08/2018				
87845		05/23/2018		0618-1	231114	599.02	06/01/2018	INV	PD	COPIER C454E MAINT
INVOICE:9004617028						CHECKDATE:06/01/2018				
87846		05/24/2018		0618-1	231114	541.94	06/01/2018	INV	PD	COPIER C754E MAINT
INVOICE:9004621328						CHECKDATE:06/01/2018				
11158 VAN KYAW						2,207.27				
88121		06/07/2018		0618-2	231204	25.00	06/07/2018	INV	PD	VEHICLE STICKER REFUND
INVOICE:VR060718						CHECKDATE:06/08/2018				
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC										
87626		05/08/2018		0518-5	231031	1,260.00	05/24/2018	INV	PD	MULCH
INVOICE:28683						CHECKDATE:05/25/2018				
88006		05/22/2018		0618-2	231205	160.00	06/07/2018	INV	PD	PLANTING SOIL
INVOICE:29190						CHECKDATE:06/08/2018				



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88007 INVOICE:29463		06/01/2018		0618-2	231205	1,260.00	06/07/2018	INV	PD	MULCH
				CHECKDATE:06/08/2018						
						2,680.00				
11156 ANNE LANGE										
88118 INVOICE:VR060718		06/07/2018		0618-2	231206	25.00	06/07/2018	INV	PD	VEHICLE STICKER REFUND
				CHECKDATE:06/08/2018						
8983 ANDREW WOOD INC										
88254 INVOICE:402905		06/15/2018		0618-3	231325	1,750.00	06/15/2018	INV	PD	WEB SITE SERVICES
				CHECKDATE:06/15/2018						
644 NETTOYER, INC.										
87550 INVOICE:7425		04/30/2018		0518-5	231032	473.10	05/18/2018	INV	PD	CAR WASHES APRIL 2018
				CHECKDATE:05/25/2018						
924 VILLAGE OF LOMBARD										
88005 INVOICE:2018-00002050		05/30/2018		0618-2	231207	322.65	06/07/2018	INV	PD	21W151 HILL COMED BILL REIMBUR
				CHECKDATE:06/08/2018						
11137 MARCHE										
88012 INVOICE:60718		06/23/2018		0618-2	231208	35.00	06/23/2018	INV	PD	MARKET FRANCAIS REFUND
				CHECKDATE:06/08/2018						
11079 MATRIX PAYMENT SYSTEMS										
87795 INVOICE:52918		04/30/2018		0518-6	20611	613.82	05/29/2018	DIR	PD	CC PROCESSOR VEHICLE STICKERS
				CHECKDATE:05/30/2018						
584 MCCANN INDUSTRIES, INC.										
87546 INVOICE:1414811		05/16/2018		0518-5	231033	51.14	05/18/2018	INV	PD	SHOVELS
				CHECKDATE:05/25/2018						
595 MENARDS, INC.										
87547 INVOICE:84423		05/03/2018		0518-5	231034	139.98	05/18/2018	INV	PD	STEEL SHELVES
				CHECKDATE:05/25/2018						
87548 INVOICE:85138		05/11/2018		0518-5	231034	1.74	05/18/2018	INV	PD	MAILBOX REPAIR SUP
				CHECKDATE:05/25/2018						
88014 INVOICE:85649		05/16/2018		0618-2	231209	36.46	06/23/2018	INV	PD	LIGHT FIXTURE PARTS
				CHECKDATE:06/08/2018						
88013 INVOICE:86435		05/25/2018		0618-2	231209	54.88	06/23/2018	INV	PD	PAINT
				CHECKDATE:06/08/2018						
88173 INVOICE:86819		05/29/2018		0618-3	231326	154.83	06/11/2018	INV	PD	SUPPLIES
				CHECKDATE:06/15/2018						
88177 INVOICE:86895		05/30/2018		0618-3	231326	5.98	06/11/2018	INV	PD	VIDEO CABLE
				CHECKDATE:06/15/2018						
88176 INVOICE:86896		05/30/2018		0618-3	231326	9.96	06/11/2018	INV	PD	MIRROR
				CHECKDATE:06/15/2018						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88174 INVOICE:87442		06/05/2018		0618-3	231326	90.53	06/11/2018	INV	PD	CONCRETE MIX
88175 INVOICE:87449		06/05/2018		0618-3	231326	41.15	06/11/2018	INV	PD	CONCRETE MIX
						535.51				
602 MICROSYSTEMS, INC.										
87848 INVOICE:I000078927		05/15/2018		0618-1	231116	2,486.47	06/01/2018	INV	PD	DOCUMENT CONVERSION
10906 MIDCO INC										
88110 INVOICE:324648	20170073	04/23/2018		0618-2	231210	18,495.00	06/07/2018	INV	PD	FS KEY FOB SYS PURCHASE/INSTAL
88111 INVOICE:324648-1		04/23/2018		0618-2	231210	480.00	06/07/2018	INV	PD	KEY FOB SYSTEM LOCK REPLACEMEN
						18,975.00				
615 MIZUNO USA, INC.										
88255 INVOICE:5650868 RI		06/07/2018		0618-3	231327	537.48	06/15/2018	INV	PD	PRODUCT RESALE
7646 MONDI CONSTRUCTION, INC.										
88011 INVOICE:1362	20160028	06/23/2017		0618-2	231211	1,000.00	06/23/2017	INV	PD	2016 CONCRETE SIDEWALK/STREET
11161 CARRIE MORRIS										
88122 INVOICE:TXR060718		06/07/2018		0618-2	231212	2,385.00	06/07/2018	INV	PD	TRANSFER TAX REFUND
8205 MUNICIPAL GIS PARTNERS, INC										
88010 INVOICE:4146	20180003	05/31/2018		0618-2	231213	8,512.58	06/07/2018	INV	PD	GIS CONSORTIUM SERVICE
625 MUNICIPAL MARKING DIST., INC.										
88305 INVOICE:23394		05/10/2018		0618-3	231328	155.38	06/14/2018	INV	PD	MARKING PAINT
10537 CHRISTINE MURPHY										
88257 INVOICE:20170216		06/06/2018		0618-3	231329	5,500.00	06/15/2018	INV	PD	RESTORATION DEPOSIT REFUND
5841 GENUINE PARTS CO-NAPA										
87551 INVOICE:462020		05/11/2018		0518-5	231035	103.32	05/18/2018	INV	PD	ENGINE MOUNT
87859 INVOICE:462780		05/17/2018		0618-1	231117	81.01	05/18/2018	INV	PD	SERPENTINE BELT, TENSIONER #01



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87854		05/17/2018		0618-1	231117	-33.96	05/17/2018	CRM	PD	CREDIT FILTERS
INVOICE:462806				CHECKDATE:06/01/2018						
87858		05/18/2018		0618-1	231117	16.22	05/18/2018	INV	PD	FILTER #637
INVOICE:462925				CHECKDATE:06/01/2018						
87857		05/18/2018		0618-1	231117	11.34	05/18/2018	INV	PD	FILTER #637
INVOICE:462951				CHECKDATE:06/01/2018						
87856		05/18/2018		0618-1	231117	20.02	05/18/2018	INV	PD	FILTERS #637
INVOICE:462960				CHECKDATE:06/01/2018						
87861		05/20/2018		0618-1	231117	10.63	05/21/2018	INV	PD	FILTERS
INVOICE:463219				CHECKDATE:06/01/2018						
87860		05/21/2018		0618-1	231117	-2.76	05/21/2018	CRM	PD	CREDIT FILTER
INVOICE:463293				CHECKDATE:06/01/2018						
88017		05/29/2018		0618-2	231214	11.88	06/23/2018	INV	PD	AIR FILTERS
INVOICE:464288				CHECKDATE:06/08/2018						
						217.70				
635 NATIONAL ELEVATOR INSPECTION SVCS INC										
87633		05/14/2018		0518-5	231036	332.50	05/24/2018	INV	PD	INSPECTIONS
INVOICE:311467				CHECKDATE:05/25/2018						
87853		05/21/2018		0618-1	231118	390.00	06/01/2018	INV	PD	INSPECTIONS
INVOICE:311927				CHECKDATE:06/01/2018						
88259		06/05/2018		0618-3	231330	685.00	06/15/2018	INV	PD	INSPECTIONS
INVOICE:313676				CHECKDATE:06/15/2018						
88260		06/06/2018		0618-3	231330	325.00	06/15/2018	INV	PD	INSPECTIONS
INVOICE:313720				CHECKDATE:06/15/2018						
						1,732.50				
643 NEENAH FOUNDRY COMPANY										
87552		05/01/2018		0518-5	231037	2,516.96	05/18/2018	INV	PD	PLATEN LIDS
INVOICE:267388				CHECKDATE:05/25/2018						
9719 NETWORKFLEET, INC										
87549		05/01/2018		0518-5	231038	1,191.90	05/18/2018	INV	PD	VILL017 GPS FLEET TRACKING
INVOICE:OSV1400677				CHECKDATE:05/25/2018						
7183 NEWEGG INC										
87852		05/23/2018		0618-1	231119	199.30	06/01/2018	INV	PD	KEYBOARDS
INVOICE:1301346935				CHECKDATE:06/01/2018						
88016		05/25/2018		0618-2	231215	103.05	06/23/2018	INV	PD	POWER SUPPLIES
INVOICE:1301351413				CHECKDATE:06/08/2018						
88261		06/06/2018		0618-3	231331	162.48	06/15/2018	INV	PD	MONITOR
INVOICE:1301367978				CHECKDATE:06/15/2018						
						464.83				
3471 NFC CO. INC.										
88258		05/25/2018		0618-3	231332	120.00	06/15/2018	INV	PD	SUPPLIES
INVOICE:112302				CHECKDATE:06/15/2018						
11128 NANCY NGUYEN										

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87627 INVOICE:52418		05/24/2018		0518-5	231039	100.00	05/24/2018	INV	PD	BUSINESS REGISTRATION OVERPAYM
651 NORTHERN ILLINOIS GAS COMPANY										
87553 INVOICE:87553		05/11/2018		0518-5	231040	357.40	05/18/2018	INV	PD	33-46-52-1000 4 0518
87554 INVOICE:87554		05/11/2018		0518-5	231040	71.82	05/18/2018	INV	PD	65-16-52-1000 9 0518
87555 INVOICE:87555		05/14/2018		0518-5	231040	1,954.48	05/18/2018	INV	PD	2306621000 8 0518
87628 INVOICE:87628		05/16/2018		0518-5	231040	211.44	05/24/2018	INV	PD	5947621000 6 0518
87630 INVOICE:87630		05/16/2018		0518-5	231040	122.81	05/24/2018	INV	PD	28-61-60-1000 6 0518
87631 INVOICE:87631		05/16/2018		0518-5	231040	42.52	05/24/2018	INV	PD	48-18-21-7173 5 0518
87632 INVOICE:87632		05/16/2018		0518-5	231040	179.29	05/24/2018	INV	PD	14-78-54-4533 0 0518
87849 INVOICE:87849		05/09/2018		0618-1	231120	1,228.35	06/01/2018	INV	PD	24-99-00-1000 1 0518
87850 INVOICE:87850		05/09/2018		0618-1	231120	72.73	06/01/2018	INV	PD	87-88-52-1000 2 0518
87851 INVOICE:87851		05/10/2018		0618-1	231120	2,261.35	06/01/2018	INV	PD	01-66-52-1000 9 0518
88178 INVOICE:88178		05/30/2018		0618-3	231333	51.35	06/11/2018	INV	PD	05-47-62-1000 9 0518
						6,553.54				
11167 DALE NISHIMURA										
88139 INVOICE:TXR060818		06/07/2018		0618-3	231334	1,047.00	06/08/2018	INV	PD	TRANSFER TAX REFUND
11172 CHRISTINA NORTH										
88262 INVOICE:17.0013		06/06/2018		0618-3	231335	233.85	06/15/2018	INV	PD	P & D DEPOSIT REFUND
655 NORTHERN ILLINOIS UNIVERSITY										
88015 INVOICE:PRI006118		06/01/2018		0618-2	231216	2,887.50	06/23/2018	INV	PD	INTERNSHIP CABRERA
665 O'HARE TRUCK/TOWING SERVICE, INC.										
87558 INVOICE:634567		05/16/2018		0518-5	231041	306.50	05/18/2018	INV	PD	POLICE TOWING
88179 INVOICE:651180		06/01/2018		0618-3	231336	165.00	06/11/2018	INV	PD	POLICE TOWING
						471.50				
11179 DANIEL O'KRAY										
88265		06/12/2018		0618-3	231337	1,995.00	06/15/2018	INV	PD	TRANSFER TAX REFUND



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
INVOICE:TXR061418		CHECKDATE:06/15/2018									
4701 RYAN DUNHAM											
88263		06/06/2018		0618-3	231338	6,690.00	06/15/2018	INV	PD	RESTORATION DEPOSIT REFUND	
INVOICE:20171352		CHECKDATE:06/15/2018									
10032 JEREMY DEAN NICKELS											
88264		06/01/2018		0618-3	231339	216.00	06/15/2018	INV	PD	PRODUCT RESALE	
INVOICE:13018		CHECKDATE:06/15/2018									
1458 OFFICE DEPOT, INC											
87557		05/10/2018		0518-5	231042	203.60	05/18/2018	INV	PD	OFFICE SUPPLIES	
INVOICE:136503970001		CHECKDATE:05/25/2018									
87556		05/11/2018		0518-5	231042	66.45	05/18/2018	INV	PD	OFFICE SUPPLIES	
INVOICE:137466667001		CHECKDATE:05/25/2018									
88021		05/18/2018		0618-2	231217	72.03	06/23/2018	INV	PD	OFFICE SUPPLIES	
INVOICE:140561495001		CHECKDATE:06/08/2018									
88022		05/18/2018		0618-2	231217	2.38	06/23/2018	INV	PD	BANDAGES	
INVOICE:140567702001		CHECKDATE:06/08/2018									
88018		05/24/2018		0618-2	231217	50.18	06/23/2018	INV	PD	OFFICE SUPPLIES	
INVOICE:142527453001		CHECKDATE:06/08/2018									
88020		05/24/2018		0618-2	231217	49.98	06/23/2018	INV	PD	OFFICE SUPPLIES	
INVOICE:142992106001		CHECKDATE:06/08/2018									
						444.62					
11135 OLIVE N VINNIE'S											
88019		05/24/2018		0618-2	231218	35.00	06/23/2018	INV	PD	MARKET FRANCAIS REFUND	
INVOICE:60718		CHECKDATE:06/08/2018									
670 DAVID B COULTER											
87559		05/03/2018		0518-5	231043	155.00	05/18/2018	INV	PD	TREE PRESERVATION SERVICES	
INVOICE:52218		CHECKDATE:05/25/2018									
88180		06/01/2018		0618-3	231340	736.25	06/11/2018	INV	PD	TREE PRESERVATION SERVICES	
INVOICE:61218		CHECKDATE:06/15/2018									
						891.25					
11124 OUTDOORSCAPES											
87634		05/14/2018		0518-5	231044	2,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND	
INVOICE:20180400		CHECKDATE:05/25/2018									
9455 P & W GOLF SUPPLY LLC											
88298		05/15/2018		0618-3	231341	535.82	06/08/2018	INV	PD	RANGE BALL PAILS	
INVOICE:INV34074		CHECKDATE:06/15/2018									
88297		05/22/2018		0618-3	231341	247.02	06/08/2018	INV	PD	RANGE BALL PAILS	
INVOICE:INV34420		CHECKDATE:06/15/2018									
						782.84					
676 PACKEY WEBB FORD, INC.											



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87563		05/09/2018		0518-5	231045	422.94	05/18/2018	INV	PD	INSTRUMENT CLUSTER #18-222
INVOICE:142186		CHECKDATE:05/25/2018								
87564		05/11/2018		0518-5	231045	69.44	05/18/2018	INV	PD	FLEX FUEL MODULE #18-222
INVOICE:142205		CHECKDATE:05/25/2018								
87565		05/15/2018		0518-5	231045	334.06	05/18/2018	INV	PD	LINK ASSY #225
INVOICE:142232		CHECKDATE:05/25/2018								
87866		05/18/2018		0618-1	231121	109.59	05/24/2018	INV	PD	SEAT BELT BUCKLE #009
INVOICE:142274		CHECKDATE:06/01/2018								
87867		05/21/2018		0618-1	231121	11.33	05/24/2018	INV	PD	PRESSURE CAP #001
INVOICE:142300		CHECKDATE:06/01/2018								
88186		05/30/2018		0618-3	231342	46.22	06/11/2018	INV	PD	SEAL KIT ASSY #241
INVOICE:142404		CHECKDATE:06/15/2018								
88183		06/04/2018		0618-3	231342	540.22	06/11/2018	INV	PD	COMPRESSOR, SEAL KITS #648
INVOICE:142456		CHECKDATE:06/15/2018								
88182		06/05/2018		0618-3	231342	55.89	06/11/2018	INV	PD	MOTOR MOUNT #004
INVOICE:142470		CHECKDATE:06/15/2018								
88185		06/05/2018		0618-3	231342	61.46	06/11/2018	INV	PD	A/C TUBE #004
INVOICE:142482		CHECKDATE:06/15/2018								
88184		06/06/2018		0618-3	231342	163.11	06/11/2018	INV	PD	DOOR LATCH, CABLE #224
INVOICE:142488		CHECKDATE:06/15/2018								
						1,814.26				
11125 SHEILA PANKROS										
87635		05/14/2018		0518-5	231046	1,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:20171256		CHECKDATE:05/25/2018								
6453 PARAMEDIC BILLING SERVICES, INC.										
1676572		05/25/2018		0518-6	20617	-28.75	05/25/2018	CRM	PD	AMBULANCE BILLING FEES-APRIL 1
INVOICE:PBS-94		CHECKDATE:05/30/2018								
7749 PAYMENT SERVICE NETWORK, INC										
6592126		05/25/2018		0518-6	20607	485.45	05/25/2018	DIR	PD	CUST ONLINE BANKING FEE
INVOICE:PSN-71		CHECKDATE:05/30/2018								
11146 JOYCE PENNINGTON										
88067		06/07/2018		0618-2	231219	64.10	06/07/2018	INV	PD	WATER REFUND 422500
INVOICE:88067		CHECKDATE:06/08/2018								
10823 PEST MANAGEMENT SERVICES, INC										
87561		05/08/2018		0518-5	231047	349.00	05/18/2018	INV	PD	PEST CONTROL
INVOICE:14872		CHECKDATE:05/25/2018								
9872 STEVE PETROVICH										
87636		05/18/2018		0518-5	231048	200.00	05/24/2018	INV	PD	LINKS ENTERTAINMENT
INVOICE:52418		CHECKDATE:05/25/2018								
88266		06/07/2018		0618-3	231343	250.00	06/15/2018	INV	PD	LINKS ENTERTAINMENT
INVOICE:61418		CHECKDATE:06/15/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
700 THE PITNEY BOWES BANK INC						450.00				
87799		05/31/2018		0518-6	20618	2,000.00	05/31/2018	DIR	PD	POSTAGE METER REFILL
INVOICE:53118		CHECKDATE:05/30/2018								
88308		06/15/2018		0618-3	20649	2,000.00	06/15/2018	DIR	PD	POSTAGE METER REFILL
INVOICE:60818		CHECKDATE:06/14/2018								
6994 PITNEY BOWES, INC						4,000.00				
87864		05/18/2018		0618-1	231122	80.55	05/24/2018	INV	PD	POSTAL METER INK
INVOICE:1007355259		CHECKDATE:06/01/2018								
87560		05/08/2018		0518-5	231049	449.55	05/18/2018	INV	PD	POSTAGE METER LEASE PD
INVOICE:3102146315		CHECKDATE:05/25/2018								
88267		05/31/2018		0618-3	231344	435.00	06/15/2018	INV	PD	QTRLY LEASE
INVOICE:3102203707		CHECKDATE:06/15/2018								
2585 POWER EQUIPMENT LEASING CO.						965.10				
87869		05/23/2018		0618-1	231123	670.00	05/24/2018	INV	PD	AERIAL INSPECTION/TEST #206
INVOICE:W581		CHECKDATE:06/01/2018								
87868		05/23/2018		0618-1	231123	670.00	05/24/2018	INV	PD	AERIAL INSPECTION/TEST #250
INVOICE:W582		CHECKDATE:06/01/2018								
715 PRESCIENT DEVELOPMENT, INC.						1,340.00				
88023	20170065	05/01/2018		0618-2	231220	3,259.03	06/23/2018	INV	PD	IT STAFFING AND CONSULTING
INVOICE:518018		CHECKDATE:06/08/2018								
718 PRIME TACK & SEAL COMPANY										
87562		05/15/2018		0518-5	231050	243.00	05/18/2018	INV	PD	ASPHALT SUPPLIES
INVOICE:56012		CHECKDATE:05/25/2018								
5678 PRIORITY PRODUCTS, INC										
88187		05/31/2018		0618-3	231345	88.46	06/11/2018	INV	PD	SHOP SUPPLIES
INVOICE:923731		CHECKDATE:06/15/2018								
6552 PROVANTAGE CORPORATION										
87862		05/22/2018		0618-1	231124	749.00	05/22/2018	INV	PD	MOTHERBOARDS
INVOICE:8154203		CHECKDATE:06/01/2018								
87863		05/24/2018		0618-1	231124	894.00	05/24/2018	INV	PD	CPU'S
INVOICE:8155717		CHECKDATE:06/01/2018								
88024		05/24/2018		0618-2	231221	116.00	06/23/2018	INV	PD	MONITOR
INVOICE:8156093		CHECKDATE:06/08/2018								
88025		05/25/2018		0618-2	231221	1,080.00	06/23/2018	INV	PD	UPS CABLE
INVOICE:8156606		CHECKDATE:06/08/2018								
88181		06/05/2018		0618-3	231346	265.00	06/11/2018	INV	PD	COPIER/FAX MACHINE
INVOICE:8161857		CHECKDATE:06/15/2018								

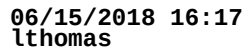


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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9408 KELLY PURVIS						3,104.00				
87865		05/18/2018		0618-1	231125	34.72	05/24/2018	INV	PD	COLOR CONTEST PRIZE REIMBURSEM
INVOICE:ER053118		CHECKDATE:06/01/2018								
11168 STEVEN QUICK										
88140		06/07/2018		0618-3	231347	1,917.00	06/08/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR060818		CHECKDATE:06/15/2018								
10595 RAMSEY HISTORIC CONSULTANTS, INC										
87871	20170030	05/25/2018		0618-1	231126	9,566.00	05/25/2018	INV	PD	ARCHITECTURE RESOURCE SURVEY
INVOICE:18-12		CHECKDATE:06/01/2018								
87870		05/25/2018		0618-1	231126	150.00	05/25/2018	INV	PD	PRESERVATION MONTH PRESENTATIO
INVOICE:18-13		CHECKDATE:06/01/2018								
						9,716.00				
11163 ALLISON RAUSCH										
88124		06/07/2018		0618-2	231222	1,491.00	06/07/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR060718		CHECKDATE:06/08/2018								
6173 REDLINE CONSTRUCTION INC										
87638		05/11/2018		0518-5	231051	2,568.00	05/11/2018	INV	PD	DIVOT SAND
INVOICE:9281		CHECKDATE:05/25/2018								
88026		05/21/2018		0618-2	231223	2,960.13	06/23/2018	INV	PD	TOP DRESSING SAND
INVOICE:9303		CHECKDATE:06/08/2018								
						5,528.13				
2213 RENTAL MAX L.L.C.										
87566		05/14/2018		0518-5	231052	83.59	05/18/2018	INV	PD	ASPHALT SUPPLIES
INVOICE:294025-8		CHECKDATE:05/25/2018								
3409 RESOURCE DATA SYSTEMS										
88141		06/04/2018		0618-3	231348	250.00	06/08/2018	INV	PD	COPIER SERVICE CALL
INVOICE:103196		CHECKDATE:06/15/2018								
8900 ROADSAFE TRAFFIC SYSTEMS INC										
88188		05/25/2018		0618-3	231349	6,445.00	06/11/2018	INV	PD	SIGN POSTS
INVOICE:78242		CHECKDATE:06/15/2018								
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC										
88194		05/18/2018		0618-3	231350	209.12	06/05/2018	INV	PD	WHEEL STUDS & NUTS #200
INVOICE:3010591146		CHECKDATE:06/15/2018								
88192		05/21/2018		0618-3	231350	510.27	06/05/2018	INV	PD	WHEEL STUDS #200
INVOICE:3010613963		CHECKDATE:06/15/2018								
88190		05/24/2018		0618-3	231350	-8.03	05/24/2018	CRM	PD	CREDIT SHIPPING



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87649 INVOICE:1805015		05/11/2018 CHECKDATE:05/25/2018		0518-5	231056	639.75	05/24/2018	INV	PD	PARKING SANDWICH BOARD SIGNS
9897 SITEONE LANDSCAPE SUPPLY HOLDING, LLC										
88268 INVOICE:86388603		06/11/2018 CHECKDATE:06/15/2018		0618-3	231352	1,039.50	06/15/2018	INV	PD	FLAG STICKS, CUPS
11162 TOM/MERRY JO SLOWINSKI										
88123 INVOICE:TXR060718		06/07/2018 CHECKDATE:06/08/2018		0618-2	231228	1,035.00	06/07/2018	INV	PD	TRANSFER TAX REFUND
6942 SMITH BROTHERS TREE SERVICE										
88202 INVOICE:140		06/01/2018 CHECKDATE:06/15/2018		0618-3	231353	295.00	06/05/2018	INV	PD	WEED MOWING 1100 ROOSEVELT
88200 INVOICE:144		06/01/2018 CHECKDATE:06/15/2018		0618-3	231353	295.00	06/05/2018	INV	PD	WEED MOWING 529 GENEVA
88201 INVOICE:145		06/01/2018 CHECKDATE:06/15/2018		0618-3	231353	295.00	06/05/2018	INV	PD	WEED MOWING 367 DUANE
88203 INVOICE:149		06/01/2018 CHECKDATE:06/15/2018		0618-3	231353	295.00	06/05/2018	INV	PD	WEED MOWING 362 MARION
						1,180.00				
3571 HARRY C SMITH LTD										
87639 INVOICE:2037		05/17/2018 CHECKDATE:05/25/2018		0518-5	231057	6,693.50	05/17/2018	INV	PD	LEGAL SERVICES
5109 SOUTH SIDE CONTROL SUPPLY, CO.										
86778 INVOICE:S100461189.001		04/10/2018 CHECKDATE:05/25/2018		0518-5	231058	325.22	04/13/2018	INV	PD	PARTS
86777 INVOICE:S100461189.002		04/13/2018 CHECKDATE:05/25/2018		0518-5	231058	-325.22	04/13/2018	CRM	PD	CREDIT PARTS
87651 INVOICE:S100469233.001		05/21/2018 CHECKDATE:05/25/2018		0518-5	231058	46.17	05/24/2018	INV	PD	VVT CONTROLLERS
88042 INVOICE:S100471348.001		05/31/2018 CHECKDATE:06/08/2018		0618-2	231229	72.00	06/23/2018	INV	PD	THERMOSTAT
						118.17				
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC										
88250 INVOICE:2107830		05/10/2018 CHECKDATE:06/14/2018		0618-3	231269	2,610.45	06/14/2018	INV	PD	BEVERAGE RESALE
88029 INVOICE:2140009		05/31/2018 CHECKDATE:06/08/2018		0618-2	231230	846.00	06/23/2018	INV	PD	BEVERAGE RESALE
88219 INVOICE:2151211		06/07/2018 CHECKDATE:06/14/2018		0618-3	231269	4,010.16	06/14/2018	INV	PD	BEVERAGE RESALE
						7,466.61				
803 SPARTAN MOTORS CHASSIS, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88198 INVOICE:IN00733590		05/29/2018		0618-3	231354	1,517.01	06/05/2018	INV	PD	REAR SPRINGS #1K61
7404 SIMON ROOFING AND SHEET METAL CORP.										
87689 INVOICE:391215		11/21/2017		0518-5	231059	3,200.82	05/24/2018	INV	PD	ROOF REPAIR CIVIC CENTER
87690 INVOICE:391970		11/30/2017		0518-5	231059	2,341.43	05/24/2018	INV	PD	ROOF REPAIR HISTORY CENTER
87873 INVOICE:391980		11/30/2017		0618-1	231127	3,245.01	07/19/2018	INV	PD	ROOF WORK
						8,787.26				
806 STANDARD EQUIPMENT COMPANY										
86776 INVOICE:P04575		03/07/2018		0618-2	231231	-1,405.28	03/07/2018	CRM	PD	CREDIT PARTS
87574 INVOICE:P06043		05/04/2018		0618-3	231355	139.73	05/18/2018	INV	PD	LEADER HOSE #242
87573 INVOICE:P06113		05/08/2018		0618-3	231355	25.29	05/18/2018	INV	PD	ROCKER SWITCH #259
87880 INVOICE:P06263		05/24/2018		0618-2	231231	326.43	07/19/2018	INV	PD	FILTER, WIRES
88040 INVOICE:P06329		05/16/2018		0618-2	231231	3,033.45	06/23/2018	INV	PD	TV CRAWLER REPAIR
88306 INVOICE:P06370		05/17/2018		0618-3	231355	1,095.00	06/14/2018	INV	PD	SEWER TV ANNUAL MAINT
88041 INVOICE:P06401		05/18/2018		0618-2	231231	42.18	06/23/2018	INV	PD	ROCKER SWITCH #259
87879 INVOICE:P06508		05/24/2018		0618-2	231231	-326.43	07/19/2018	CRM	PD	CREDIT FILTER, WIRES
87878 INVOICE:P06512		05/24/2018		0618-2	231231	314.37	07/19/2018	INV	PD	GUTTER BROOMS
88199 INVOICE:P06546		05/25/2018		0618-3	231355	199.98	06/05/2018	INV	PD	DEFROST CABLE #259
						3,444.72				
2687 STAPLES CONTRACT & COMMERCIAL, INC.										
88043 INVOICE:3375993742		04/25/2018		0618-2	231232	8.79	06/23/2018	INV	PD	CUSTODIAL SUPPLIES
87571 INVOICE:3375993744		04/25/2018		0518-5	231060	76.19	05/18/2018	INV	PD	CUSTODIAL SUPPLIES
87568 INVOICE:3375993745		04/25/2018		0518-5	231060	53.57	05/18/2018	INV	PD	CUSTODIAL SUPPLIES
87567 INVOICE:3376157036		04/27/2018		0518-5	231060	56.23	05/18/2018	INV	PD	CUSTODIAL SUPPLIES
87569 INVOICE:3376157037		04/27/2018		0518-5	231060	800.86	05/18/2018	INV	PD	CUSTODIAL SUPPLIES
87572 INVOICE:3376790296		05/01/2018		0518-5	231060	123.75	05/18/2018	INV	PD	CUSTODIAL SUPPLIES
87570 INVOICE:3377017207		05/04/2018		0518-5	231060	52.00	05/18/2018	INV	PD	SUPPLIES
88045 INVOICE:3379169968		05/26/2018		0618-2	231233	293.57	06/23/2018	INV	PD	CUSTODIAL SUPPLIES



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						1,464.96				
11152 MELISSA STEELE										
88073		06/07/2018		0618-2	231234	19.51	06/07/2018	INV	PD	WATER REFUND 221440
INVOICE:88073		CHECKDATE:06/08/2018								
11154 ANDREW STEPHENS										
88116		06/07/2018		0618-2	231235	41.00	06/07/2018	INV	PD	TRANSFER TAX OVERPAYMENT
INVOICE:TXR060718		CHECKDATE:06/08/2018								
11141 STRIPE										
87940		05/31/2018		0518-6	20627	61.67	06/05/2018	DIR	PD	BANQUET ONLINE PAYMENT FEE
INVOICE:STRIPE-1		CHECKDATE:05/31/2018								
7600 STUEVER & SONS, INC										
87646		05/21/2018		0518-5	231061	358.00	05/24/2018	INV	PD	SERVICE CALL
INVOICE:219400		CHECKDATE:05/25/2018								
87877		05/23/2018		0618-1	231128	292.80	07/19/2018	INV	PD	BEER LINE CLEANING, LINE CONVE
INVOICE:230406		CHECKDATE:06/01/2018								
88035		06/06/2018		0618-2	231236	142.00	06/23/2018	INV	PD	BEER LINE CLEANING
INVOICE:230914		CHECKDATE:06/08/2018								
						792.80				
5018 SUBURBAN LABORATORIES, INC.										
88039		05/31/2018		0618-2	231237	651.00	06/23/2018	INV	PD	LAB SERVICES
INVOICE:155734		CHECKDATE:06/08/2018								
9832 SUNICE USA INC										
88028		05/24/2018		0618-2	231238	53.50	06/23/2018	INV	PD	PRODUCT RESALE
INVOICE:U7165520/1		CHECKDATE:06/08/2018								
2937 SUPERIOR ASPHALT MATERIALS, LLC										
88044		05/14/2018		0618-2	231239	861.18	06/23/2018	INV	PD	ASPHALT MATERIAL
INVOICE:20180396		CHECKDATE:06/08/2018								
835 SUPERIOR BEVERAGE CO.										
87645		05/11/2018		0518-5	231062	274.00	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:660725		CHECKDATE:05/25/2018								
87644		05/11/2018		0518-5	231062	74.00	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:660734		CHECKDATE:05/25/2018								
87643		05/18/2018		0518-5	231062	626.40	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:689650		CHECKDATE:05/25/2018								
88034		05/25/2018		0618-2	231240	514.90	06/23/2018	INV	PD	BEVERAGE RESALE
INVOICE:689718		CHECKDATE:06/08/2018								
88030		06/01/2018		0618-2	231240	153.20	06/23/2018	INV	PD	BEVERAGE RESALE
INVOICE:689779		CHECKDATE:06/08/2018								
88127		05/25/2018		0618-2	231240	-90.00	05/25/2018	CRM	PD	CREDIT BEVERAGE

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INVOICE:80230		CHECKDATE:06/08/2018								
10104 SUPREME LOBSTER CO						1,552.50				
87648		05/17/2018		0518-5	231063	105.96	05/24/2018	INV	PD	FOOD RESALE
INVOICE:6373661		CHECKDATE:05/25/2018								
87647		05/18/2018		0518-5	231063	440.95	05/24/2018	INV	PD	FOOD RESALE
INVOICE:6374773		CHECKDATE:05/25/2018								
87876		05/24/2018		0618-1	231129	580.34	07/19/2018	INV	PD	FOOD RESALE
INVOICE:6378786		CHECKDATE:06/01/2018								
87875		05/25/2018		0618-1	231129	104.48	07/19/2018	INV	PD	FOOD RESALE
INVOICE:6380019		CHECKDATE:06/01/2018								
87874		05/29/2018		0618-1	231129	451.09	07/19/2018	INV	PD	FOOD RESALE
INVOICE:6381512		CHECKDATE:06/01/2018								
88037		06/01/2018		0618-2	231241	459.60	06/23/2018	INV	PD	FOOD RESALE
INVOICE:6384591		CHECKDATE:06/08/2018								
88038		06/02/2018		0618-2	231241	98.46	06/23/2018	INV	PD	FOOD RESALE
INVOICE:6385341		CHECKDATE:06/08/2018								
88271		06/07/2018		0618-3	231356	656.11	06/15/2018	INV	PD	FOOD RESALE
INVOICE:6388686		CHECKDATE:06/15/2018								
88272		06/08/2018		0618-3	231356	224.40	06/15/2018	INV	PD	FOOD RESALE
INVOICE:6389868		CHECKDATE:06/15/2018								
88270		06/09/2018		0618-3	231356	234.08	06/15/2018	INV	PD	FOOD RESALE
INVOICE:6390627		CHECKDATE:06/15/2018								
88269		06/12/2018		0618-3	231356	297.96	06/15/2018	INV	PD	LINKS FOOD RESALE
INVOICE:6392258		CHECKDATE:06/15/2018								
						3,653.43				
5758 SWAHM										
88112		06/07/2018		0618-2	20629	213,777.71	06/07/2018	DIR	PD	SWAHM INSURANCE PAYMENT
INVOICE:SWAHM-113		CHECKDATE:06/07/2018								
9411 SWEET ALI'S GLUTEN FREE BAKERY, LLC										
88036		05/31/2018		0618-2	231242	256.32	06/23/2018	INV	PD	FOOD RESALE
INVOICE:11761		CHECKDATE:06/08/2018								
1152 TAPCO TRAFFIC & PARKING CONTROL CO., INC										
87584		05/09/2018		0518-5	231064	654.50	05/18/2018	INV	PD	BASKET SIGN BRACKETS
INVOICE:I600768		CHECKDATE:05/25/2018								
87583		05/09/2018		0518-5	231064	785.40	05/18/2018	INV	PD	SIGN BRACKETS
INVOICE:I600778		CHECKDATE:05/25/2018								
						1,439.90				
854 TERRACE SUPPLY COMPANY										
87653		04/30/2018		0518-5	231065	14.10	05/24/2018	INV	PD	CYLINDER RENTAL
INVOICE:988057		CHECKDATE:05/25/2018								
10558 TESTA PRODUCE, INC										
87662		05/16/2018		0518-5	231066	-21.50	05/24/2018	CRM	PD	CREDIT FOOD



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 236896										
87883		05/16/2018			231130	-21.50	05/16/2018	CRM	PD	CREDIT FOOD
INVOICE: 236896-CREDIT										
88051		05/24/2018			231243	-14.40	05/24/2018	CRM	PD	CREDIT FOOD
INVOICE: 237983										
88279		05/26/2018			231357	-16.20	05/26/2018	CRM	PD	CREDIT FOOD
INVOICE: 238319										
88055		05/30/2018			231243	-16.00	06/02/2018	CRM	PD	CREDIT FOOD
INVOICE: 238621										
88054		05/30/2018			231243	-33.00	06/02/2018	CRM	PD	CREDIT FOOD
INVOICE: 238623										
88052		05/31/2018			231243	-51.05	05/31/2018	CRM	PD	CREDIT FOOD
INVOICE: 238835										
88277		06/11/2018			231357	-22.15	06/15/2018	CRM	PD	CREDIT FOOD
INVOICE: 240285										
87655		03/30/2018			231066	833.61	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4397532										
87663		04/27/2018			231066	264.55	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4420740										
87661		05/16/2018			231066	308.73	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4436413										
87657		05/21/2018			231066	229.75	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4436414										
87660		05/17/2018			231066	447.75	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4437383										
87659		05/18/2018			231066	345.95	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4438492										
87658		05/19/2018			231066	452.21	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4439573										
87656		05/22/2018			231066	274.83	05/24/2018	INV	PD	FOOD RESALE
INVOICE: 4441280										
87887		05/23/2018			231130	272.68	05/29/2018	INV	PD	FOOD RESALE
INVOICE: 4442094										
87886		05/24/2018			231130	206.77	05/29/2018	INV	PD	FOOD RESALE
INVOICE: 4442977										
87885		05/25/2018			231130	362.90	05/29/2018	INV	PD	FOOD RESALE
INVOICE: 4444229										
87882		05/26/2018			231130	676.82	07/19/2018	INV	PD	FOOD RESALE
INVOICE: 4445259										
87884		05/29/2018			231130	419.50	05/29/2018	INV	PD	FOOD RESALE
INVOICE: 4446296										
87881		05/30/2018			231130	423.70	07/19/2018	INV	PD	FOOD RESALE
INVOICE: 4447232										
88056		05/31/2018			231243	318.34	06/02/2018	INV	PD	FOOD RESALE
INVOICE: 4448151										
88057		06/01/2018			231243	496.06	06/02/2018	INV	PD	FOOD RESALE
INVOICE: 4448661										
88053		06/02/2018			231243	300.80	06/02/2018	INV	PD	FOOD RESALE
INVOICE: 4449628										
88050		06/04/2018			231243	378.35	06/23/2018	INV	PD	FOOD RESALE
INVOICE: 4451210										
88049		06/05/2018			231243	448.60	06/23/2018	INV	PD	FOOD RESALE
INVOICE: 4452214										
88047		06/06/2018			231243	248.25	06/23/2018	INV	PD	FOOD RESALE
INVOICE: 4453131										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88280		06/08/2018		0618-3	231357	654.46	06/08/2018	INV	PD	FOOD RESALE
INVOICE: 4455014				CHECKDATE: 06/15/2018						
88278		06/09/2018		0618-3	231357	488.10	06/15/2018	INV	PD	FOOD RESALE
INVOICE: 4456061				CHECKDATE: 06/15/2018						
88276		06/11/2018		0618-3	231357	321.91	06/15/2018	INV	PD	FOOD RESALE
INVOICE: 4456598				CHECKDATE: 06/15/2018						
88274		06/13/2018		0618-3	231357	19.50	06/15/2018	INV	PD	FOOD RESALE
INVOICE: 4457057				CHECKDATE: 06/15/2018						
88273		06/13/2018		0618-3	231357	538.93	06/15/2018	INV	PD	FOOD RESALE
INVOICE: 4458605				CHECKDATE: 06/15/2018						
88275		06/13/2018		0618-3	231357	61.05	06/15/2018	INV	PD	FOOD RESALE
INVOICE: 4458909				CHECKDATE: 06/15/2018						
						9,598.30				
10876 THYSSENKRUPP ELEVATOR CORPORATION										
88064		05/09/2018		0618-2	231244	478.26	06/02/2018	INV	PD	QTRLY ELEVATOR MAINTENANCE
INVOICE: 3003887067				CHECKDATE: 06/08/2018						
865 ACUSHNET COMPANY										
87654		05/21/2018		0518-5	231067	119.72	05/24/2018	INV	PD	PRODUCT RESALE
INVOICE: 905937526				CHECKDATE: 05/25/2018						
88058		05/31/2018		0618-2	231245	2,381.40	06/02/2018	INV	PD	PRODUCT RESALE
INVOICE: 905955796				CHECKDATE: 06/08/2018						
88059		05/25/2018		0618-2	231245	94.34	06/02/2018	INV	PD	PRODUCT RESALE
INVOICE: 905972292				CHECKDATE: 06/08/2018						
88060		05/29/2018		0618-2	231245	11,690.51	06/02/2018	INV	PD	PRODUCT RESALE
INVOICE: 905975541				CHECKDATE: 06/08/2018						
88282		06/06/2018		0618-3	231358	707.31	06/08/2018	INV	PD	PRODUCT RESALE
INVOICE: 906021696				CHECKDATE: 06/15/2018						
88281		06/06/2018		0618-3	231358	291.27	06/08/2018	INV	PD	PRODUCT RESALE
INVOICE: 906021962				CHECKDATE: 06/15/2018						
						15,284.55				
6736 EDWARD/JUSTINE TOSCH										
87666		05/17/2018		0518-5	231068	2,000.00	05/24/2018	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE: 20161737				CHECKDATE: 05/25/2018						
870 TOUR EDGE GOLF MFG INC										
87665		05/15/2018		0518-5	231069	129.56	05/24/2018	INV	PD	PRODUCT RESALE
INVOICE: IN-01210906				CHECKDATE: 05/25/2018						
87664		05/16/2018		0518-5	231069	783.02	05/24/2018	INV	PD	PRODUCT RESALE
INVOICE: IN-01211382				CHECKDATE: 05/25/2018						
						912.58				
11159 ARUSHI TOWNE										
88126		06/07/2018		0618-2	231246	25.00	06/07/2018	INV	PD	VEHICLE STICKER REFUND
INVOICE: VR060718				CHECKDATE: 06/08/2018						
872 TRAFFIC CONTROL & PROTECTION INC										



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87582 INVOICE:92637		05/18/2018		0518-5	231070	1,526.75	05/18/2018	INV	PD	SIGN MATERIAL
				CHECKDATE:05/25/2018						
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC										
88204 INVOICE:61218		06/01/2018		0618-3	231359	150.60	06/05/2018	INV	PD	POLICE INFO SERVICE
				CHECKDATE:06/15/2018						
10845 TRAVISMATHEW LLC										
88062 INVOICE:3433696		05/22/2018		0618-2	231247	38.38	06/02/2018	INV	PD	PRODUCT RESALE
				CHECKDATE:06/08/2018						
9487 TREE STUFF INC										
88063 INVOICE:INV-414387		05/30/2018		0618-2	231248	74.54	06/02/2018	INV	PD	SAFETY SUPPLIES
				CHECKDATE:06/08/2018						
88206 INVOICE:INV-414621		05/31/2018		0618-3	231360	3,868.80	06/05/2018	INV	PD	EAB CHEMICALS
				CHECKDATE:06/15/2018						
88205 INVOICE:INV-414778		05/31/2018		0618-3	231360	697.50	06/05/2018	INV	PD	EAB SUPPLIES
				CHECKDATE:06/15/2018						
						4,640.84				
11145 TREND DEVELOPMENT PARTNERS										
88065 INVOICE:88065		06/07/2018		0618-2	231249	31.75	06/07/2018	INV	PD	WATER REFUND 112680
				CHECKDATE:06/08/2018						
11134 TREND GRAPHICS INC										
87925 INVOICE:15474		05/09/2018		0618-1	231131	2,130.00	06/01/2018	INV	PD	NEWSLETTER
				CHECKDATE:06/01/2018						
1278 UNION PACIFIC RAILROAD COMPANY										
87889 INVOICE:53118		05/12/2018		0618-1	231133	14,757.83	05/29/2018	INV	PD	ANNUAL PARKING LOT LEASE FY17
				CHECKDATE:06/01/2018						
892 UNITED COFFEE SERVICE, INC.										
88097 INVOICE:577931		05/17/2018		0618-2	231251	194.50	06/07/2018	INV	PD	COFFEE SERVICE
				CHECKDATE:06/08/2018						
8044 US BANK NATIONAL ASSOCIATION										
88114 INVOICE:60718		05/23/2018		0618-2	20630	41,563.75	06/07/2018	DIR	PD	2012 GO BOND INTEREST
				CHECKDATE:06/07/2018						
88115 INVOICE:60718-1		06/05/2018		0618-2	20631	209,271.88	06/07/2018	DIR	PD	2015 GO BOND INTEREST
				CHECKDATE:06/07/2018						
						250,835.63				
884 U.S. FOODSERVICE, INC.										
87902 INVOICE:1045246		04/24/2018		0618-1	231134	34.47	05/28/2018	INV	PD	SLICER, CONTAINERS
				CHECKDATE:06/01/2018						



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VILLAGE OF GLEN ELLYN
VENDOR INVOICE LIST

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87901		04/26/2018		0618-1	231134	27.78	05/28/2018	INV	PD	SQUEEGEES
INVOICE:1134415				CHECKDATE:06/01/2018						
87900		05/05/2018		0618-1	231134	101.98	05/28/2018	INV	PD	BAGS
INVOICE:1431732				CHECKDATE:06/01/2018						
87675		05/15/2018		0518-5	231072	73.99	05/24/2018	INV	PD	TRAYS
INVOICE:1762084				CHECKDATE:05/25/2018						
87674		05/16/2018		0518-5	231072	3,009.89	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1794605				CHECKDATE:05/25/2018						
87672		05/18/2018		0518-5	231072	408.76	05/24/2018	INV	PD	SERVEWARE
INVOICE:1862974				CHECKDATE:05/25/2018						
87673		05/18/2018		0518-5	231072	4,134.13	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1862975				CHECKDATE:05/25/2018						
87670		05/19/2018		0518-5	231072	13.56	05/24/2018	INV	PD	SUPPLIES
INVOICE:1903448				CHECKDATE:05/25/2018						
87671		05/21/2018		0518-5	231072	3,136.37	05/24/2018	INV	PD	FOOD RESALE
INVOICE:1939496				CHECKDATE:05/25/2018						
87898		05/22/2018		0618-1	231134	140.73	05/28/2018	INV	PD	FOIL
INVOICE:1991832				CHECKDATE:06/01/2018						
87897		05/22/2018		0618-1	231134	155.51	05/28/2018	INV	PD	FOOD RESALE
INVOICE:1991833				CHECKDATE:06/01/2018						
87896		05/22/2018		0618-1	231134	140.48	05/28/2018	INV	PD	CONTAINERS
INVOICE:1991834				CHECKDATE:06/01/2018						
87899		05/22/2018		0618-1	231134	82.49	05/28/2018	INV	PD	CONTAINERS
INVOICE:1991835				CHECKDATE:06/01/2018						
87668		05/23/2018		0518-5	231072	2,903.16	05/24/2018	INV	PD	FOOD, SUPPLIES
INVOICE:2023725				CHECKDATE:05/25/2018						
87669		05/23/2018		0518-5	231072	3,028.94	05/24/2018	INV	PD	FOOD RESALE
INVOICE:2023726				CHECKDATE:05/25/2018						
87910		05/23/2018		0618-1	231134	126.93	05/28/2018	INV	PD	GLASSES
INVOICE:2040545				CHECKDATE:06/01/2018						
87911		05/25/2018		0618-1	231134	57.23	05/28/2018	INV	PD	FOOD RESALE
INVOICE:2111680				CHECKDATE:06/01/2018						
87912		05/25/2018		0618-1	231134	2,090.64	05/28/2018	INV	PD	FOOD RESALE
INVOICE:2111681				CHECKDATE:06/01/2018						
88290		05/25/2018		0618-3	231361	62.34	06/08/2018	INV	PD	SUPPLIES
INVOICE:2120850				CHECKDATE:06/15/2018						
87913		05/25/2018		0618-1	231134	40.92	05/28/2018	INV	PD	SANITIZER
INVOICE:2120851				CHECKDATE:06/01/2018						
87894		05/25/2018		0618-1	231134	18.09	05/28/2018	INV	PD	SUPPLIES
INVOICE:2125577				CHECKDATE:06/01/2018						
87895		05/26/2018		0618-1	231134	220.96	05/28/2018	INV	PD	TUMBLERS
INVOICE:2132400				CHECKDATE:06/01/2018						
87892		05/28/2018		0618-1	231134	4,109.41	05/28/2018	INV	PD	FOOD RESALE
INVOICE:2146714				CHECKDATE:06/01/2018						
87893		05/28/2018		0618-1	231134	3,839.87	05/28/2018	INV	PD	FOOD RESALE
INVOICE:2146715				CHECKDATE:06/01/2018						
88081		05/29/2018		0618-2	231252	141.20	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2200040				CHECKDATE:06/08/2018						
87890		05/31/2008		0618-1	231134	4,685.60	05/30/2018	INV	PD	FOOD RESALE
INVOICE:2223743				CHECKDATE:06/01/2018						
88080		05/30/2018		0618-2	231252	23.18	06/06/2018	INV	PD	SUPPLIES
INVOICE:2241103				CHECKDATE:06/08/2018						
88079		05/31/2018		0618-2	231252	31.03	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2281768				CHECKDATE:06/08/2018						
88082		05/31/2018		0618-2	231252	11.96	06/06/2018	INV	PD	SUPPLIES



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:2284275										
88088		06/01/2018			231252	39.01	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2320923										
88091		06/01/2018			231252	3,492.29	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2320924										
88087		06/01/2018			231252	254.93	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2328130										
88086		06/01/2018			231252	163.50	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2333189										
88077		06/04/2018			231252	1,604.49	06/04/2018	INV	PD	FOOD RESALE
INVOICE:2377881										
88085		06/04/2018			231252	69.08	06/06/2018	INV	PD	SUPPLIES
INVOICE:2384799										
88089		06/04/2018			231252	36.19	06/06/2018	INV	PD	SUPPLIES
INVOICE:2384800										
88090		06/04/2018			231252	1,100.40	06/06/2018	INV	PD	PLATES
INVOICE:2384801										
88295		06/05/2018			231361	46.06	06/08/2018	INV	PD	SUPPLIES
INVOICE:2427193										
88294		06/05/2018			231361	18.29	06/08/2018	INV	PD	FOOD RESALE
INVOICE:2430370										
88285		06/06/2018			231361	3,239.93	06/13/2018	INV	PD	FOOD RESALE
INVOICE:2456461										
88078		06/06/2018			231252	55.95	06/06/2018	INV	PD	FOOD RESALE
INVOICE:2463993										
88293		06/06/2018			231361	47.55	06/08/2018	INV	PD	FOOD RESALE
INVOICE:2467948										
88292		06/08/2018			231361	330.61	06/08/2018	INV	PD	FOOD RESALE
INVOICE:2553254										
88291		06/08/2018			231361	3,708.83	06/08/2018	INV	PD	FOOD RESALE
INVOICE:2553255										
88288		06/08/2018			231361	47.00	06/08/2018	INV	PD	SUPPLIES
INVOICE:2561718										
88287		06/08/2018			231361	625.00	06/08/2018	INV	PD	MIXER
INVOICE:2561719										
88289		06/08/2018			231361	158.83	06/08/2018	INV	PD	STRAWS
INVOICE:2561720										
88283		06/11/2018			231361	3,323.33	06/11/2018	INV	PD	FOOD RESALE
INVOICE:2603430										
88284		06/13/2018			231361	3,292.08	06/13/2018	INV	PD	FOOD RESALE
INVOICE:2681804										
88286		06/07/2018			231361	-46.06	06/07/2018	CRM	PD	CREDIT SUPPLIES
INVOICE:2953765										
88084		05/31/2018			231252	-18.23	06/06/2018	CRM	PD	CREDIT FOOD
INVOICE:2954448										
87891		05/28/2018			231134	-62.34	05/28/2018	CRM	PD	CREDIT SANITIZER
INVOICE:2976376										
87667		04/03/2018			231072	1,312.42	05/24/2018	INV	PD	SERVEWARE
INVOICE:338986										
87906		04/21/2018			231134	97.96	05/28/2018	INV	PD	PANS
INVOICE:952725										
87905		04/21/2018			231134	51.75	05/28/2018	INV	PD	SPOONS
INVOICE:952726										
87904		04/21/2018			231134	64.99	05/28/2018	INV	PD	PICKS
INVOICE:952727										



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VILLAGE OF GLEN ELLYN
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87903 INVOICE:952728		04/21/2018		0618-1	231134	18.10	05/28/2018	INV	PD	GLASSES
				CHECKDATE:06/01/2018						
						55,923.54				
										1190 HD SUPPLY FACILITIES MAINT LTD.
87614 INVOICE:533824		04/02/2018		0518-5	231073	27.40	05/24/2018	INV	PD	BUFFER SOLUTION
				CHECKDATE:05/25/2018						
88207 INVOICE:581887		05/24/2018		0618-3	231362	87.57	06/05/2018	INV	PD	HOSE ADAPTER
				CHECKDATE:06/15/2018						
						114.97				
										5356 UTILITY SERVICE COMPANY, INC.
87676 INVOICE:447057	20180024	05/01/2018		0518-5	231074	25,788.24	05/24/2018	INV	PD	YR 2 COTTAGE WATER TOWER MAINT
				CHECKDATE:05/25/2018						
										7755 V3 CONSTRUCTION GROUP
88094 INVOICE:2	20170054	05/15/2018		0618-2	231253	2,477.89	06/07/2018	INV	PD	PERRY'S POND STABILIZATION
				CHECKDATE:06/08/2018						
88095 INVOICE:2-1		05/15/2018		0618-2	231253	3,825.00	06/07/2018	INV	PD	PERRY'S POND STABILIZATION
				CHECKDATE:06/08/2018						
						6,302.89				
										915 VERIZON WIRELESS SERVICES LLC
87677 INVOICE:9806424590		05/01/2018		0518-5	231075	881.90	05/24/2018	INV	PD	887125807-00001 0518
				CHECKDATE:05/25/2018						
88096 INVOICE:9807283191		05/15/2018		0618-2	231255	987.63	06/07/2018	INV	PD	486486569-00001 0518
				CHECKDATE:06/08/2018						
88098 INVOICE:9807283192		05/15/2018		0618-2	231256	167.60	06/07/2018	INV	PD	486486569-00002 0515
				CHECKDATE:06/08/2018						
87678 INVOICE:9807364882		05/16/2018		0518-5	231076	744.85	05/24/2018	INV	PD	580459997-00001 0518
				CHECKDATE:05/25/2018						
88092 INVOICE:9807810200		05/23/2018		0618-2	231254	38.01	06/06/2018	INV	PD	542023069-00001 0518
				CHECKDATE:06/08/2018						
						2,819.99				
										1876 VIPOE, INC
87679 INVOICE:63036		05/16/2018		0518-5	231077	3,000.00	05/24/2018	INV	PD	PD FURNITURE REMOVAL
				CHECKDATE:05/25/2018						
										1439 VOSS SIGNS LLC
88101 INVOICE:C-209817		05/24/2018		0618-2	231257	172.50	06/07/2018	INV	PD	JULY 4 SIGNS
				CHECKDATE:06/08/2018						
88099 INVOICE:C-209818		05/24/2018		0618-2	231257	243.00	06/07/2018	INV	PD	JULY 4 SIGNS
				CHECKDATE:06/08/2018						
88100 INVOICE:S-209819		05/24/2018		0618-2	231257	163.50	06/07/2018	INV	PD	JULY 4 SIGNS
				CHECKDATE:06/08/2018						
						579.00				
										3995 WAREHOUSE DIRECT OFFICE PRODUCTS



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
88212 INVOICE:3917194-0		05/31/2018		0618-3	231363	72.22	06/05/2018	INV	PD	OFFICE SUPPLIES
				CHECKDATE:06/15/2018						
9120 ENFORCEMENT VIDEO, LLC										
87915 INVOICE:ACCINV0015168		05/03/2018		0618-1	231135	207.00	05/29/2018	INV	PD	REAR CAMERA #006
				CHECKDATE:06/01/2018						
935 WATER RESOURCES INC.										
87585 INVOICE:32288		05/03/2018		0518-5	231078	793.92	05/18/2018	INV	PD	METER PARTS
				CHECKDATE:05/25/2018						
88299 INVOICE:32354		06/04/2018		0618-3	231364	3,983.63	06/08/2018	INV	PD	WATER METER PARTS
				CHECKDATE:06/15/2018						
						4,777.55				
11140 WEBSTER, MCGRATH & AHLBERG LTD										
88102 INVOICE:29281		05/24/2018		0618-2	231258	800.00	06/07/2018	INV	PD	SCHOCK'S SQUARE SURVEY
				CHECKDATE:06/08/2018						
88213 INVOICE:29296		06/05/2018		0618-3	231365	500.00	06/05/2018	INV	PD	DUMPSTER LAYOUT
				CHECKDATE:06/15/2018						
						1,300.00				
946 WEST CENTRAL MUNICIPAL CONFERENCE										
88195 INVOICE:6629-IN	20170024	05/15/2018		0618-3	231366	9,371.81	06/05/2018	INV	PD	ANNUAL TREE PLANTING PROGRAM
				CHECKDATE:06/15/2018						
88196 INVOICE:6629-IN-1	20180035	05/15/2018		0618-3	231366	18,225.19	06/05/2018	INV	PD	2018 ANNUAL TREE PLANTING PROG
				CHECKDATE:06/15/2018						
88197 INVOICE:6631-IN	20180035	05/22/2018		0618-3	231366	51,652.00	06/05/2018	INV	PD	2018 ANNUAL TREE PLANTING PROG
				CHECKDATE:06/15/2018						
						79,249.00				
4450 WESTERN IRRIGATION, INC.										
88210 INVOICE:111703		05/22/2018		0618-3	231367	150.00	06/05/2018	INV	PD	IRRIG START UP CRESCENT ISLAND
				CHECKDATE:06/15/2018						
88209 INVOICE:111714		05/22/2018		0618-3	231367	296.00	06/05/2018	INV	PD	IRRIGATION START UP S TRAIN ST
				CHECKDATE:06/15/2018						
88211 INVOICE:111763		05/23/2018		0618-3	231367	600.00	06/05/2018	INV	PD	IRRIG START UP PW BUILDING
				CHECKDATE:06/15/2018						
						1,046.00				
11150 WESTPORT ENTERPRISES LLC										
88071 INVOICE:88071		06/07/2018		0618-2	231259	80.40	06/07/2018	INV	PD	WATER REFUND 420350
				CHECKDATE:06/08/2018						
6366 TLP VETERINARY SERVICES										
88106 INVOICE:366494		06/02/2018		0618-2	231260	50.50	06/07/2018	INV	PD	CANINE SUPPLIES
				CHECKDATE:06/08/2018						

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7711 WINDY CITY DISTRIBUTION COMPANY										
87680		04/16/2018		0518-5	231079	15.00	05/24/2018	INV	PD	GLASSWARE
INVOICE:127113				CHECKDATE:05/25/2018						
87681		05/10/2018		0518-5	231079	996.67	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:133644				CHECKDATE:05/25/2018						
87682		05/17/2018		0518-5	231079	352.69	05/24/2018	INV	PD	BEVERAGE RESALE
INVOICE:136846				CHECKDATE:05/25/2018						
87909		05/24/2018		0618-1	231136	1,466.46	05/28/2018	INV	PD	BEVERAGE RESALE
INVOICE:140312				CHECKDATE:06/01/2018						
88104		05/31/2018		0618-2	231261	841.95	06/07/2018	INV	PD	BEVERAGE RESALE
INVOICE:143219				CHECKDATE:06/08/2018						
88296		06/07/2018		0618-3	231368	1,211.34	06/08/2018	INV	PD	BEVERAGE RESALE
INVOICE:146614				CHECKDATE:06/15/2018						
						4,884.11				
10923 WISS, JANNEY, ELSTNER ASSOCIATES, INC										
88105	20170079	05/23/2018		0618-2	231262	1,185.00	06/07/2018	INV	PD	STRUCTURAL ASSESS S PARK LIFT
INVOICE:389452				CHECKDATE:06/08/2018						
10998 MARJORIE WOOD										
88066		06/07/2018		0618-2	231263	56.86	06/07/2018	INV	PD	WATER REFUND 414500
INVOICE:88066				CHECKDATE:06/08/2018						
8565 WIDOPENWEST FINANCE LLC										
87683		05/15/2018		0518-5	231080	127.50	05/24/2018	INV	PD	013896527 0518
INVOICE:52418				CHECKDATE:05/25/2018						
87914		05/29/2018		0618-1	231137	68.00	05/29/2018	INV	PD	014034905 0518
INVOICE:87914				CHECKDATE:06/01/2018						
88208		06/03/2018		0618-3	231369	63.75	06/05/2018	INV	PD	014635006 0618
INVOICE:88208				CHECKDATE:06/15/2018						
						259.25				
970 XEROX CORPORATION										
88107		06/01/2018		0618-2	231264	588.16	06/07/2018	INV	PD	COPIER W7855PT MAINT
INVOICE:93366805				CHECKDATE:06/08/2018						
88108		06/01/2018		0618-2	231264	442.19	06/07/2018	INV	PD	COPIER W7845PT MAINT
INVOICE:93366806				CHECKDATE:06/08/2018						
						1,030.35				
7060 JOHN ALBERT GARZA										
87916		05/25/2018		0618-1	231138	549.79	05/29/2018	INV	PD	PORTFOLIOS
INVOICE:10726				CHECKDATE:06/01/2018						
11170 COLE ZALAZNIK										
88143		06/07/2018		0618-3	231370	181.72	06/08/2018	INV	PD	PARKING PERMIT REFUND
INVOICE:PR060718				CHECKDATE:06/15/2018						
						181.72				



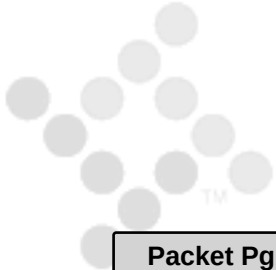
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
=====										
854 INVOICES						2,190,802.99				
=====										

** END OF REPORT - Generated by Lori Thomas **





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3403)

DOC ID: 3403

May 29, 2018 Regular Board Meeting Minutes

ATTACHMENTS:

- 5.29.18 - Minutes - Village of Glen Ellyn Regular Board Meeting (PDF)

**Draft Minutes
Village Regular Board Meeting
Glen Ellyn Village Board of Trustees
Tuesday, May 29, 2018**

Call to Order

President McGinley called the meeting to order at 7:00 p.m.

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call:

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Kenwood, Ladesic, Pryde and Senak answered "Present." Trustee Fasules entered the meeting at 7:12 p.m.

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Planning and Development Director Hulseberg, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton, Senior Civil Engineer Daubert, Building and Zoning Official Witt, Village Links/Reserve 22 General Manager Vesevick, Food & Beverage Director Chapple and Economic Development Coordinator Hannah.

Trustee Enright thanked everyone who put together and came to the Memorial Day service yesterday. Trustee Enright related a story of a friend who served in the military. Trustee Enright thanked all the men and women who have served and given the ultimate sacrifice, and we should pay tribute to those soldiers who have fought for this country.

Village Recognition

1. The Village would like to thank Steve Ruffalo for his service as Ethics Officer.

Audience Participation

1. Economic Development Coordinator Hannah introduced Executive Director Carol White of the Alliance of Downtown Glen Ellyn. Ms. White presented information on the Alliance's upcoming activities, including Wine and Finds on June 14th, Super Heroes Scavenger Hunt from June 1st to July 31st, Jazz Up Glen Ellyn on July 14th and the Sidewalk Sale which will be the last weekend in July. Ms. White stated they are doing a campaign called "Shop Where Your Heart Is," and businesses can put this sticker in their windows to encourage the residents to shop locally.

Trustee Senak stated the Alliance does a great job, and the Alliance continues to build strong alliances with other groups, including the Chamber of Commerce, the Glen Ellyn Public Library and the College of DuPage. Trustee Senak asked if the Alliance will continue to expand and work with the Chamber. Ms. White stated there are always opportunities for this. Trustee Senak asked if Ms. White foresees any impediments to which Ms. White stated she does not.

Trustee Fasules entered the meeting at 7:12 p.m.

Minutes
 Village Board Regular Meeting
 Glen Ellyn Board of Trustees
 Tuesday, May 29, 2018
 Page 2

2. Tom Whalls, with the Fourth of July Committee, presented information on this year's festivities for the holiday weekend, including fireworks, a parade, the Regatta and the picnic.
3. Village Clerk Chereskin read a Proclamation in recognition of Emergency Medical Service Week 2018.
4. Village Clerk Chereskin read a Proclamation in recognition of National Public Works Week 2018.
5. Erica Nelson, who resides at 1739 Kay Road in Wheaton, stated there will be a Meet Your Neighbor community picnic on Saturday, June 16th starting at 12:00 p.m. at Lake Ellyn. Ms. Nelson stated picnic-goers can bring their picnic lunch and enjoy a bike ride and getting to know residents from Glen Ellyn, Lombard and Wheaton.

Agenda Item F. - Consent Agenda:

The following items are considered routine business by the Village Board and were presented for a single approval in the form listed below:

1. Total Expenditures (Payroll and Vouchers) - \$1,629,149.37. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. May 7, 2018 Special Workshop Meeting Minutes
3. May 14, 2018 Regular Board Meeting Minutes
4. Approve a Facade Improvement Award in the amount of \$12,500, to be expensed to the General Fund and a Fire Prevention Award in the amount of \$15,000, to be expensed to Roosevelt Road TIF Fund for Jimmy Johns at 632 Roosevelt Road.
5. Ordinance No. 6602, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2018 to Provide Funds for Fire Awards in the Roosevelt Road Tax Increment Financing Fund.
6. Resolution No. 18-12, A Resolution Recognizing Dissolution of the Library Integrated Network Consortium and Accepting the Ownership of the Resulting Illinois Municipal Retirement Fund Assets and Liabilities of the Glen Ellyn Public Library.
7. Approve a License Agreement for Outdoor Seating for Chocolaterie Stam Located at 530 Pennsylvania Avenue.
8. Resolution No. 18 -13, A Resolution Authorizing the Village President to Execute an Intergovernmental Agreement between the Village of Glen Ellyn and the Board of Education of Glenbard Township High School District No. 87 Regarding Public Sidewalk Extensions Adjacent and Through the Main Glenbard West Parking Lot along Ellyn Avenue.
9. Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of the Suburban Purchasing Cooperative and the State of Illinois Management

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Services Group in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of one (1) 2018 Ford Police Utility Vehicle from Currie Motors Inc. of Frankfort, Illinois, in the Amount of \$31,718 and one (1) 2018 Ford Expedition SSV from Kunes Country Ford of Antioch, Illinois, in the Amount of \$37,467, to be Expensed to the Equipment Services Fund.

10. Authorize the Village Manager to execute the award of a contract in partnership with DuPage County Procurement Services, which is an authorized exception in the purchasing policy of the Municipal Code, to Detroit Salt Company LLC of Detroit, Michigan for the purchase of 1,520 to 2,470 tons of bulk rock salt, in an amount not to exceed \$165,861 to be expensed to the Motor Fuel Tax Fund, and for the purchase of 380 tons of emergency bulk rock salt, if needed, in an amount not to exceed \$28,588 to be Expensed to the Motor Fuel Tax Fund.
11. Resolution No. 18 - 14, A Resolution Approving the Declaration of Trust of the Illinois Trust (Formerly Known as the Illinois Institutional Investors Trust) and Authorizing the Execution Thereof, and Authorizing Certain Officials to Act on Behalf of the Village of Glen Ellyn, Illinois.
12. Approve an Amendment to the Investment Policy of the Village of Glen Ellyn.
13. Resolution No. 18-15, A Resolution to Determine the Status of Minutes of Certain Executive Sessions Held in 2016, 2017 & 2018 and to Authorize the Destruction of Minutes, Audio or Video Recordings of Certain Executive Sessions Held in 2015 & 2016.

Regarding #6, Trustee Kenwood asked about the legal perspective on this. Attorney Mathews stated the Illinois Intergovernmental Consortium established the Library Integrated Network Association (LINC) back in the 1990's of which the Glen Ellyn Public Library is a part. Attorney Mathews stated the member libraries on LINC are going to cease operations and dissolve LINC so the Illinois Municipal Retirement Fund (IMRF) assets and liabilities need to be distributed to the LINC member agencies. Attorney Mathews stated this process requires Village approval of a resolution as the Village would oversee the IMRF plan as the Library is not allowed to have its own IMRF account.

Trustee Kenwood asked if the staff at the library get IMRF. Finance Director Coyle stated IMRF is for non-sworn staff whose positions work over 1,000 hours per year. Trustee Kenwood asked about the funding of the IMRF. Finance Director Coyle stated the LINC entity was 112% funded, and there will no financial impact to the Village's budget. Village Manager Franz stated three other communities have had to do this as well.

Trustee Senak asked if there is any risk on this if the IMRF contributions done by the levy are returned. Finance Director Coyle stated the Library's levy does not go for IMRF.

Regarding Item #8, Trustee Kenwood asked what the financial commitment is for this and what the history is of why the Village would be redoing this parking lot. Senior Civil Engineer Daubert stated this went back to the Crescent Boulevard projects as the Village does pursue improvement projects. Senior Civil Engineer Daubert stated this parking lot was discussed again when Hawthorne Boulevard was discussed. Senior Civil Engineer Daubert stated modifications need to be made to the parking lot itself, and they need to consider the long-term maintenance cost considerations as repairs would need to be done every 15 to 20 years.

Trustee Kenwood asked if spaces are being taken away. Senior Civil Engineer Daubert stated this will happen as they will slightly move the entry into the parking lot, and this is a full Village expenditure proposal as of now. Trustee Pryde stated he was on the Capital Improvements Commission when this was discussed, and there was no effective way to safely move people on the sidewalk from Lake Ellyn to the high school. Trustee Pryde stated

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this is a continuation of a project as the Village road is not fully on the Village right-of-way.

Trustee Kenwood asked if the Village is responsible for resealing the parking lot on an on-going basis. Senior Civil Engineer Daubert stated this is a one-time deal.

Trustee Fasules asked who would own the sidewalk to which Senior Civil Engineer Daubert stated the Village will. Trustee Fasules who would be shoveling the sidewalk in the winter. Senior Civil Engineer Daubert stated the School District will be responsible for this as stated in the IGA.

Trustee Kenwood asked for Items #4 and #5 to be pulled from the Consent Agenda to be discussed and voted on separately.

Regarding Item #11, Trustee Enright asked if these investments are idle cash that the Village has. Finance Director Coyle stated this will diversify the Village's funds and diversify away from Illinois' funds. Finance Director Coyle stated this is basically a money market account. Trustee Senak asked if this was voted on in the Finance Commission. Finance Director Coyle stated there was not a vote on this, but there was no objections from any of the commissioners on the Finance Commission.

Regarding Item #2, Trustee Kenwood pointed out a spelling error in the May 7, 2018 Special Workshop Meeting Minutes which will be corrected and amended.

A motion was made by Trustee Senak and seconded by Trustee Kenwood to approve Consent Agenda Items 1-3 and 6-13 with Item #2 being amended.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted "aye."

Consent Agenda Item #4 and #5

Trustee Enright asked if Jimmy John's was fully approved. Economic Development Coordinator Hannah stated the variations were all approved in October 2017.

Trustee Fasules stated there is new signage up. Ryan McGuire, with Jimmy John's, stated the landlord may have put up signage as an advertisement for other properties available.

Trustee Kenwood stated \$12,000 has been approved for public safety improvements so these requests would bring the total requested to almost \$40,000. Trustee Kenwood asked how much the total cost is for the project. Economic Development Coordinator Hannah stated the costs in the packet are only the costs associated with the fire suppression systems. Mr. McGuire stated the total cost for the renovation is approximately \$450,000. Trustee Kenwood asked if the landlord is providing any funds for this renovation. Mr. McGuire stated the landlord is providing a \$40,000 contribution. Trustee Kenwood asked if the franchise is providing any funds. Mr. McGuire stated the franchise is not providing funds, and this would be atypical of them.

Village Manager Franz stated it is expensive to turn a non-restaurant space into a restaurant space. President McGinley asked how much the cost of the pork-chop will be. Mr. McGuire stated this cost will be approximately \$80,000.

Trustee Kenwood stated the Village is contributing more than the landlord, and if Jimmy John's would move, the landlord would have lots of improvements done. President McGinley explained the Fire Protection Award program, and stated this helps to protect all of the Village. Trustee Kenwood stated he cannot see taxpayer dollars being used for this. Trustee Ladesic stated it can be a struggle to do improvements to the building, and he

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supports these grants as they are helping to do permanent improvements on the building for a retail sales-tax generating business.

A motion was made by Trustee Senak and seconded by Trustee Ladesic to approve the following:

1. Approve a Facade Improvement Award in the amount of \$12,500, to be expensed to the General Fund and a Fire Prevention Award in the amount of \$15,000, to be expensed to Roosevelt Road TIF Fund for Jimmy Johns at 632 Roosevelt Road.
2. Ordinance No. 6602, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2018 to Provide Funds for Fire Prevention Awards in the Roosevelt Road Tax Increment Financing Fund.

Upon roll call, Trustees Enright, Fasules, Ladesic, Pryde and Senak voted “aye.” Trustee Kenwood voted “no.” Motion carried.

Agenda Item G – 2017 Comprehensive Annual Financial Report

Finance Director Coyle presented information on the Annual Audited Financial Statements from 2017 and stated there are copies on the dais of the bound report for the Trustees. Finance Director Coyle stated referred the Trustees to the report and provided highlights of the information and pointed out specific sections that the Trustees may want to review, such as the Management’s Discussion and Analysis, the Statement of Net Position, the Summary of Government Funds and the Budget Information for all the Village’s Funds which is in the Supplemental Information section.

Finance Director Coyle stated in 2017, the General Fund’s balance was decreased by \$264,351, and the General Fund contributed \$300,000 of Federal Forfeiture monies to the Capital Projects Fund to pay for a portion of the police station. Finance Director Coyle stated the General Fund also transferred \$548,331 to the Facilities Maintenance Reserve Fund which was the General Fund operating surplus in FY2016. Finance Director Coyle stated if the General Fund decrease in net position was normalized for these one-time non-operating events, the adjusted General Fund increase in Fund balance would be \$411,772.

Finance Director Coyle reviewed the funding status for the Police Pension Fund and IMRF and highlighted the decline in sales tax and income tax in 2017.

Trustee Enright asked about the services fees as they seem to be trending up. Finance Director Coyle stated some are trending slightly up, but cell tower fee is static, and the cable franchise fee is not a large increase.

Trustee Kenwood asked about the Net Position and if there is an increased amount of money in the bank. Finance Director Coyle stated this is entity-wide and viewed as equity and not necessarily cash in the bank.

Trustee Senak stated there were two one-time transfers in 2017 and asked if this could happen in 2018. Finance Director Coyle stated this would be discussed at the Village Board Workshop later this evening.

Jamie Wilkey, with Lauterback and Amen, LLP thanked Finance Director Coyle, Assistant Finance Director Thomas and the Finance Department for their preparedness for this audit. Ms. Wilkey stated the Village received an “unmodified” audit opinion, which is the best possible outcome resulting from the independent audit process. Ms. Wilkey stated an unmodified opinion means that no exceptions were noted which would result in a material

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misstatement of financial information presented. Ms. Wilkey stated the Internal Controls Environment is sufficient which means no issues or items need to be reported to the Village Board.

Trustee Fasules asked if the comments for private vs. public audits are the same. Ms. Wilkey stated not necessarily.

Trustee Ladesic stated in the Management Letter, it says that the Village should reach out to a private pension actuary. Ms. Wilkey stated independent actuaries are engaged to calculate any future liabilities. Finance Director Coyle stated this will be done in the FY2018 budget for FY2019.

Trustee Enright congratulated the Finance Department on the “unmodified” audit opinion.

A motion was made by Trustee Fasules and seconded by Trustee Pryde to accept the Village's Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2017

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

Agenda Item H – Permit Fee Increases

Planning and Development Director Hulseberg presented background on the permit fee increases and stated the Permit Fee and Deposit Schedule is periodically updated, and this is the culmination of study and evaluation done by Building and Zoning Official Witt. Planning and Development Director Hulseberg stated the Permit Fee and Deposit schedule is difficult at time for customers to navigate, and staff is then often required to make judgment calls as to what the appropriate fee is for a given project. Planning and Development Director Hulseberg stated this method is also heavily reliant on the applicant providing accurate information regarding the hard cost of the work.

Planning and Development Director Hulseberg stated staff is proposing to combine numerous fees into two flat fees, one for building permit and the other for plan review, each based on the total square footage of the project. Planning and Development Director Hulseberg stated the use of flat fees will achieve several goals by ensuring equity for projects of similar size and nature, improving efficiencies in administering the schedule by simplifying or eliminating tedious and time-consuming calculations, and simplify the schedule for both staff and customer use by making the schedule easier to read and navigate. Planning and Development Director Hulseberg stated minimum fees and simple permit fees have been adjusted to account for the increase in the Cost of Living Index since 2009, and to keep up with key changes over time, staff is proposing that every other year, staff is able to increase fees based on the Cost of Living Index as set by DuPage County. Planning and Development Director Hulseberg stated these proposed changes were reviewed at a Village Board Workshop, and some updates were made.

Trustee Enright asked about the national number for cost per square foot. Building and Zoning Official Witt stated these are authored by the International Code Council, and every six months, a new index of construction costs is done. Building and Zoning Official Witt stated construction costs in the Chicagoland area are 20 to 23% higher than the national average. Building and Zoning Official Witt stated many communities use the same type of system that the staff is proposing.

Trustee Pryde stated this will equal the playing field for everybody.

Trustee Senak asked if the objective of this is to recoup the cost of the Village providing services versus revenue generation. Building and Zoning Official Witt stated this is as the Village is not looking to profit from this.

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Trustee Ladesic stated he is supportive of this and asked when they will review the impervious surface piece. Planning and Development Director Hulseberg stated they will be doing this soon.

A motion was made by Trustee Pryde and seconded by Trustee Senak to approve Ordinance No. 6603 - VC, an Ordinance Amending Sections of the Village Code of the Village of Glen Ellyn, Illinois to Change Various Permit and Other Fees and Deposits Related to Services provided by the Planning and Development Department and the Public Works Department.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

Agenda Item I – Reserve 22 Dining Room Improvements

Village Links/Reserve 22 General Manager Vesevick presented information on the Reserve 22 Dining Room improvements and stated this proposal was presented at a Village Board Workshop. Village Links/Reserve 22 General Manager Vesevick related the background on Reserve 22 and stated they are looking to increase off-season restaurant business and need to address a lack of ambience and the issue of noise level.

Village Links/Reserve 22 General Manager Vesevick stated they are proposing to select Kreska Consultants, LLC of Franklin Park, Illinois, for this project. Village Links/Reserve 22 General Manager Vesevick stated the scope of the project will include a more intimate banquet seating, improved lighting and noise-reduction features and wall and window treatments. Village Links/Reserve 22 General Manager Vesevick stated the goal is to be done with the project by October 15, 2018. Village Links/Reserve 22 General Manager Vesevick stated they expect to generate a minimum of a 15% increase in sales after the renovation is done, and they hope that this should take about five years to pay off the amount of this proposed project. Village Links/Reserve 22 General Manager Vesevick stated the project’s projected cost is \$116,700 with a 10% contingency for a total cost of \$128,370. Village Links/Reserve 22 General Manager Vesevick showed a 3-dimensional presentation of the proposed updates.

President McGinley asked if there would be an increase in tables with this. Food and Beverage Director Chapple stated there would be an increase in the numbers of tables and in increase in the number of seats.

Trustee Ladesic asked if the fireplace issue had been resolved. Village Links/Reserve 22 General Manager Vesevick stated they did get the fireplace fixed.

Trustee Senak stated this project is to be paid from the cash reserves and asked if there would be any impact to the General Fund. Village Links/Reserve 22 General Manager Vesevick stated this project cost will be covered by funds in the cash reserves, and they only need to adjust the budget to provide the funds for this project. Trustee Senak asked if this will put the reserves in a compromised position. Village Links/Reserve 22 General Manager Vesevick stated there is always a risk in this business. Village Manager Franz stated the Village Board is still having discussions regarding the Fund Reserve thresholds.

There was a discussion of the Village Links/Reserve 22’s capital projects, maintenance on existing equipment, equipment purchases and golf versus beverage revenue.

Attorney Mathews stated the motion needs to read “total amount of \$116,700 with a 10% contingency,” instead of total amount of \$128,370.

A motion was made by Trustee Kenwood and seconded by Trustee Enright to approve the following:

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1. Approve a contract, subject to Attorney Review, with Kreska Consultants, LLC, of Franklin Park, Illinois, in the total amount of \$116,700 with a 10% contingency to be expensed to the Village Links/Reserve 22 Fund.
2. Ordinance No. 6604, An Ordinance Amending the Budget for the Fiscal Year Ending December 31, 2018 to Provide Funds for the Reserve 22 Dining Room Improvements.

Upon roll call, Trustees Enright, Kenwood, Ladesic, Pryde and Senak voted “aye.” Trustee Fasules voted “nay.” Motion carried.

Agenda Item L. – Reminders

1. A Village Board Workshop will follow this meeting in Room 301.
2. A Special Village Board Meeting is scheduled for Monday, June 4, 2018 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Village Workshop is scheduled for Monday, June 18, 2018 at 7:00 p.m. in the Room 301 of the Glen Ellyn Civic Center.

Other Business

None

Adjournment

At 8:48 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

Mark Franz
Village Manager



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3398)

DOC ID: 3398

May 29, 2018 Special Workshop Meeting Minutes

ATTACHMENTS:

- 5.29.18 - Minutes - Village of Glen Ellyn Special Workshop Meeting (PDF)

**Draft Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
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Call to Order

President McGinley called the meeting to order at 8:54 p.m.

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call: Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak answered "Present."

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Holmer, Planning and Development Director Hulseberg, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton, Senior Civil Engineer Daubert and Economic Development Coordinator Hannah.

Audience Participation

None

Agenda Item E. – 5-Year Capital Plan: Streetscape and Parking Funding Options

Village Manager Franz introduced this topic and reviewed a summary of the discussions on this topic over the last several months. Village Manager Franz stated the focus is now on a possible 5-level parking garage behind the Civic Center as this is the least valuable land to use for this. Village Manager Franz stated putting a possible parking garage behind the Civic Center would have close proximity to the train station and close proximity parking to the downtown businesses for customers and employees. Village Manager Franz stated a possible 5-level parking garage would also assist in meeting the needs of the Civic Center during events and other peak times. Village Manager Franz stated a parking garage could improve grant funding opportunities for the possible train station/pedestrian tunnel project. Village Manager Franz stated the staff was asked to look at the Montclair parking lot for Glenbard West High School's needs; however, the School District has no long-term parking plans or funding plans as of now.

Gary Koch, Vice President and Senior Project Manager with Walker Consultants, showed a 3-dimensional exterior model of a proposed parking garage behind the Civic Center. Mr. Koch stated they are proposing a 5-level parking garage with one tower with a staircase and the other corner tower with a staircase and an elevator and entrances from the church parking lot and the existing Civic Center parking lot. Mr. Koch stated the top parking deck would be about 10 to 15 feet higher than the church next to the Civic Center. Mr. Koch stated there would be a notch in the garage due to going around the Civic Center.

Trustee Pryde asked if they had looked at putting the extra half-level to the west instead of the east as he thinks getting the massing into the center would be better. Mr. Koch stated this can be looked at, but the ramp on the backside would be taller.

Trustee Fasules asked if the church has agreed to the ingress/egress. Village Manager Franz stated the church has agreed to this on a conceptual basis, and the church was supportive of a shared ingress/egress, but did not want the garage itself on the church's property. Village Manager Franz stated this allows cars

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to exit from the east and the north. Trustee Kenwood asked if the parking garage entrance by the church has to be use. Mr. Koch stated it does not have to be, but this is a convenient connection. Village Manager Franz stated the church sees the benefit of the parking garage having an entrance off the church's parking lot as we could share the garage and allow their parishioners to utilize it.

Trustee Senak asked about an estimated time period for construction. Mr. Koch stated this would be around 10 to 12 months and work can be done in the winter months too. Trustee Kenwood asked if the proposed parking garage would need to be done in brick per the Village's code. Planning and Development Director Hulseberg stated it does not. Mr. Koch stated they would look at a pre-cast structure versus a cast-in-place structure.

Trustee Ladesic asked if they had looked at a model that had an extension with the levels into the existing Civic Center parking lot. Mr. Koch stated they had looked at this. Village Manager Franz stated if they did the parking garage with extension, there could be a possible additional 65 parking spaces per level.

Trustee Enright asked if the parking spaces would be assigned to the commuters and if they would need to be out of the parking garage by 6:00 p.m. President McGinley stated after 10:00 a.m. or 11:00 a.m., the parking garage could be open to anyone. Trustee Kenwood asked how many commuters are on the waiting lists for parking stickers to which Finance Director Coyle stated approximately 900.

President McGinley asked for a consensus of the Village Board on a 5-level parking garage or a 5-level parking garage with the extension. Village Manager Franz stated a possible extension would add approximately \$1,800,000 to the project, and the extension basically would cost the same as adding an additional level.

Trustee Pryde stated he is in favor of this, and he would like to see the extension looked at as well. Trustee Pryde stated he would like to see if they could flip the garage around so half-level would be to the west. Trustee Pryde stated they will need to look the design of the back wall to create a better buffer for the residential homes on Hillside

Trustee Ladesic stated he prefers a 4-level parking garage with one level down and three levels with the extension added. Trustee Ladesic stated the massing of this parking garage should be turned toward the commercial buildings. Trustee Ladesic stated they also need to continue to look for parking solutions elsewhere.

Trustee Kenwood stated he is fine with a 4-level or 5-level parking garage, and he would like to see the extension looked at as well.

Trustee Enright stated he is not completely on board yet with a possible parking garage, but he could be if this parking garage would lead to funding for an updated train station/pedestrian tunnel. Trustee Enright stated if they do build a parking garage behind the Civic Center then they need to ensure there will be pedestrian access to Main Street. Trustee Enright stated he cannot see being able to do a second parking structure any time soon from a cost standpoint.

Trustee Fasules stated he is not on board with a parking garage at all. Trustee Fasules stated they could solve the commuter parking issue by moving any commuter parking out of the downtown. Trustee Fasules stated the Civic Center is the crown jewel of the Village, and this proposed parking garage would take away from the aesthetics of the Civic Center.

Trustee Senak stated he is in favor of this parking garage, but they need to give consideration to the fact

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that an extension would go too far out. Trustee Senak stated he is in favor of a 5-level parking garage and would be willing to look at a modeling of a possible extension on the parking garage. Trustee Senak stated this parking garage needs to go with the Giesche development as they could shift the parking from the Giesche development to the other side of Main Street.

President McGinley stated four Trustees are in favor of building a parking garage and two are not in favor of building a parking garage. Trustee Senak asked about the timing of this possible parking garage with regards to other things on Main Street. President McGinley stated she is not sure on a timeline, but we can develop a plan once we get direction from the Village Board.

Trustee Ladesic asked if the Village Board could see pictures of Walker Consultants' projects. Trustee Kenwood stated the parking garage in Naperville is nice. There was a discussion regarding the possibility of building a parking garage and commuter versus public parking in this parking garage.

Trustee Senak stated the proposed parking garage should really be used for public parking rather than commuter parking. Trustee Senak stated commuter parking could be down past the Glen Ellyn Public Library.

President McGinley stated there are two possible options for pedestrian access from the proposed parking garage to Main Street. Village Manager Franz stated the priority is to get a walkway to Main Street, Duane Street or both.

Professional Engineer Daubert stated in regards to long-range Capital Projects, there will be a projected \$2,200,000 deficit in the Capital Projects Fund by the end of the 5-year plan due to the recently revised version of the Capital Improvements Plan. Senior Civil Engineer Daubert stated one of the greatest contributing factors to this deficit is the recent increase in the programmed cost of the Central Business District (CBD) Streetscape project. Senior Civil Engineer Daubert stated the original funding amount for this proposed project does not cover the scope of the street rehabilitation work that is required in the CBD. Professional Engineer Daubert stated the Capital Improvements Commission (CIC) discussed changes to the 5-Year Capital Plan such as changing the scope of roadway projects, deferring roadway projects, changing assumptions of the master roadway plan costs including annual inflation factors and borrowing funds. Professional Engineer Daubert stated the CIC thinks that part of the Bemis Road reconstruction project and the project on a section of Duane Street could both be deferred; however, the CIC does recommend sticking with the rest of the street rehabilitation program. Professional Engineer Daubert stated the CIC did suggest doing the 2019 and 2020 street projects together which could be a possible 10% savings, and the construction budget would still be separated into the budgets for FY2019 and FY2020. There was a discussion regarding the \$2,200,000 deficit, which Funds are used for certain parts of each project and the continuation of the street rehabilitation program.

Village Manager Franz asked if the Village Board is fine with looking at the proposed 2-year street program and combining the design to which the Village Board agreed to consider this option. Trustee Fasules stated they keep moving projects back that need to be done.

Finance Director Coyle directed the Village Board to the Capital Projects and Potential Revenues grid and reviewed the Capital Needs, the One-Time Revenues, the Annual Revenues and the Total Funds Needed. Finance Director Coyle stated there is an error on the grid that the Reserve Funds section should read \$1,700,000 instead of \$1,500,000 which would bring the Total Funds Needed to \$12,300,000 instead of \$12,500,000. Finance Director Coyle stated they would need \$2,000,000 to fund the rest of the CBD Streetscape Project. Finance Director Coyle stated as a part of the Capital Needs, they need to evaluate funding options for the Civic Center's possible HVAC replacement and a possible parking garage.

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Finance Director Coyle stated if they did do a \$12,000,000 bond, the Debt Service Cost Estimate would be \$826,000 and reviewed the possible funding options for this. Finance Director Coyle stated the Annual Revenue funding options for this would include an increase in the Home Rule Sales Tax (HRST) or a food and beverage tax, contributions from the TIF, the Motor Fuel Tax Fund and the Parking Fund and splitting up the sanitary fee into a Sanitary Sewer and Storm Sewer Fees.

There was a discussion regarding the current FY2018 budget, the Civic Center renovation cost and a possible food and beverage tax versus raising the HRST.

Trustee Pryde stated he likes how balanced the numbers are and feels this seems reasonable. Trustee Pryde stated he is fine with shifting part of the Sanitary Sewer Fee to help with the Debt Service as all this work will benefit everyone in the Village. Trustee Pryde stated he is fine with increasing the HRST as this option seems easier to collect; however, he is fine with either an HRST increase or a food and beverage tax.

Trustee Ladesic stated he is not a fan of increasing HRST so he would prefer a food and beverage tax. Trustee Ladesic asked how much the Debt Service would go down for every \$1,000,000 that is reduced in the cost. Finance Director Coyle stated a \$10,000,000 bond issue would be approximately \$688,000 so the reduction would be approximately \$130,000 to \$140,000. Trustee Ladesic stated he is fine with the split of the Sanitary Sewer Fee, and they should look at a possible impervious surface fee too.

Trustee Kenwood stated he is fine with shifting the maintenance of the Sanitary Sewer Fee. Trustee Kenwood asked about the contributions from the Parking Fund and Motor Fuel Tax Fund to the Debt Service, and Finance Director Coyle explained these. Trustee Kenwood stated he likes the different sourcing funds. Trustee Kenwood stated he does not support an increased in HRST, but he does support a food and beverage tax. Trustee Kenwood stated there should be a larger approach with the stormwater fee.

Trustee Enright stated he would like to see a sunset rule on a food and beverage tax or an increase in HRST. Trustee Enright stated some of the numbers seem high, and the expenses should be lowered. Trustee Enright stated the roads in Glen Ellyn seem nice so he is unsure if the roads need to be done so quickly. Trustee Enright stated he is fine with an increase to the HRST.

Trustee Fasules stated they should do a 1.5% food and beverage tax, or increase the property tax with a sunset on it.

Trustee Senak stated he is fine with an increase to the HRST or a food and beverage tax. Trustee Senak stated consideration should be given to other revenue sources. Trustee Senak suggested eliminating the Façade Award during the life of the Debt Service to help with this. President McGinley stated if the Village Board does have discussions on the Façade Award, they should discuss the Interior Awards as well.

President McGinley stated more Trustees are in favor of a food and beverage tax and asked Trustee Enright to think on this. President McGinley asked what the Trustees think about a 1.5% food and beverage tax to which Trustees Fasules, Pryde and Senak agreed. Trustee Kenwood stated he would think on this. Trustee Ladesic stated they could start at 1.0% and go to 1.5%, but he thinks they can get there without this. President McGinley stated the majority of the Village Board is good with a 1.0% or 1.5% food and beverage tax.

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President McGinley asked when this would come back to the Village Board with more details. Finance Director Coyle stated they need to figure out the engineering on the Streetscape project and parking garage. President McGinley stated they should come back to the June 18, 2018 Village Board Workshop with an update on confirm Village Board direction on the funding plan.

Agenda Item F. – Quarterly Financial Report

Finance Director Coyle asked the Trustees to review the information and email her any questions they might have.

Agenda Item G. – Other Items

Trustee Kenwood asked if there is a Special Village Board Workshop on June 4, 2018. Village Manager Franz stated the meeting on June 4th is a Special Village Board Meeting.

H. Adjournment

At 11:04 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn.
Motion carried.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak answered “aye.”

Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

Mark Franz
Village Manager



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3404)

DOC ID: 3404

June 4, 2018 Special Board Meeting Minutes

ATTACHMENTS:

- 6.4.18 - minutes - Village of Glen Ellyn Special Board Meeting (PDF)

**Draft Minutes
Village Special Board Meeting
Glen Ellyn Village Board of Trustees
Monday, June 4, 2018**

Call to Order

President McGinley called the meeting to order at 7:00 p.m.

A motion was made by Trustee Pryde and seconded by Trustee Enright to allow Trustee Kenwood to participate in the meeting via phone.

Upon roll call, Trustees Enright, Fasules, Pryde and Senak answered “aye.”

Trustee Kenwood entered the meeting via phone at 7:01 p.m.

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call:

Upon roll call by Recording Secretary Solomon, President McGinley and Trustees Enright, Fasules, Pryde and Senak answered “Present.” Trustee Kenwood entered the meeting via phone at 7:01 p.m. Trustee Ladesic entered the meeting at 7:40 p.m. Village Clerk Chereskin was excused.

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Planning and Development Director Hulseberg, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton, Senior Civil Engineer Daubert and Civil Engineer Warner.

Audience Participation

None

Agenda Item E – Consent Agenda

The following items are considered routine business by the Village Board and were presented for a single approval in the form listed below:

1. Ordinance No. 6605 An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road.
2. Ordinance No. 6606, An Ordinance Approving Variations from the Zoning Code to Allow Alterations and Additions to the Nonconforming Structure Located at 655 Pleasant Avenue.

President McGinley stated Item #2 would be pulled from the Consent Agenda and voted on separately.

A motion was made by Trustee Senak and seconded by Trustee Enright to approve Consent Agenda Item 1.

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Village Board Special Meeting
Glen Ellyn Board of Trustees
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Upon roll call, Trustees Enright, Fasules, Kenwood, Pryde and Senak voted “aye.”

President McGinley stated she is excited for Pete’s Market to open. A representative from Pete’s Market stated for their timeline, the biggest piece is the refrigeration which takes 12 weeks to design and another two months to install. The representative stated Pete’s is a family-owned supermarket, and they are excited to be a part of the community.

Consent Agenda Item #2

Trustee Fasules recused himself from this vote.

A motion was made by Trustee Senak and seconded by Trustee Enright to approve Ordinance No. 6606, an Ordinance approving Variations from the Zoning Code to Allow Alterations and Additions to the Nonconforming Structure Located at 655 Pleasant Avenue.

Upon roll call, Trustees Enright, Kenwood, Pryde and Senak voted “aye.”

Agenda Item F – 2018 Sidewalk, Concrete, Roadway Patching and Parking Lot Improvement Project

Civil Engineer Warner presented background on the proposed project and showed a map of the proposed improvements. Civil Engineer Warner stated the Village does an annual sidewalk rehabilitation program that addresses tripping hazards and other defects as well as the installation of new sidewalks. Civil Engineer Warner stated the 2018 repair program includes approximately 100 repair locations involving approximately 15,000 square feet of sidewalk replacement, 300 square yards of concrete roadway patching and 750 feet of curb replacement. Civil Engineer Warner stated this year’s scope will also include installing new sidewalk along Ellyn Avenue adjacent to Glenbard West High School (GWHS), along Lenox Road adjacent to Lake Ellyn Park, along Lake Road (Alternate Bid A on the map) and along the southern shore of Lake Ellyn (Alternate Bid B on the map). Civil Engineer Warner stated the Lake Ellyn South Shore Sidewalk will be paid for by the Glen Ellyn Park District, but is included in this bid to ensure the best possible price for this. Civil Engineer Warner stated the bids were higher than estimated by the staff, but the staff does want to award all segments of this project as many are time-sensitive. Civil Engineer Warner stated the staff recommends the contract be awarded to Schroeder & Schroeder, Inc. of Skokie, Illinois, in the amount of \$796,000 which includes a 3% contingency.

Trustee Enright asked if the park district’s portion is a part of the \$796,000. Civil Engineer Warner stated the park district’s amount is \$59,000 and is included in the \$796,000 cost.

Trustee Fasules asked why the proposed sidewalk along Lake Ellyn seems to meander. Civil Engineer Warner stated they need to go around the trees and then there will be a carriage walk for the students walking to and from the high school. Trustee Fasules asked if the residents are fine with the path becoming a sidewalk. President McGinley stated paved sidewalks are a part of the park district’s master plan. President McGinley stated concrete is not ideal, but the Village will not pay for more than concrete. Trustee Fasules stated he is surprised to see the Village want to spend approximately \$750,000 on sidewalks even though they need to find the approximately \$2,000,000 that will be needed for the work in the Central Business District.

Trustee Pryde asked if these funds will be coming from the Capital Improvements Fund to which Village Manager Franz stated they would. Civil Engineer Warner stated some of the funds will come from the Water and Sewer Funds as well.

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President McGinley stated sidewalk connectivity is important in the Village, and the path around Lake Ellyn is highly-utilized. Trustee Fasules stated the park district does not maintain their paths well now, and the new sidewalks will need to be maintained.

Village Manager Franz stated this is a culmination of different projects including the Hawthorne Boulevard project and the Lenox Road project. Village Manager Franz stated this should have been done with the street projects in the past five years.

Senior Civil Engineer Daubert stated Public Works does occasionally get calls from residents who have expressed concerns about the paths as these paths are not maintained well. Senior Civil Engineer Daubert stated this will help with a more maintainable pathway for students at the high school. Senior Civil Engineer Daubert stated approximately \$280,000 of the total cost will go toward minor street patching and sidewalk repairs around the Village.

Trustee Senak asked about the parking lot improvements proposed for GWHS. Civil Engineer Warner stated this is being done due to the Village doing their improvements which will shrink the GWHS' parking lot. Civil Engineer Warner stated the school district will need to sealcoat and restripe the parking lot which is only a small portion of the project cost. Trustee Senak asked what the Village is getting in return for the parking lot improvements. Civil Engineer Warner stated the Village is getting continuity in sidewalks and safety improvements as this will shift the parking lot entrance a bit.

Trustee Pryde stated when he was on the Capital Improvements Commission (CIC), they looked at the extensive amount of public activity that is Village activity in that area. Trustee Pryde stated the CIC felt there was a severe disconnect in this area due to no sidewalks. Trustee Pryde stated vehicles coming out of the GWHS parking lot currently have a straight shot north so these parking lot changes will re-orient the access of the parking lot entrance/exit to slow traffic down and also help with gaining more spaces. Trustee Pryde stated the CIC felt the parking lot could be cleaned up with this project, but the Village has been unable to do this project before now. Trustee Senak stated the parking lot improvements are then worthwhile for the safety of pedestrians and vehicles. President McGinley stated the Village is proposing these parking lot improvements because the Village will disturb GWHS' parking lot.

Trustee Enright asked if the gravel part on the south side of Lake Ellyn could be separated out. Civil Engineer Warner stated it could be, but the Village wants a continuous two-sided approach, and the park district may not do their portion then. Trustee Enright stated he will vote against this if that piece is included. Trustee Fasules stated he does not support this project as there are other priorities in the Village.

Civil Engineer Warner stated that currently, the paths around Lake Ellyn are not ADA compliant as there are some steep sections, and there are maintenance issues as the aggregate washes away easily. Trustee Enright stated he is still not fine with this.

Trustee Kenwood asked how much of the \$2,000,000 for the Central Business District would be made up if the Village Board did not approve this project to which Senior Civil Engineer Daubert stated approximately \$514,000. Village Manager Franz stated this is the only chance to get GWHS' parking lot redone. President McGinley stated this is the number one most dangerous place with no sidewalks. President McGinley stated currently, there is one small sidewalk by GWHS that is on the other side, and you have to cross the street to use this. President McGinley stated this allows much greater access for walking up the hill and will shift pedestrians away from the parking lot before crossing. Trustee Kenwood asked how much this is to which Civil Engineer Warner stated \$206,000 including the contingency. Village Manager Franz stated this cost is for the parking lot improvements and the sidewalks. President McGinley stated it is important for the Village to finish this project.

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Trustee Ladesic entered the meeting at 7:40 p.m.

Trustee Enright asked if the Lake Road project could be taken off this before the Village Board votes on this. President McGinley stated they should vote on the full project first.

Civil Engineer Warner explained the pieces of the project and stated there is the Base Bid, Base Bid with Alternate Bid A, Base Bid with Alternate Bid B or the Base Bid with Alternate Bids A and B. There was a discussion on which pieces the Village Board would vote on first. Trustee Fasules stated he would vote for the GWHS parking lot project and the projects around town. President McGinley stated the first vote would be for the Base Bid with Alternate B.

A motion was made by Trustee Pryde and seconded by Trustee Senak to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois, in an amount of \$688,000 (including approximately 3% contingency) for the 2018 Sidewalk Repairs, Glenbard West High School Parking Lot and Sidewalk Repair and Replacement and Lenox Road Sidewalk to be expensed to the Capital Projects, Water and Sanitary Sewer Funds.

Upon roll call, Trustees Enright, Kenwood, Ladesic, Pryde and Senak voted “aye.” Trustee Fasules voted “nay.” Motion carried.

A motion was made by Trustee Pryde and seconded by Trustee Senak to authorize the Village Manager to execute an Alternate Bid Item A with Schroeder & Schroeder, Inc. of Skokie, Illinois, in an amount of \$108,000 (including approximately 3% contingency) to be expensed to the Capital Projects, Water and Sanitary Sewer Funds.

Upon roll call, President McGinley and Trustees Ladesic, Pryde and Senak voted “aye.” Trustees Enright, Fasules and Kenwood voted “nay.” Motion carried.

Agenda Item G – Zoning Code Text Amendments

Planning and Development Director Hulseberg presented background on the text amendments and stated this is a follow-up to the recent round of Zoning Code text amendments approved by the Village Board on May 14, 2018. Planning and Development Director Hulseberg stated some of the text amendments were based on Village Board direction and a couple had been selected by staff for consideration based on an ongoing list of potential amendments that staff has maintained over many years. Planning and Development Director Hulseberg stated the Plan Commission did unanimously recommend approval of these text amendments at a public hearing on May 24, 2018. Planning and Development Director Hulseberg reviewed the 6 proposed text amendments.

Trustee Senak asked about a Two-Lot Subdivision. Planning and Development Director Hulseberg stated this is when one neighbor sells property to another neighbor, and it is only a minor type of subdivision. Planning and Development Director Hulseberg stated this is a benefit to all. Trustee Senak asked if this text amendment could affect plans for the proposed parking garage with utilities to be placed underground to which Planning and Development Director Hulseberg stated this does not.

A motion was made by Trustee Senak and seconded by Trustee Pryde to approve Ordinance No. 6607- VC, an Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code and Subdivision Regulations Code.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

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Agenda Item H – Reminders

1. A Village Board Workshop is scheduled for Monday, June 18, 2018 at 7:00 p.m. in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, June 25, 2018 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

Agenda Item L - Other Business

None

Adjournment

At 7:56 p.m., a motion was made by Trustee Senak and seconded by Trustee Enright to adjourn. Motion carried.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

Mark Franz
Village Manager



Glen Ellyn Village Board

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3420)

DOC ID: 3420

June 18, 2018 Regular Workshop Meeting Minutes

ATTACHMENTS:

- 6.18.18 - Minutes - Village of Glen Ellyn Regular Workshop Meeting (PDF)

Draft Minutes
Regular Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, June 18, 2018

Call to Order

President Pro Tem Senak called the meeting to order at 7:00 p.m.

A motion was made by Trustee Ladesic and seconded by Trustee Pryde to allow Trustee Kenwood to participate in the meeting via phone.

Upon roll call, President Pro Tem Senak and Trustees Enright, Fasules, Ladesic and Pryde answered “aye.”

Trustee Kenwood entered the meeting via phone at 7:05 p.m.

Pledge of Allegiance

President Pro Tem Senak led the Pledge of Allegiance.

Roll Call: Upon roll call by Recording Secretary Solomon, President Pro Tem Senak and Trustees Enright, Fasules, Ladesic and Pryde answered “Present.” Trustee Kenwood entered the meeting via phone at 7:05 p.m. President McGinley and Village Clerk Chereskin were excused.

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Planning and Development Director Hulseberg, Finance Director Coyle, Police Chief Norton, Glen Ellyn Police Department Records Supervisor Taves and Glen Ellyn Police Department Administrative Assistant Miller.

Audience Participation

None

Agenda Item E. – REVA (Avere) Development Proposal

Village Manager Franz presented background on this proposal and stated this discussion is regarding the financial component of this project. Village Manager Franz stated the basic terms of a future agreement would include a 90%/10% (developer/Village) performance-based agreement by available TIF increment for a period of 10 years capped at \$1.9 million (with a discount rate of 6.5%) to the developer for 10 years, whichever happens 1st, cap the floor of student payments at 20%, once the term expires in 2031, the Village would collect 100% of available increment, a contribution of \$200,000 in capital costs, a reduction of \$100,000 in Developer Donations and consideration of utilizing Village-owned land (Glenbard Wastewater Authority) for soil hauling purposes.

Village Manager Franz stated this proposed project does cover six different properties and seven different parcels, and staff thinks this proposed project is the best and highest use of this property. Village Manager Franz stated this proposed project does meet the goals of the Downtown Plan and the Strategic Plan.

Warren James, principal with REVA Development Partners, LLC, in Chicago, Illinois, gave a presentation on the proposed project and reviewed other residential developments in Vernon Hills, Wheeling, Deer Park and Orland Park that they have completed or in the process of constructing. Mr.

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James stated the development under construction in Deer Park is similar to what they are proposing to do in Glen Ellyn. Mr. James stated this development project is proposed to be a 4-level, 48-unit rental building with underground parking and surface parking. Mr. James stated they have embraced the scale and composition of the Glen Ellyn Public Library that is across the street, and they have done the design details as well in keeping with the library. Mr. James showed renderings of the proposed elevations of the development as well as representative interior and exterior pictures of the Deer Park Crossing development. Mr. James stated this development will be geared toward “empty-nesters” and will help to serve a need in the community as well as be in close proximity to downtown restaurants, shopping and the train.

Matt Nix, principal with REVA Development Partners, LLC, in Chicago, Illinois, reviewed the incentive request. Mr. Nix stated the challenge with this proposed development is to bridge the gap between the economics and the use. Mr. Nix stated this building would be very similar to the building they are constructing in Deer Park. Mr. Nix stated the proposed incentive is needed as there are six property owners that they have been working with for the past year, and there is a gap with what these owners are willing to take. Mr. Nix stated the proposed incentive is also needed due to increased infrastructure and demolition costs. Mr. Nix stated they have met with the property assessor, and there is a high degree of uncertainty about where the taxes will be.

Mr. Nix stated their typical project is usually 200 to 300 units so this will be a boutique development. Mr. Nix reviewed the proposed business terms of this incentive request as well as the benefits the Village will receive down the road from this development.

The Village’s consultant, Bob Rychlicki, president with Kane, McKenna and Associates (KMA), Inc. of Chicago, Illinois, stated from an economic standpoint, they look at the industry averages. Mr. Rychlicki stated there is a gap that relates to the return on the project and the ongoing implementation of the project. Mr. Rychlicki stated the variables with this project are due to the possible tax assessment per unit and the possible school district percent.

Mr. Rychlicki stated they believe this is a legitimate return based on the market data for this project. Mr. Rychlicki stated there is a sunset on this proposed incentive (projected for 2031) so this will shift some of the back-end risk to the developer and be a “Pay As You Go.”

Trustee Fasules asked if the Village should worry about what the investor needs. Mr. Rychlicki stated this could be a possibility and explained mezzanine financing. Village Manager Franz stated to make the project viable, the developer needs to attract equity partners, so meeting a reasonable profit is necessary.. Mr. Rychlicki stated they have moved the risk to a performance-based system that terminates in 2031, thereby shifting the risk back to the developer to perform.

Trustee Enright asked about the \$6,775 which is quoted as the average tax estimate for each unit. Mr. Rychlicki stated they were surprised by this number, KMA’s internal go-to number is \$4,000. Mr. Nix stated this quoted tax estimate is based off their meetings with the tax assessor, and the \$6,775 is the projected assessment provided by the township.

Trustee Enright asked if the developer was going to build and own the development. Mr. James stated this is a smaller development, and this is the type of product that will be in demand in the next 10 years. Mr. James stated they believe in the Glen Ellyn community, and this is the right product in the marketplace, so they intend to hold onto this property. Trustee Enright asked if this development could be turned into condominiums. Mr. James stated it could be, but this is not their vision for this development at this time.

Trustee Enright asked about the TIF expiring and how this will work. Village Manager Franz stated the

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TIF is for 23 years, and any monies not used in the TIF will be deemed a surplus and will be distributed to other taxing bodies at the end of the TIF.

Trustee Pryde asked about the developer's confidence in the construction-loan financing. Mr. Nix stated the numbers are different as this will be a boutique development, and they will be using investors who have invested previously. Mr. Nix stated they are trying to control the interest-rate risk, and they would not be here if they did not feel they could get this done.

Trustee Kenwood asked about the proposed tax revenue for the development today and in the future. Mr. Rychlicki stated the base is approximately \$48,000 to \$50,000 now. Village Manager Franz stated everything above this is TIF increment. There was a discussion about the possible scenarios regarding Equalized Assessed Value (EAV) and the number of net new students potential residing in the new development, which would require annual payments to the schools.

President Pro Tem Senak asked what would happen in the EAV was adjusted downward. Mr. Rychlicki stated there is a safety valve in the agreement. President Pro Tem Senak asked if this is a good deal for the Village. Mr. Rychlicki stated they believe it is based on the pay as you go approach, limited risk, and 10-year term. President Pro Tem Senak asked what the biggest risk is to the Village. Mr. Rychlicki stated the dollars up front.

Trustee Ladesic stated he likes the proposed development, and this will be a catalyst for future downtown development and satisfies a need. Trustee Ladesic stated the risk is minimal, and he is good with this.

Trustee Enright stated he agrees with Trustee Ladesic, and this proposed development will look good in the Village. Trustee Enright stated the developer has looked for good ways to make this project feasible. Trustee Enright stated many people are interested in this type of development, and he supports this.

Trustee Pryde stated he supports this, and this will bring a positive impact to the bottom line of the TIF. Trustee Pryde stated this product type will be a good balance to products at the other possible development sites.

Trustee Fasules stated he is fine with this.

Trustee Kenwood stated he likes this proposed project and what this development will do to the downtown. Trustee Kenwood stated he likes the risk-sharing model. Trustee Kenwood stated he is struggling some with the percent the Village is giving as it seems a bit high. Trustee Kenwood asked if there was consideration around the Village getting a refund on the investment if the developers do sell the property in the future.

President Pro Tem Senak stated this proposal is far more costly than he would prefer it to be; however, it is the right deal. President Pro Tem Senak stated the design will fit the site and will integrate the site and the community. President Pro Tem Senak stated there will be no financial risk to the General Fund, and he likes the sunset provision on this proposal. President Pro Tem Senak stated he is in favor of this. President Pro Tem Senak stated from a design standpoint, he suggests not using synthetic stucco on the building and to go with something more aesthetically pleasing.

Agenda Item F. – Group Home Regulations

Planning and Development Director Hulseberg presented a brief overview on the proposed changes to the

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Group Home regulations. Planning and Development Director Hulseberg stated the discussions on this started in October 2016 as they were trying to establish whether or not the Village's Zoning Code as it stood was in compliance with fair housing laws. Planning and Development Director Hulseberg stated the staff concluded that the Village's regulations are not necessarily in violation of the Fair Housing Act (FHA), but could expose the Village to legal challenges if not amended. Planning and Development Director Hulseberg stated staff did research and surveyed other communities on this. Planning and Development Director Hulseberg stated currently, Group Homes are not permitted by right in any zoning district within the Village, but may be located in R3 and R4 multi-family residential districts and in C2, C5A and C5B commercial districts with the issuance of a Special Use permit.

Planning and Development Director Hulseberg stated the Plan Commission did review Group Home regulations at three public hearings and discussed information on building codes, licensing from the state and accessibility requirements. Planning and Development Director Hulseberg stated staff's final recommendation to the Plan Commission was to change the definition of a Family and to update the Group Home definition. Planning and Development Director Hulseberg read the updated sentences added to the proposed Group Home definition. Planning and Development Director Hulseberg stated staff recommended that Group Homes with up to 4 residents be permitted, by right, in the R3, R4 and R5 districts and with a Special Use Permit in all single-family districts (RE, R0, R1, R2 and R2B). Planning and Development Director Hulseberg stated any more than 4 residents in a Group Home would require a Special Use in the R3, R4 and R5 districts and would not be permitted in the single-family residential districts.

Planning and Development Director Hulseberg stated the Plan Commission did not feel comfortable with the idea of a Group Home being permitted by right and expressed a desire to see the use considered on a case by case basis via a Special Use Permit. Planning and Development Director Hulseberg stated the Plan Commission unanimously recommended that Group Homes be prohibited in all single-family zoning districts and that they be allowed in the R3, R4, R5, C2 and C4 districts with a Special Use Permit and that the definition of a Family and the definition of a Group Home be amended as proposed by staff. Planning and Development Director Hulseberg stated this recommendation would be more restrictive than the current code.

Mike Spain, who resides at 367 Lorraine Street, stated they moved in to their home two years ago. Mr. Spain stated the home at 373 Lorraine Street was a rental property, and this home was leased to a for-profit corporation that created a group home at this property. Mr. Spain stated they are the ones that brought the concern over group homes to the Village as the quality of life in the area deteriorated after the group home was opened there. Mr. Spain stated there have been numerous calls to the Glen Ellyn Police Department and the Glen Ellyn Volunteer Fire Company, and the property is also in decay. Mr. Spain stated they were at the December Plan Commission Meeting where group homes were discussed, and it seems to him that the owner of the property is in conflict with the Village. Mr. Spain went on to review the surrounding communities and their regulations on group homes. Mr. Spain stated the residents would like to keep the flavor of the area.

President Pro Tem Senak stated he wants the Village to comply with the Fair Housing Act, but the Village Board does have a moral obligation to help disabled people in the Village as well. President Pro Tem Senak stated he is in favor of trying to find a method to address the concerns on Group Home. President Pro Tem Senak stated the state regulations on Group Homes seem relatively low and are not very specific, and the Village seems to have higher standards than the state.

Attorney Mathews stated the Village does have a right and an obligation to enforce building codes and stated licensing requirements.

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Trustee Pryde stated the 373 Lorraine property is a rental property, and the Village does not have many restrictions on owners with rental properties. Trustee Pryde stated a property should be kept to a minimum standard. Trustee Pryde stated he is concerned about creating an ordinance on Group Homes that would go beyond the Village's residential districts.

Trustee Fasules stated according to the definition, three unrelated adults can make a family and asked why four adults is fine for a Group Home. Trustee Fasules stated the Village Board has a duty to the Village's residents to protect its residents as protect those who would fall under the Fair Housing Act.

Trustee Enright asked about the licensing regulations. Planning and Development Director Hulseberg stated the staff did review these, and there are minimal regulations to get a structure license.

Trustee Kenwood stated he likes the staff's recommendation around defining a family. Trustee Kenwood stated he feels four adults is good for a Group Home number, and funding from the state or federal sources is usually for four. Trustee Kenwood stated he does like the recommendation around certain areas, but he would prefer to have more permitted uses. Trustee Kenwood stated the Village does need to deal with the group home on Lorraine Street.

Trustee Ladesic stated he has some concern around forcing single-family into multi-family or commercial use. Trustee Ladesic stated the one thing the Village Board must do is that when there is a change of use in a building, there could possibly be risks to the inhabitants. Trustee Ladesic stated he supports this recommendation with parameters. Trustee Ladesic stated if someone does want to create a Group Home then they would be changing the use of the structure, and there should be much more strict regulations on this. Trustee Ladesic stated handicapped accessibility can differ than life-saving necessities. Trustee Ladesic stated he would be fine with four adults or four plus adults. Trustee Ladesic stated he wants to ensure everyone is licensed and regulated. Trustee Ladesic asked if they can use building codes to regulate this. Attorney Mathews stated if someone changes the use of the home, the Village can set up more requirements.

Trustee Pryde stated someone would be changing a home's use from the existing condition to a proposed condition which should require a new set of rules. Trustee Pryde stated there should be improvements done for life-safety issues.

Trustee Fasules asked if the staff was aware that the home at 373 Lorraine was made into a Group Home. Planning and Development Director Hulseberg stated the staff was not aware of this at all until the staff started to receive complaints about this Group Home. Trustee Fasules asked what could be done of get the Group Home at 373 Lorraine out. Attorney Mathews stated this would become a matter of enforcing the law, and if a Group Home does not go through the proper process, the Village can cite monetary fines.

Attorney Mathews stated the staff is proposing definitions and a process for Group Homes which would allow due process. Attorney Mathews stated the staff is proposing to call Group Homes a Special Use and then give Group Homes a process.

The consensus of the Village Board was they are fine with the staff's recommendations on this. Trustee Ladesic suggested a building code amendment for this as well. Trustee Fasules asked for the staff to align the numbers and definition of family.

A resident asked where this would go next. Village Manager Franz stated this would come before the Village Board for a vote at the July 23, 2018, Village Board Meeting.

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Agenda Item G. – False Alarms

Police Chief Norton presented an update on false alarm billing and permit registration and stated there has always been a False Alarm ordinance on the books, but it needs to be finessed. Police Chief Norton stated they have not been collecting false alarm fines for the past few years as there was not consensus from a Village Board before. Police Chief Norton stated they do want to outsource the false alarm billing. Police Chief Norton stated a module has been developed for MUNIS that can be used for alarm fees along with Seamless Docs. Police Chief Norton stated the Police Department is ready to proceed with an updated ordinance on the books and reviewed the criteria for this.

Trustee Fasules stated he has no problem with the fees, but he is concerned about registering an alarm and paying a permit fee for this. Police Chief Norton stated this permit fee is basically a user fee as the Police Department is going to show up for any alarm.

Trustee Ladesic stated he supports this, and it is long overdue. Trustee Ladesic stated this will help to recoup some of the costs.

Trustee Pryde asked about having a one-time registration fee and then the Village will capture the data on alarms around the Village. Police Chief Norton stated there is an annual fee which is the cost of having the program. Police Chief Norton stated these costs should not come out of the Village budget to underwrite the alarms in the Village.

Trustee Pryde asked if the fee is the same for residential and commercial to which Records Supervisor Taves stated the fee structure is the same for both residential and commercial.

The consensus of the Village Board was they are fine with the updated false alarm billing and fees.

Agenda Item H. – Parking Garage and Capital Projects Funding

Village Manager Franz provided an updated on the proposed parking garage and Capital Projects funding and stated they will discuss cost estimates, options for the proposed parking garage and funding gaps with the CBD Streetscape project and the Civic Center renovation. Village Manager Franz stated staff is looking for direction on a communication plan roll-out about the possible food and beverage tax, the construction model and potential timelines.

Finance Director Coyle referred the Village Board to the tables in the packet entitled Capital Needs, Potential Funding Sources and Potential Bond Debt Service and reviewed the information in each of these tables. Finance Director Coyle stated the estimated Capital Needs for the Civic Center Parking Garage, the Civic Center HVAC system and the CBD Streetscape is approximately \$15.2 million. Finance Director Coyle the Potential Bond Debt Service for a 20-year bond would be approximately \$826,000 a year.

President Pro Tem Senak asked who would collect the food and beverage tax to which Finance Director Coyle stated the Village would collect this and not the state. President Pro Tem Senak asked if diverting part of the stormwater fee would affect the Village's stormwater projects in the future. Finance Director Coyle stated there are ways as to not impair the sewer program substantially.

Trustee Pryde stated he thinks the \$15 million estimate is globally correct and thinks the parking garage

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could come in under \$12 million. Trustee Pryde stated he advocates for a Design Build for the parking garage.

Trustee Kenwood stated he is fine with a Design Build and asked if the agreed budget is \$15 million. Village Manager Franz stated this is the best estimate they have for the Capital Projects at this time, but more detailed cost estimates will be forthcoming and the debt level can and will be adjusted accordingly

Mark Rhodes, who resides at 538 Hillside Avenue, stated he and his wife live behind the Civic Center. Mr. Rhodes stated the Village has a long tradition of doing something right for the community. Mr. Rhodes stated they support the parking garage, but he does want to ensure the safety of the five homes that would be adjacent to the proposed parking garage. Mr. Rhodes stated this garage could take a lot of maintenance. Village Manager Franz stated the staff is happy to share their ideas for the parking garage with the residents and also want to dialog with the neighbors to hear their ideas as well.

Donna Rhodes, who resides at 538 Hillside Avenue, stated they wanted to ensure their voices are heard now on this.

Mary Jane Chapman, chairman of the Trustee Board of the First United Methodist Church next door to the Civic Center, stated their board met yesterday as they received the proposed parking garage plans the other day. Ms. Chapman stated their Trustee Board is not happy that there would be an access to the parking garage through the church's parking lot. Ms. Chapman stated they have safety concerns using the church's drive aisle for a parking garage access. Ms. Chapman stated they have many concerns with this parking garage, including losing the light coming in their windows. Ms. Chapman stated the church maintains their own parking lot, and they do not want their lot used as an access to the parking garage. Ms. Chapman stated this access would have no real benefit to the church.

President Pro Tem Senak stated the staff and Village Board would be happy to sit down with the representatives from the church to hear their comments as well as answer any questions. Ms. Chapman stated she will put together a list of the church's questions and concerns.

Steve Thompson, President of the Glen Ellyn Chamber of Commerce, stated the businesses do want to see the food and beverage tax be used toward the parking garage. Mr. Thompson asked if this tax would be across the Village and not just the downtown. Village Manager Franz stated it would be across the Village, and the staff is working on a communication plan for this as they want to be sensitive to the restaurants that are not in the downtown. Mr. Thompson asked if the Chamber of Commerce should redo their survey on the possible food and beverage tax with all the restaurants in the Village to which Village Manager Franz stated they will discuss this. Mr. Thompson asked if a parking garage on the north side of the railroad tracks is now out of the question. Village Manager Franz stated a north-side parking garage is not a priority in the next few years, but there still is potential for this in the future. Trustee Ladesic stated there is more development space on the north side of the railroad tracks that is still in play.

Agenda Item I. – Civic Center Plan Renovation

Assistant Village Manager Holmer provided an update on the Civic Center renovation and stated Leopardo and Dewberry came up with four options to address the HVAC problems in the Civic Center. Assistant Village Manager Holmer stated the estimated costs of these options do not include possible abatement expenses. Assistant Village Manager Holmer stated the staff does not feel comfortable choosing one of these options so they would like to take a step back from this and not include the HVAC work as a part of the renovation. Assistant Village Manager Holmer stated they will continue to address the HVAC issues as well as planning funding for the HVAC system. Assistant Village Manager Holmer

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Regular Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, June 18, 2018
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stated the Guaranteed Maximum Price (GMP), without the HVAC overhaul cost, will come before the Village Board on June 25, 2018 for approval.

Trustee Ladesic stated he feels it is alarming that we would move forward with the renovation without addressing the HVAC issues. Assistant Village Manager Holmer stated with the renovation, there will be some duct work rerouting, but they would not address the HVAC mechanical components. Trustee Ladesic stated College of DuPage (COD) should bear part of the cost of replacing the HVAC system. Trustee Ladesic stated you cannot put additional people in the building and then tear apart pieces that could have asbestos in it. Trustee Ladesic stated updating the HVAC system will benefit COD in the long run, and it would be best to deal with the HVAC now.

President Pro Tem Senak asked how much time is needed to which Assistant Village Manager Holmer stated the Village would need to engage an engineer to specifically look at the HVAC issues.

Trustee Fasules stated they are piecemealing this and need to do the replacement right.

Trustee Pryde stated if you do the Design Build scenario, there can be an energy audit and an estimate for the HVAC replacement and window replacement. Trustee Pryde stated updating these will benefit everyone in the building.

President Pro Tem Senak asked if this could affect the bond issue. Village Manager Franz stated HVAC replacement is already being done for the spaces that COD will occupy. Village Manager Franz stated he looks at the HVAC replacement as "Phase II" of the Civic Center renovation project. President Pro Tem Senak suggested approaching COD and check on their timeline so the HVAC issue can be addressed.

Finance Director Coyle stated the bond issue will not come down until the winter of 2019, and they can include HVAC dollars in the bond issue.

Trustee Pryde stated the HVAC replacement can be fit into the budget.

Trustee Kenwood stated they should ask COD to entertain this. Village Manager Franz stated COD really wants to be in the Civic Center by November 2018. Village Manager Franz stated they could work parallel tracks on this and get someone in to look at this issue. Village Manager Franz stated they do need the Village Board to review and approve the GMP.

Trustee Pryde asked who the engineer was that looked at the possible options. Assistant Village Manager Holmer stated it was an internal engineer at Dewberry. Trustee Pryde stated he had made a few phone calls that afternoon on this piece. Assistant Village Manager Holmer asked for the information from these calls.

President Pro Tem Senak asked what the possible cost and timeframe would be if they brought someone in the look at this. Village Manager Franz stated it could possibly take four months and up to \$125,000 in cost. There was a discussion regarding getting a second review of the HVAC system replacement as well as the possible cost and timeframe.

Village Manager Franz asked if the Village Board was comfortable with modifying the GMP by \$150,000 to pay for Leopardo to hire an engineer of the Village's choosing to look at the HVAC system or if we could get an agenda item in front of the Village Board in short order. The consensus of the Village Board was to support "an amount not to exceed \$150,000."

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Regular Workshop Meeting
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Village Manager Franz reviewed the game plan for this and stated the staff would talk to Leopardo and Dewberry and let them know they are getting a second opinion on the HVAC replacement piece.

Trustee Pryde asked if the Village could do a direct hire on this. Village Manager Franz stated they can waive the competitive bidding and would need a super majority vote of the Village Board on this.

President Pro Tem Senak thanked the staff for bringing this issue to the Village Board.

Other Business

Trustee Kenwood asked that in regards to the REVA discussion, should the Village ask for a reimbursement clause in the contract if the development is sold. Village Manager Franz stated this point was raised in negotiations, and the REVA team balked at this which is why they capped the proposed deal at 10 years.

Trustee Enright referred to an email from Village Manager Franz on March 21, 2018 and asked if this verbiage about the Village's thoughts would be posted. Village Manager Franz stated this was the basis of President McGinley's comments at the April 9, 2018 Village Board Meeting, and the Village does have a values clause on its website. Village Manager Franz stated this verbiage will be included in a press release..

I. Adjournment

At 10:14 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn. Motion carried.

Upon roll call, President Pro Tem Senak and Trustees Enright, Fasules Kenwood, Ladesic and Pryde answered "aye."

Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

Mark Franz
Village Manager



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Appointment
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3413)

DOC ID: 3413

Approve the Recommendation of the Village President Diane McGinley that the Following Appointments be made for Various Commissions: Capital Improvements Commissioner Stephen Szymanski, for a Term Ending May 31, 2021; Board of Fire and Police Commissioners Chairman James Meyers, for a Term Ending May 31, 2019; Recreation Commissioner Tim Casper for a Term Ending may 31, 2021



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Report
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 3281)

DOC ID: 3281

Accept the Bond Recordkeeping Report for 2016 and 2017 (Finance Director Coyle)

Background

In October 2012, the Village Board passed Resolution No. 12-13, a Resolution Approving a Bond Recordkeeping Policy for the Village of Glen Ellyn, DuPage County, Illinois. A copy of this resolution is attached to this agenda item. This policy was recommended to us by our bond counsel as a best practice in debt management and administration.

Issues

The Bond Recordkeeping Policy appoints the Finance Director of the Village as the Village's Compliance Officer in regards to the bond obligations. The policy requires an annual report to the Village Board regarding the following items:

1. The Compliance Officer has all of the required records in his or her possession or is taking appropriate action to obtain or recover such records.
2. The Compliance Officer shall report to the Board if any arbitrage rebate liability is due to the U.S. Treasury.
3. The Compliance Officer shall report to the Board that a review of pertinent contracts regarding the bonds has been conducted and if the bonds comply with federal tax requirements applicable to the bonds, including restrictions on private business use, private payments, and private loans.
4. The Compliance Officer shall report if the IRS has commenced any examination regarding the bonds or has requested a response to a compliance check.

Attached to this agenda item is a copy of the report prepared. As the Village issues debt on behalf of the Glen Ellyn Public Library, the Village has requested and received a letter from the Library stating that they are also in compliance with the above requirements.

Action Requested

Motion to accept the Bond Recordkeeping Report for 2016 and 2017.

ATTACHMENTS:

- 2016 and 2017 Bond Recordkeeping Report (PDF)
- Library Letter 2016 and 2017 (PDF)

Village of Glen Ellyn
Bond Recordkeeping Report
2016 and 2017

To: President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois

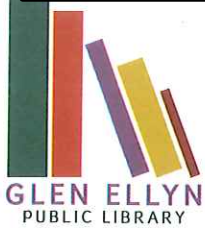
Pursuant to my responsibilities as the Compliance Officer as set forth in a Bond Record Keeping Policy (the “Policy”) adopted by the President and Board of Trustees (the “Board”) of the Village of Glen Ellyn, DuPage County, Illinois, (the “Village”), on the 8th day of October, 2012, I have prepared a report reviewing the Village’s contracts and records to determine whether the Tax Advantaged Obligations (as defined in the Policy), comply with the applicable federal tax requirements. In accordance with the proceedings and agreements under which the Tax Advantaged Obligations were issued, the Village has covenanted generally to take all action necessary to comply with the applicable federal tax rules and regulations relating to the Tax Advantaged Obligations, including covenants necessary to preserve the excludability of interest on the Tax Advantaged Obligations from gross income for federal income taxation purposes. The following sets forth a summary demonstrating the Village’s compliance with such covenants and expectations.

- (a) *Records.* I have in my possession all of the records required under the policy for the outstanding Village Bonds. The Glen Ellyn Public Library (the “Library”) has stated in the attached letter that they are in possession of the records for the Library’s outstanding debt.
- (b) *Arbitrage Rebate Liability.* I have reviewed the agreements of the Village with respect to each issue of the Tax Advantaged Obligations. At this time, the Village does not have any rebate liability to the U.S. Treasury. The Glen Ellyn Public Library has stated in the attached letter that they do not have any rebate liability to the U.S. Treasury.
- (c) *Contract Review.* I have reviewed copies of all contracts and agreements of the Village, including any leases, with respect to the use of any property owned by the Village and acquired, constructed, or otherwise financed or refinanced with the proceeds of the Tax Advantaged Obligations and other records. At this time, each issue of the Tax Advantaged Obligations complies with the federal tax requirements applicable to such issue, including restrictions on private business use, private payments, and private loans. The Library has stated the same in the attached letter.
- (d) *IRS Examinations or Inquiries.* The Internal Revenue Service (the “IRS”) has not commenced an examination of any issue of the Tax Advantaged Obligations. The IRS has not requested a response to a compliance check, questionnaire, or other inquiry. The Library has stated the same in the attached letter.

Based upon the foregoing, I believe that the Village is currently in compliance with the applicable tax law requirements and no further action is necessary at this time. This report will be entered into the records of the Village and made available to all members of the Board at the next regular meeting thereof.

Respectfully submitted this 25th day of June, 2018

By:  _____
Christina Coyle, Compliance Officer



April 23, 2018

GLEN ELLYN PUBLIC LIBRARY
400 DUANE STREET
GLEN ELLYN, IL 60137

Mrs. Christina Coyle
Finance Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Mrs. Coyle:

We have received and read a copy of the Village of Glen Ellyn's Resolution Number 12-13, *Resolution Approving a Bond Record-Keeping Policy for the Village of Glen Ellyn, DuPage County, Illinois*.

In 2010, the Village issued the 2010 Build America Bonds on behalf of the Glen Ellyn Public Library. The Library maintains the required information required by the Bond Record-Keeping Policy to demonstrate its compliance with the covenants and expectations outlined in the bond documents, including:

- a. *Records*. The Library has in its possession all of the records required under the policy.
- b. *Arbitrage Rebate Liability*. The Library has reviewed the agreements of the Library with respect to the 2010 Build America Bonds. At this time, the Library does not have any rebate liability to the U.S. Treasury.
- c. *Contract Review*. I have reviewed copies of all contracts and agreements of the Library, including any leases, with respect to the use of any property owned by the Library and acquired, constructed or otherwise financed or refinanced with the proceeds of the 2010 Build America Bonds. At this time, the 2010 Build America Bonds complies with Resolution Number 12-13.
- d. *IRS Examinations or Inquires*. The Internal Revenue Service (the "IRS") has not commenced an examination of any issue of the 2010 Build America Bonds. The IRS has not requested a response to a compliance check, questionnaire, or other inquiry.

Based on the foregoing, I believe that the Library has been in compliance for calendar year 2016 and 2017 as well as is currently in compliance with the applicable tax law requirements and no further action is necessary at this time.

Sincerely,

Dawn Bussey



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Bob Minix

SCHEDULED

AGENDA ITEM (ID # 3392)

DOC ID: 3392

Motion to Authorize the Village Manager to Execute Agreements with Comcast Cable Communications, Inc. and WOW! for the Undergrounding of Overhead Utility Wires on Lake Road North of Crescent Boulevard in the Respective Amounts of \$19,000 and \$6,000, to be Expensed to the Capital Projects Fund (Public Works Director Hansen)

In the fall of 2015, and in conjunction with the construction of the new Science wing at Glenbard West High School, Village staff began investigations into the feasibility of undergrounding a short, dead-end run of overhead utility wires on Lake Road north of Crescent Boulevard. At that location, there are four utility poles carrying three spans of wires servicing residential properties in the area. Please note the attached sketch of the area.

In May 2017, the Village Board approved a contract in the amount of about \$31,000 with Commonwealth Edison Company to underground the overhead electric wires on this portion of Lake Road. With the completion of the electrical wire relocation during the summer of 2017, the ComEd overhead wires were removed and the poles topped, leaving the cables from AT&T, Comcast and WOW still to be relocated and the poles to be removed.

Staff has been pursuing the three remaining utilities for about the past year to obtain quotes to complete their work. A rather convoluted negotiation sequence with AT&T ultimately resulted in that utility agreeing to participate only tangentially and at no cost to the Village. AT&T has no current active customers in the undergrounding area; an empty conduit will be provided them for potential future use and they will "wreck-out" their wires and the poles when Comcast and WOW have relocated their facilities.

Staff inquired about joint work opportunities instead of just separate efforts as a cost-savings approach: Comcast was cooperative and developed an estimate to install all three of the required conduits at the same time. A quote from Comcast was received in February 2018 in the amount of just under \$19,000. The current quote from WOW is for just under \$6,000.

Staff feels the Comcast quote is reasonable, given that they will be installing the conduits for all three utilities. The WOW quote is also acceptable. Copies of the Comcast and WOW proposals are attached.

The Village engaged surrounding landowners (District 87, Park District and homeowners) in the undergrounding discussion and this dialogue has resulted in securing multiple partners to participate financially in the undergrounding project. Our partners have pledged a total of \$20,000 toward the undergrounding project. In addition, we have a tentative agreement to sale a portion of the ROW to the adjoining property owner at a negotiated cost of \$9,000 to further offset the costs to

underground these lines. Given this is an entry way to the High School and Lake Ellyn Park, these costs seem to be justified to improve the overall aesthetics of the area. Project Costs and Funding are summarized in the following table:

Participant	Cost Share	Funding Share
ComEd	\$31,236	
AT&T	\$0	
Comcast	\$18,646	
WOW	\$5,963	
Village Partners		\$29,000
Village		\$26,845
Totals	\$55,845	\$55,845

To continue with the project, the agreements with Comcast and WOW require execution and payment to the individual utility by the Village.

A motion has been developed for Village Board consideration, authorizing the Village Manager to execute agreements and payments to Comcast and WOW of the requested amount, using Capital Project Fund monies. The authorized amounts are rounded up so that the funding approved will total **\$25,000** as follows:

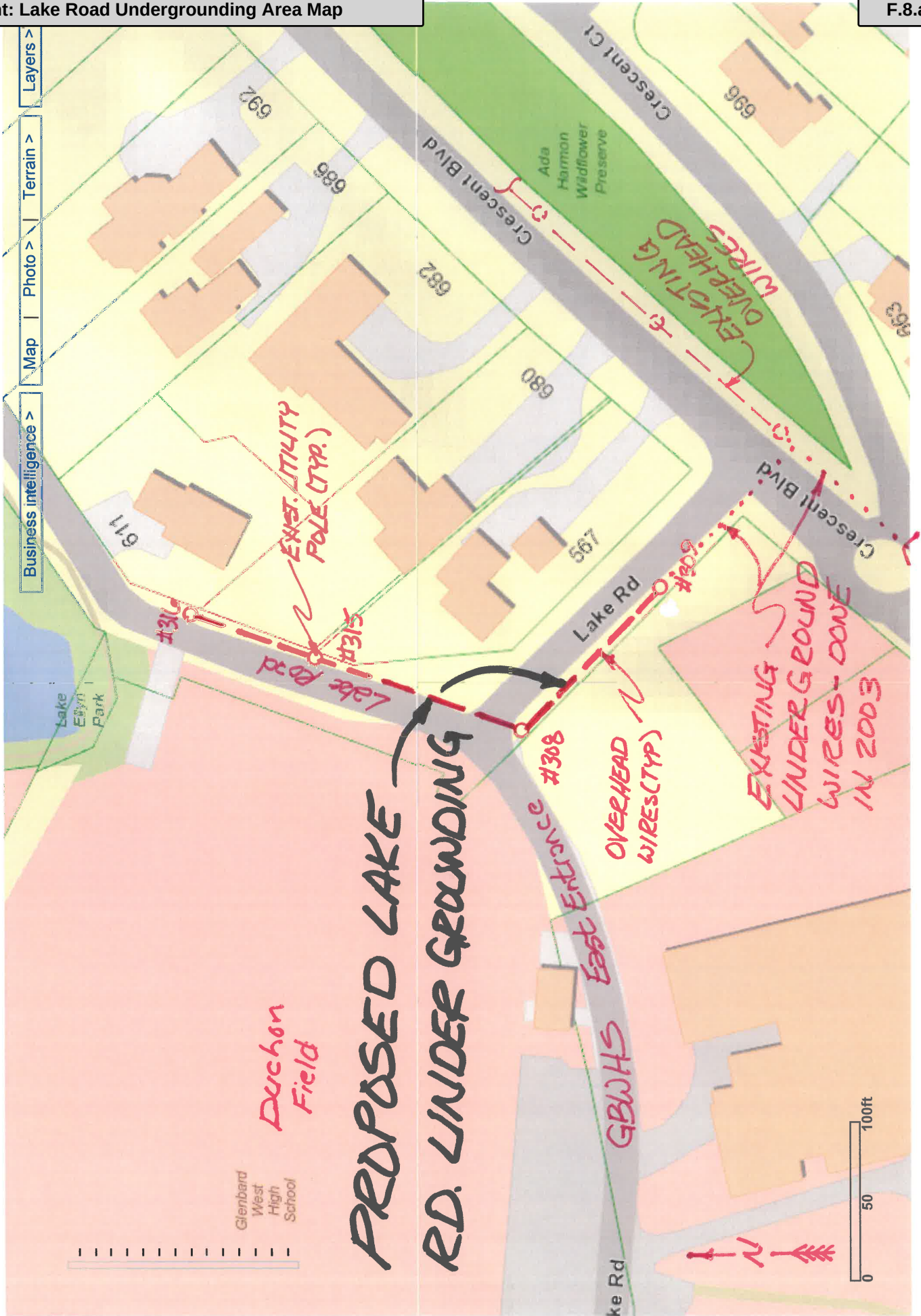
Lake Road Utility Wire Undergrounding - 2018 Project Completion			
Vendor	Funding Source (CY-18)	Account No.	Amount
Comcast Cable	Capital Projects Fund	40000-580100-16018	\$19,000
WOW	Capital Projects Fund	40000-580100-16018	\$6,000
Total			\$25,000

ATTACHMENTS:

- Lake Road Undergrounding Area Map (PDF)
- Comcast and WOW Proposals (PDF)



Business intelligence > Map Photo > Terrain > Layers >





Construction Invoice

Date: February 19, 2018
 Project Category: Forced Relocate
 City: Glen Ellyn
 Project Name: Lake Rd. & Crescent Blvd.
 Project Location: Lake Rd. & Crescent Blvd.
 Project Type: Forced Relocate

Invoice #: 18044
 PO #:
 Budget #: 61030
 Business Unit/Division: Central Division
 Region: Chicago Central
 Entity: 632

Desired Start Date:

Expected Completion Date:

For Comcast: Comcast
 Coordinator (Comcast): Comcast
 Coordinator (Contractor): Mike Esche UCC
 For the Client:
 Requested by: Bob Minix
 Company Name: Glen Ellyn Public Works Department
 E-Mail: bobm@glenellyn.org

Business Phone #:
 Business Phone #:
 Business Phone #: (630) 514-1661
 Company Fax #:
 Company Phone #: (630) 547-5514
 Company Address: 30 S. Lambert Road
 City, State, Zip: Glen Ellyn, IL

Summary Of Work : Provide Clear Detailed Information

relocate existing aerial cable plant to underground. These costs also include placing the needed conduits for AT&T & WOW, which consists of (1) 2-inch HDPE conduit for AT&T and (1) 2-inch HDPE conduit for WOW along this route. AT&T and WOW are responsible for pulling, splicing and wrecking out their own cables. AT&T is responsible for pulling the poles once all work has been transitioned to underground.

ENGINEERING FEES

Sub Total Engineering Fees \$

INTERNAL LABOR COST

Sub Total Internal Labor \$ 1,546.89

CONTRACT LABOR COST

Sub Total Contract Labor \$ 16,351.93

MATERIAL COST

Total Cable & Material \$ 746.59

TOTAL PROJECT COST \$18,645.40

Prepared by:

Preparer's Title: Construction Specialist

Approved by: Robert L. Schulter, Jr.

Approver's Title: Central Division Director of Construction

Approver's Signature:

Date Approved: February 19, 2018

I, the client, in contracting Comcast Cable Communications Inc., to perform the services and to provide all necessary materials, agree to pay for the actual materials and services used in completing this project and will remit the Total Project Cost amount along with the signed/approved Construction Cost Estimate.

Accepted by:

Acceptance Date:

Developer/Representative/Owner

Legal Business Name:

Business Address:

Contact Name:

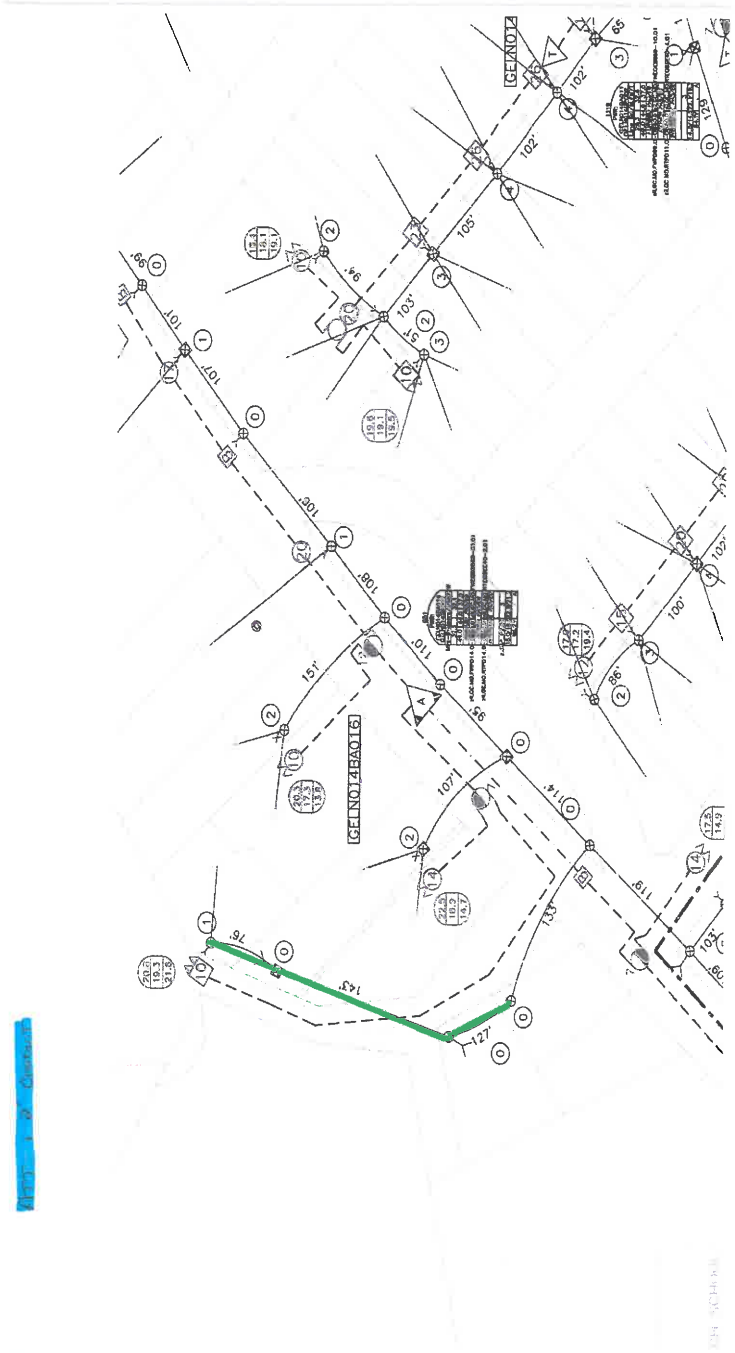
Title:

Please remit check and ONE signed original as follows:

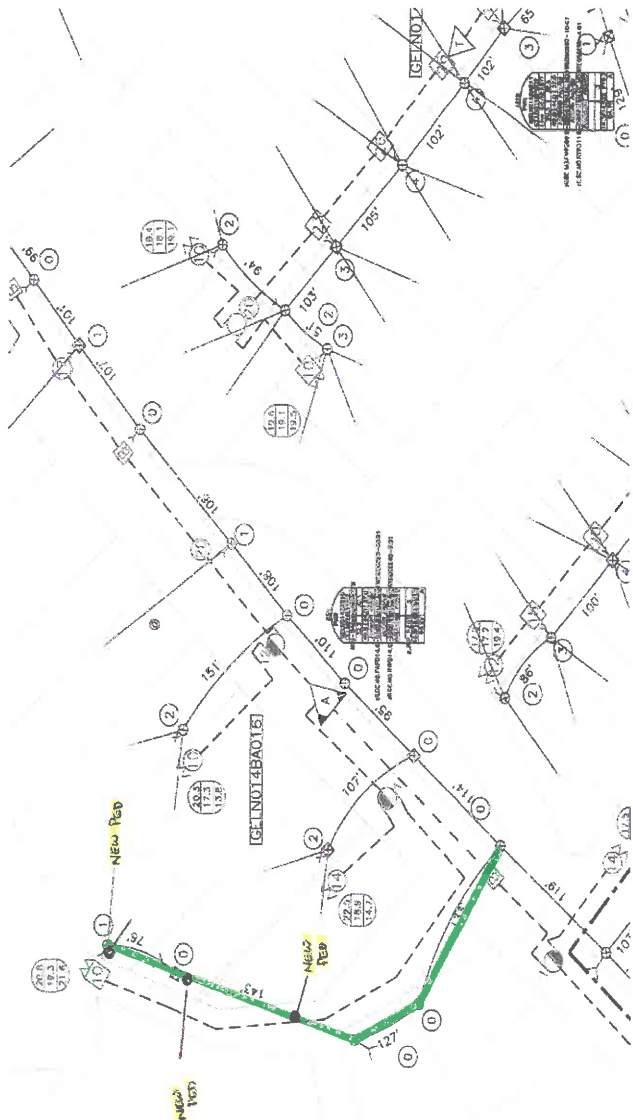
Phone No.: (224) 229-5861

Comcast Cable Communications, Inc.
 Attn: Mr. Robert L. Schulter, Jr.
 688 Industrial Drive
 Elmhurst, IL 60126





WOW: 1" 3" CONDUIT
3 FEET



Bob Minix

From: Kevin Rhodes <Kevin.Rhodes@wowinc.com>
 Sent: Friday, December 08, 2017 2:23 PM
 To: Bob Minix; Schuller, Bob
 Cc: 'KASPER, RAY'; Paul Flinkow
 Subject: RE: Undergrouding of Overhead Utility Wires on Lake Road north of Crescent in the Village of Glen Ellyn

Bob,

Here is a price quote for right now. If you have any question let me know.

WOW! Internet, Cable, and Phone							
Project Data Sheet							
Prepared by:	Kevin Rhodes		Date Prepared:	12/8/17			
Project Name:	ComEd Pole removal		Node:	GJ09			
Nearest Street Address:	587 Lake Rd Glen Ellyn		Zip:	60137			
Dwelling Type:	MDU	Total project route footage:	600				
Type of Project:	No Open Trench	Number of homes passed:	0				
Aerial, Underground, or	Underground	Density (Homes per mile):	0				
DESIGN AND ENGINEERING COSTS			Pole Permit Worksheet				
Cost to prepare strandmap, draft, and design project			Number of Poles	0			
Other Design and Engineering Costs			Number of Apps.	0			
TOTAL DESIGN AND ENGINEERING COSTS:			Application Fees (\$135 per Application)	\$ -			
			Pole Survey Fees (Number of Poles x \$46)	\$ -			
			Conflict Pole Survey Fee (25% of Poles x \$74)	\$ -			
			Conflict Poles Requiring w/O (50% of Conflict)	\$ -			
			Make Ready Cost for w/O Poles (Average \$1,000)	\$ -			
			Total Estimated Pole Permit Cost	\$ -			
MAKE READY AND PERMITS COSTS							
Cost to Permit Poles			\$ -				
Underground or Other Permit Costs			\$ -				
TOTAL MAKE READY & PERMIT COSTS:			\$ -				
CONSTRUCTION LABOR			CONSTRUCTION MATERIALS				
Aerial	Strand	Unit Price	Feet/Qty	Extended Cost	Construction Material Costs	\$ 493.00	
	Cable	\$0.00	0	\$ -	OTHER PROJECT COSTS		
	Splicing	\$0.00	0	\$ -	Description	Cost	
	Activation	\$0.00	0	\$ -	Rewire or Pre-Wire Costs	\$ -	
	Wreck/Disp	\$0.00	0	\$ -	County Road Core Bore	\$ -	
	Overflash	\$0.00	0	\$ -			
	Delash	\$0.00	0	\$ -			
	Delash/relsh	\$0.00	0	\$ -			
	Vert. Grad	\$0.00	0	\$ -			
	Install Board	\$0.00	0	\$ -	TOTAL OTHER COSTS	\$ -	
Underground	JT Cabling	Unit Price	Feet/Qty	Extended Cost	PROJECT SUMMARY		
	Dir. Bore	\$0.00	0	\$ -	Design and Engineering Costs	\$ 670.00	
	Plow/trench	\$0.00	600	\$ 4,800.00	Make Ready & Permit Costs	\$ -	
	Ped 315	\$0.00	0	\$ -	Construction Labor Costs	\$ 4,800.00	
	Ped 320	\$0.00	0	\$ -	Construction Materials Costs	\$ 493.00	
	Ped 1212	\$0.00	0	\$ -	Other Costs	\$ -	
	Splicing	\$32.00	0	\$ -			
	Lock Box	\$0.00	0	\$ -			
	Vert. Grad	\$0.00	0	\$ -			
	UG board	\$0.00	0	\$ -			
Ground Rod	\$0.00	0	\$ -				
Activation	\$0.00	0	\$ -				
Joint Trench	\$0.00	0	\$ -				
TOTAL LABOR COSTS				\$ 4,800.00	TOTAL PROJECT COST		\$ 5,963.00
COMMENTS:							

Thanks

Kevin Rhodes
 Construction Engineer



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Angela Andrianopoulos
Category: Ordinance
Prepared By: Steve Witt

SCHEDULED

ORDINANCE 6608

DOC ID: 3394

Ordinance No. 6608 - VC, An Ordinance Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) and Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) of the Village Code of the Village of Glen Ellyn, Illinois to Regulate the Installation of Wireless Communications Sites Constructed Within the Public Right of Way (Planning and Development Director Hulseberg)

Background:

Governor Rauner signed Public Act 100-058 into law as the Small Wireless Facilities Deployment Act (the "Act") on April 12, 2018. The Act, which took effect on June 1, 2018, affects all municipalities in Illinois (including home rule municipalities with the exception of Chicago).

The Act sets forth rules for how municipalities regulate the installation of small wireless facilities, general procedures for permit review and processing, and the fees that may be charged for permits or licenses for same.

Issue:

Upon review of the new Act, staff noted certain areas where the current Village Code is in conflict with the Act. These are as follows:

1. The Act now allows for small wireless facility installations to be constructed to a height of no higher than ten feet above the top of an existing utility pole, with some exceptions. The Village Code currently sets that dimension at seven feet, which was the previous recommendation of the DuPage Mayors & Managers Conference. The new height restriction of 10 feet may be imposed only if the Village Code allows the utility to request a waiver or exception from the Village Code requirements. Staff recommends adjusting the Village Code to reflect ten feet in accordance with the new Act and to allow an administrative waiver provision.
2. A municipality may not impose a minimum horizontal separation distance between pole-mounted small wireless facilities unless a proposed location interferes with public safety communications. The Village Code currently sets a minimum horizontal separation distance of 300 feet. The horizontal separation of facilities with ground-mounted equipment is not restricted by the Act. The Village may impose a horizontal separation restriction for ground-mounted facilities only if the Village Code allows the utility to request a waiver or exception from the Village Code requirements. Staff recommends placing a minimum horizontal separation distance of 300 feet for ground-mounted equipment and allowing an administrative waiver provision.

3. The Act establishes maximum fees that may be charged for first co-located and additional co-located sites under the same application as well as the license fee. The Village's fees are currently greater than the Act allows. Staff recommends modifying the Village's fees to match the new Act.

Recommendation:

It is recommended that the Village Code be amended to align our regulations for the construction of small cell wireless facilities with the requirements of the Act. The Act specifically calls for a municipality to adopt fees not to exceed the regulated maximum amounts no later than two months after the effective date of the Act.

As the Act establishes maximum timeframes for the review, approval and issuance of permits for small cell wireless facilities. As mentioned above, staff recommends that the Director of Planning and Development be granted the authority to grant variations or exceptions to the requirements of the Village Code related to the design and construction of small cell wireless facilities. This will serve to expedite plan review and processing of the permit applications.

Action Requested:

It is requested that the Village Board consider the staff recommendation to amend Title 4, Chapter 1 and Title 8, Chapter 6 of the Village Code to align the Village Code with the Small Wireless Facilities Deployment Act. Additionally, in order to meet the maximum timeline for processing of permit applications for small cell wireless facilities, grant the Director of Planning and Development the authority to administratively grant variations or exceptions to the requirements of the Village Code related to the design and construction of small cell wireless facilities.

Attachments:

- Ordinance
- Exhibit A - Title 4, Chapter 1 and Title 8, Chapter 6 "CLEAN"
- Exhibit B - Title 4, Chapter 1 and Title 8, Chapter 6 "BLACKLINED"

Whereas, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, pursuant to the provisions of Division 30 of Article 11 of the Illinois Municipal Code (Chapter 65, Section 5/11-30-1 et seq. of the Illinois Compiled Statutes), have the power and authority to prescribe the strength and manner of constructing all buildings, structures, and their accessories, including life and fire safety requirements, to promote the public health and safety of building occupants and the public; and

WHEREAS, the Village of Glen Ellyn uses the public right-of-way within its Village limits to provide essential public services to its residents and businesses. The public right-of-way within the Village is a limited public resource held by the Village for the benefit of its citizens and the Village has a custodial duty to ensure that the public right-of-way is used, repaired, and maintained in a manner that best serves the public interest; and

Whereas, Public Act 100-0585, commonly known as the Small Wireless Facilities Deployment Act (the “Act”) became effective on June 1, 2018 to regulate the deployment of small cell devices in public rights of way in Illinois; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to adopt proposed amendments to Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) in order to avoid conflicting regulations between and the Village Code and the Act,

Whereas, the Village of Glen Ellyn is further authorized to adopt the proposed amendments pursuant to its authority to regulate the public right-of-way under section 11-80-1 et seq., of the Illinois Municipal Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the

Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers as follows:

Section One: Amend Section 4-1-4(D) of the Glen Ellyn Village Code to delete lines 54 through 60 in their entirety and replace those lines with the following:

Construction Scope of Work		Building or Application Fee	Plan Review Fee	Refundable Deposit or Escrow
D - Miscellaneous Permits (see Note 9)				
54	Telecommunication sites, alterations or co-locate (other than small wireless facility)	200	450	2,000
55	Telecommunication sites, new construction, not in public right of way (other than small wireless facility)	500	750	2,000
56	Telecommunication site, small wireless facility, single co-located facility on existing utility pole	200	450	4,000
57	Telecommunication site, small wireless facilities, each additional facility after the first co-located facility, submitted under the same permit application	200	150	4,000
58	Temporary bleachers, platform, stage or tent	75	30	N/A
59	Wind turbine	250	75	N/A

Section Two: Amend the first paragraph in Section 8-6-13(C) of the Glen Ellyn Village Code, to read as shown below, with the remainder of the subsection remaining:

“(C) Communications facilities: In addition to all other provisions in this chapter, communications facilities shall be subject to the requirements below. A utility shall have the right to request a variation or exception to the General Construction Standards. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of Planning and Development shall have the authority to grant a variation or exception to the General Construction Standards upon the utility’s demonstration of good cause for granting such request.”

Section Three: Amend Section 8-6-13(C)10 of the Glen Ellyn Village Code, to delete item 10 in its entirety and replace it with the following:

“10. The height of any replacement utility pole or wireless support structure on which small wireless facilities are collocated shall be limited to the higher of,

A. Ten (10) feet in height above the tallest existing utility pole, other than a utility

pole supporting only wireless facilities, that is in place on the date of application is submitted to the Village, that is located within 300 feet of the existing or replacement utility pole or wireless support structure and that is in the same right-of-way within the jurisdiction boundary of the Village, provided the Village may designate which intersecting right-of-way within three hundred (300) feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility, or

- B. Forty-five (45) feet above ground level at the base of the utility pole to be used to support the small wireless facility.”

Section Four: Amend Section 8-6-13(C)11 of the Glen Ellyn Village Code to delete paragraph 11 in its entirety and replace it with the following:

“11. The overall height of an extended existing utility pole, including antennas or equipment mounted thereto, shall not be greater than ten (10) feet higher than the top of the existing utility pole.”

Section Five: Amend Section 8-6-15(A) of the Glen Ellyn Village Code, to insert the following language after the first sentence of paragraph (A) “General requirements:” with the remainder of the subsection remaining:

“A utility shall have the right to request a variation or exception to the General Requirements. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of Planning and Development shall have the authority to grant a variation or exception to the General Requirements upon the utility’s demonstration of good cause for granting such request.”

Section Six: Amend Section 8-6-15(A)6(d) of the Glen Ellyn Village Code, to delete item

(d) in its entirety and replace it with the following:

“(d) Horizontal separation requirements:

- 1. There shall be no limitation for the placement of a Communications Facility that is mounted on a utility pole.
- 2. No Communication Facility with ground-mounted equipment shall be installed within three hundred (300) feet of an existing Communications Facility or within three hundred (300) feet of a site specific location for a Communications Facility already issued a building permit by the Village.”

Section Seven: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:	Diane McGinley	Pete Ladesic	Bill	Mark Senak	Gary
	Craig Pryde	John Enright		Fasules	
	Kenwood				
Nays:	Diane McGinley	Pete Ladesic	Bill	Mark Senak	Gary
	Craig Pryde	Enright		Fasules	
	John Kenwood				
Absent:	Diane McGinley	Pete Ladesic	Bill	Mark Senak	Gary
	Craig Pryde	Enright		Fasules	
	John Kenwood				

Ordinance 6608

Meeting of June 25, 2018

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

of _____, 20____).

ATTACHMENTS:

- EXHIBIT A - Title 4 Chapter 1 and Title 8 Chapter 6 - CLEAN (PDF)
- EXHIBIT B - Title 4 Chapter 1 and Title 8 Chapter 6 - BLACKLINED (PDF)

EXHIBIT A - CLEAN



Village of Glen Ellyn

Ordinance No. _____

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

EXHIBIT A - CLEAN**ORDINANCE NO. _____**

**An Ordinance Amending
Chapter 1 (Building Code) of
Title 4 (Building Regulations) and
Chapter 6 (Construction of Utility Facilities in Rights of Way) of
Title 8 (Public Ways and Property)
of the
Village Code of the
Village of Glen Ellyn, Illinois to
Regulate the Installation of Wireless Communications Sites
Constructed Within the Public Right of Way**

Whereas, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, pursuant to the provisions of Division 30 of Article 11 of the Illinois Municipal Code (Chapter 65, Section 5/11-30-1 et seq. of the Illinois Compiled Statutes), have the power and authority to prescribe the strength and manner of constructing all buildings, structures, and their accessories, including life and fire safety requirements, to promote the public health and safety of building occupants and the public; and

WHEREAS, the Village of Glen Ellyn uses the public right-of-way within its Village limits to provide essential public services to its residents and businesses. The public right-of-way within the Village is a limited public resource held by the Village for the benefit of its citizens and the Village has a custodial duty to ensure that the public right-of-way is used, repaired, and maintained in a manner that best serves the public interest; and

Whereas, Public Act 100-0585, commonly known as the Small Wireless Facilities Deployment Act (the “Act”) became effective on June 1, 2018 to regulate the deployment of small cell devices in public rights of way in Illinois; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the

EXHIBIT A - CLEAN

Village of Glen Ellyn to adopt proposed amendments to Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) in order to avoid conflicting regulations between and the Village Code and the Act,

Whereas, the Village of Glen Ellyn is further authorized to adopt the proposed amendments pursuant to its authority to regulate the public right-of-way under section 11-80-1 et seq., of the Illinois Municipal Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers as follows:

Section One: Amend Section 4-1-4(D) to delete lines 54 through 60 in their entirety and replace those lines with the following:

Construction Scope of Work		Building or Application Fee	Plan Review Fee	Refundable Deposit or Escrow
D - Miscellaneous Permits (see Note 9)				
54	Telecommunication sites, alterations or co-locate (other than small wireless facility)	200	450	2,000
55	Telecommunication sites, new construction, not in public right of way (other than small wireless facility)	500	750	2,000
56	Telecommunication site, small wireless facility, single co-located facility on existing utility pole	200	450	4,000
57	Telecommunication site, small wireless facilities, each additional facility after the first co-located facility, submitted under the same permit application	200	150	4,000
58	Temporary bleachers, platform, stage or tent	75	30	N/A
59	Wind turbine	250	75	N/A

Section Two: Amend the first paragraph in Section 8-6-13(C) of the Glen Ellyn Village Code, to read as follows:

“(C) Communications facilities: In addition to all other provisions in this chapter, communications facilities shall be subject to the requirements below.

A utility shall have the right to request a variation or exception to the General Construction Standards. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of Planning and Development

EXHIBIT A - CLEAN

shall have the authority to grant a variation or exception to the General Construction Standards upon the utility's demonstration of good cause for granting such request."

Section Three: Amend Section 8-6-13(C)10 of the Glen Ellyn Village Code, to delete item 10 in its entirety and replace it with the following:

"10. The height of any replacement utility pole or wireless support structure on which small wireless facilities are collocated shall be limited to the higher of,

A. Ten (10) feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date of application is submitted to the Village, that is located within 300 feet of the existing or replacement utility pole or wireless support structure and that is in the same right-of-way within the jurisdiction boundary of the Village, provided the Village may designate which intersecting right-of-way within three hundred (300) feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility, or

B. Forty-five (45) feet above ground level at the base of the utility pole to be used to support the small wireless facility."

Section Four: Amend Section 8-6-13(C)11 of the Glen Ellyn Village Code to delete paragraph 11 in its entirety and replace it with the following:

"11. The overall height of an extended existing utility pole, including antennas or equipment mounted thereto, shall not be greater than ten (10) feet higher than the top of the existing utility pole."

Section Five: Amend Section 8-6-15(A) of the Glen Ellyn Village Code, to insert the following language after the first sentence of paragraph (A) "General requirements:" with the remainder of the subsection remaining as written and numbered:

EXHIBIT A - CLEAN

“A utility shall have the right to request a variation or exception to the General Requirements. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of Planning and Development shall have the authority to grant a variation or exception to the General Requirements upon the utility’s demonstration of good cause for granting such request.”

Section Six: Amend Section 8-6-15(A)6(d) of the Glen Ellyn Village Code, to delete item (d) in its entirety and replace it with the following:

“(d) Horizontal separation requirements:

1. There shall be no limitation for the placement of a Communications Facility that is mounted on a utility pole.
2. No Communication Facility with ground-mounted equipment shall be installed within three hundred (300) feet of an existing Communications Facility or within three hundred (300) feet of a site specific location for a Communications Facility already issued a building permit by the Village.”

Section Seven: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:	Diane McGinley	Pete Ladesic	Bill	Mark Senak
	Craig Pryde	Enright		Gary Fasules
	John Kenwood			
Nays:	Diane McGinley	Pete Ladesic	Bill	Mark Senak
	Craig Pryde	Enright		Gary Fasules
	John Kenwood			
Absent:	Diane McGinley	Pete Ladesic	Bill	Mark Senak
	Craig Pryde	Enright		Gary Fasules
	John Kenwood			

EXHIBIT A - CLEAN

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

of _____, 20____).

EXHIBIT B - BLACKLINED



Village of Glen Ellyn

Ordinance No. _____

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

EXHIBIT B - BLACKLINED

ORDINANCE NO. _____

**An Ordinance Amending
Chapter 1 (Building Code) of
Title 4 (Building Regulations) and
Chapter 6 (Construction of Utility Facilities in Rights of Way) of
Title 8 (Public Ways and Property)
of the
Village Code of the
Village of Glen Ellyn, Illinois to
Regulate the Installation of Wireless Communications Sites
Constructed Within the Public Right of Way**

Whereas, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, pursuant to the provisions of Division 30 of Article 11 of the Illinois Municipal Code (Chapter 65, Section 5/11-30-1 et seq. of the Illinois Compiled Statutes), have the power and authority to prescribe the strength and manner of constructing all buildings, structures, and their accessories, including life and fire safety requirements, to promote the public health and safety of building occupants and the public; and

WHEREAS, the Village of Glen Ellyn uses the public right-of-way within its Village limits to provide essential public services to its residents and businesses. The public right-of-way within the Village is a limited public resource held by the Village for the benefit of its citizens and the Village has a custodial duty to ensure that the public right-of-way is used, repaired, and maintained in a manner that best serves the public interest; and

WHEREAS, Public Act 100-0585, commonly known as the Small Wireless Facilities Deployment Act (the “Act”) became effective on June 1, 2018 to regulate the deployment of small cell devices in public rights of way in Illinois, and

Whereas, the President and Board of Trustees deem it to be in the best interest of the

EXHIBIT B - BLACKLINED

Village of Glen Ellyn to adopt proposed amendments to Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) in order to avoid conflicting regulations between and the Village Code and the Act,

Whereas, the Village of Glen Ellyn is further authorized to adopt the proposed amendments pursuant to its authority to regulate the public right-of-way under section 11-80-1 et seq., of the Illinois Municipal Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers as follows:

Section One: Within Section 4-1-4(D) of the Glen Ellyn Village Code to delete Line Items 54 through 60 in their entirety and replace those lines with the following:

Construction Scope of Work		Building or Application Fee	Plan Review Fee	Refundable Deposit or Escrow
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55	Telecommunication sites, new construction, not in public right of way (other than small wireless facility)	4000 500	250 750	2,000
56	Telecommunication site, small wireless facility, new facility (deposit indicated required for work in public right-of-way)	500	500	4,000
57	Telecommunication site, small wireless facility, first single co-located facility (deposit indicated required for work in public right-of-way) on existing utility pole	350 200	300 450	4,000
58	Telecommunication site, small wireless facilities, each additional facility after the first co-located facility, submitted under the same permit application	200	150	4,000
59	Temporary bleachers, platform, stage or tent	75	30	N/A
60	Wind turbine	250	75	N/A

Section Two: Amend the first paragraph in Section 8-6-13(C) of the Glen Ellyn Village Code, to read as follows:

“(C) *Communications facilities*: In addition to all other provisions in this chapter, communications facilities shall be subject to the following requirements below.

A utility shall have the right to request a variation or exception to the General Construction Standards. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of

EXHIBIT B - BLACKLINED

Planning and Development shall have the authority to grant a variation or exception to the General Construction Standards upon the utility's demonstration of good cause for granting such request."

Section Three: Amend Section 8-6-13(C)10 of the Glen Ellyn Village Code, to delete item 10 in its entirety and replace it with the following:

"10. The height of any replacement utility pole or wireless support structure on which small wireless facilities are collocated shall be limited to the higher of,

- A. Ten (10) feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date of application is submitted to the Village, that is located within 300 feet of the existing or replacement utility pole or wireless support structure and that is in the same right-of-way within the jurisdiction boundary of the Village, provided the Village may designate which intersecting right-of-way within three hundred (300) feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility, or
- B. Forty-five (45) feet above ground level at the base of the utility pole to be used to support the small wireless facility."

Section Four: Amend Section 8-6-13(C)11 of the Glen Ellyn Village Code, to delete paragraph 11 in its entirety and replace it with the following:

"11. The overall height of an extended existing utility pole, including antennas or equipment mounted thereto, shall not be greater than ~~seven (7)~~ **ten (10)** feet higher than the top of the existing utility pole."

EXHIBIT B - BLACKLINED

Section Five: Amend Section 8-6-15(A) of the Glen Ellyn Village Code, to insert the following language after the first sentence of paragraph (A) “*General requirements:*” with the remainder of the subsection remaining as written and numbered:

“A utility shall have the right to request a variation or exception to the General Requirements. Such request shall be submitted in writing to the Director of Planning and Development for review and determination. The Director of Planning and Development shall have the authority to grant a variation or exception to the General Requirements upon the utility’s demonstration of good cause for granting such request.”

Section Six: Amend Section 8-6-15(A)6(d) of the Glen Ellyn Village Code, to delete item (d) in its entirety and replace it with the following:

“(d) Horizontal separation requirements:

1. **There shall be no limitation for the placement of a Communications Facility that is mounted on a utility pole.**
2. **No Communication Facility with ground-mounted equipment shall be installed within three hundred (300) feet of an existing Communications Facility or within three hundred (300) feet of a site specific location for a Communications Facility already issued a building permit by the Village.”**

Section Seven: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:

☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
☐	☐	☐
☐		

☐

EXHIBIT B - BLACKLINED

	Craig Pryde	Bill Enright	Gary Fasules
	John Kenwood		
Nays:	☐ Diane McGinley	☐ Pete Ladesic	Mark Senak
	☐ Craig Pryde	☐ Bill Enright	Gary Fasules
	☐ John Kenwood		
Absent:	☐ Diane McGinley	☐ Pete Ladesic	Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

EXHIBIT B - BLACKLINED

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

of _____, 20____).



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Resolution
Prepared By: Julius Hansen

SCHEDULED

RESOLUTION 18-16

DOC ID: 3374

Resolution No. 18 - 16, A Community Resolution to Adopt the DuPage County Natural Hazards Mitigation Plan (Public Works Director Hansen)

Background:

The DuPage County Natural Hazards Mitigation Plan (NHMP) was approved by FEMA and has been officially adopted by the DuPage County Board with resolution #JPS-R-0202-18. The Village of Glen Ellyn can now formally adopt the NHMP. This is accomplished with a signed resolution sent to OHSEM demonstrating the adoption of the plan.

The purpose of the plan is basically two-fold:

- To address the potential impacts of and mitigation opportunities for natural hazards afflicting DuPage County (floods, severe winter/ summer storms, tornados, extreme temperatures, microbursts, hail drought, earthquakes).
- To ensure eligibility for federal pre-disaster and post-disaster mitigation funds (Hazard Mitigation Grant Program, Pre-disaster Mitigation Program & Flood Mitigation Assistance) all at 75% federal to 25% state /local share.

Due to the large size of the plan, a copy has not been attached. You can view a copy of the Mitigation Plan on the county website (<http://www.dupageco.org/ohsem/protectdupage/56263/>).

Issues:

The Village is subject to natural hazards and has recently experienced these hazards. The purpose of the DuPage County Natural Hazards Mitigation Plan is to protect citizens and reduce damage from natural hazards. Adopting the NHMP is a good thing for the Village. There are a number of action items that would improve awareness and define procedures for dealing with natural hazards similar to those experienced in the past. Applying the NHMP will be a collaborative effort between all departments within the Village. By approving the NHMP, we are committing that we will work towards establishing guidelines that will help assist and provide the best protection for our residents.

Recommendation:

Staff recommends passing a resolution that formally adopts the DuPage County Natural Hazards Mitigation Plan.

Action Requested:

Motion to approve the adoption of the DuPage County Natural Hazards Mitigation Plan with the passing of a resolution.

Resolution 18-16

Meeting of June 25, 2018

Attachments:

DuPage County Natural Hazards Mitigation Plan Resolution

Resolution 18-16

Meeting of June 25, 2018

ATTACHMENTS:

- DuPage County Natural Hazards Mitigation Plan Resolution (DOCX)

Community Resolution to Adopt Mitigation Plan:

Resolution No. _____

Whereas the Village of Glen Ellyn is subject to natural hazards, such as, floods, severe summer and winter storms tornadoes, extreme heat events, and

Whereas natural hazards can damage property, close businesses, disrupt traffic, can threaten lives, and present public health and safety hazards; and

Whereas the DuPage County Natural Hazards Mitigation Workgroup has prepared a recommended *DuPage County Natural Hazards Mitigation Plan* that reviews the City/Village's options to protect people and reduce damage from the hazards; and

Whereas the City/Village has participated in the development of the *DuPage County Natural Hazards Mitigation Plan*; and

Whereas the recommended *DuPage County Natural Hazards Mitigation Plan* has been presented for review by residents, federal, state and regional agencies;

Now therefore, be it resolved that:

1. The *DuPage County Natural Hazards Mitigation Plan* is hereby adopted as an official plan of the Village.
2. The *DuPage County Natural Hazards Mitigation Plan* identifies a series of action items. The following action items are hereby assigned to the noted person or department of the Village. The designated person or department shall be responsible for the implementation of the action item, provided that resources are available, by the deadline listed in the Plan.

- Action Item 1: Establish Sub-Workgroups within the Mitigation Workgroup
- Action Item 2: Enhance Public Participation in Mitigation Workgroup
- Action Item 3: National Weather Service StormReady Participation
- Action Item 4: Critical Infrastructure Identification and Verification
- Action Item 5: Critical Facility Back-Up Generation Assessment
- Action Item 6: Adopt County-Wide Public Outreach Monthly Topics
- Action Item 7: Flood Control and Property Protection Projects
- Action Item 8: Improve Building Code Ratings
- Action Item 9: Incorporate Mitigation Concepts into Future Planning
- Action Item 10: Participate in Tree City USA
- Action Item 11: Participate in Community Rating System (CRS) Program
- Action Item 12: Participate and Support Floodplain Management Studies

3. The Public Works Professional Engineer, Richard Daubert, P.E. is hereby appointed as the Village's representative on the DuPage County Natural Hazards Mitigation Workgroup. The offices charged with implementation of action items in Section 2 shall keep the representative advised of their progress and recommendations.

4. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois,

_____ day of _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____, 2018

Village President of the
Village of Glen Ellyn

ATTEST:

Village Clerk of the
Village of Glen Ellyn, Illinois



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6610

DOC ID: 3402

Ordinance No. 6610, An Ordinance Approving a Final Planned Unit Development, Special Use Permit for a Drive-thru, Variations from the Sign Code, and Exterior Appearance Review to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development (Planning and Development Director Hulseberg)

Background: Keystone Ventures, LLC, developer for Buona Beef, is requesting approval of a Final Planned Unit Development (PUD) Plan, a Special Use Permit, Variations from the Sign Code, and Exterior Appearance Review, all to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road and 681 Taft Avenue development. The subject property is located on the south side of Roosevelt Road, between Main Street and Lambert Road, commonly known as 395 Roosevelt Road in the C3 Service Commercial District.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. A Final PUD Plan, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow lighting under the coping of the building to outline beneath the roofline of the north and east elevations of the building, which is otherwise prohibited.
- D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508

Previous Approvals: The entire development received Preliminary PUD approval for the redevelopment of the site to accommodate three restaurant establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. The majority of the site was previously used for Enterprise Rent-A-Car, which recently relocated across the street to 404 Roosevelt Road. The building previously used for Enterprise is now vacant and will be demolished

as part of the PUD redevelopment. The western lot on the site, Lot 4, is Leslie Car Wash, which will remain at this location. Lot 1 of the development received Final PUD approval and a Special Use Permit to construct an Andy's Frozen Custard with a drive-thru. Lot 2 will be developed as a restaurant use with a drive-thru, although a tenant has not yet been secured. Lot 5, located on the south side of Taft Avenue, is anticipated to be used for office use, though no Final PUD application nor plans have been submitted.

Drive-Thru. The use of a drive-thru requires a Special Use Permit. The drive-thru will have two lanes at the ordering boards with one lane for the pay and pick-up windows. This is similar to the existing McDonald's drive-thru at 445 Roosevelt Road. The drive-thru lane will accommodate a total of 12 stacked vehicles to satisfy the minimum 5 stacking spaces required. The drive-thru lane is located approximately 190 feet away from the Roosevelt Road access.

Sign Variations. Several signs are proposed on the Buona Beef building on Lot 3, including:

A. Three wall signs, including:

1. An illuminated 49.12 square foot "Buona Beef" sign with a logo on the west elevation of the building; and
2. A 46 square foot sign with the words "Buona" and "The Original Italian Beef" on the north elevation of the building. The word "Buona" will be illuminated; and
3. An illuminated 14.22 square foot "Buona" sign on the east elevation of the building.

B. A 46 square foot marquee sign with the words "Buona" and "The Original Italian Beef" on the west elevation of the building. The word "Buona" will be illuminated.

C. Although not a sign, the petitioner is proposing lighting under the coping of the building on the north and east elevations. The lighting will be completely shielded but will illuminate the portion of the building just below the roof line which is specifically prohibited in the Sign Code. As such, the petitioner is requesting approval of a variation.

Plan Commission Recommendation: The Plan Commission considered the petitioner's applications for approval of the Final Planned Unit Development, the Special Use Permit for a drive-thru, and Variations from the Sign Code at a public hearing on June 14, 2018. No members of the public spoke at the hearing in either opposition to or in support of the project. By a vote of six (6) "yes" and zero (0) "no", the Plan Commission recommended approval of the Variations from the Sign Code for Lot 3. By a vote of six (6) "yes" and zero (0) "no", the Plan Commission recommended approval of the Final Planned Unit Development for Lot 3, and Special Use Permit for a drive-thru on Lot 3 with the condition that the west lot line of Lot 3 be properly maintained and sodded.

The petitioner indicated that the reason for their request to defer the installation of landscaping on the west lot line of Lot 3 was to prevent the landscaping from being damaged if Lot 4 is redeveloped in the future. This area is intended to be seeded and sodded only until such time that Lot 4 is redeveloped. Staff had originally proposed to the Plan Commission that landscaping be installed

along the west lot line of Lot 3 within six months of the date of the issuance of a temporary certificate of occupancy of Buona Beef unless a Final PUD application for the redevelopment of Lot 4 was submitted within this same time period. The petitioner, however, indicated that Lot 4 is not anticipated to be redeveloped for four (4) years. Based on the information provided by the petitioner, staff, therefore, is recommending the Village Board place a condition on the ordinance requiring landscaping, as reviewed and approved by staff, to be installed along the west lot line of Lot 3 at the time of redevelopment of Lot 4 but no later than four (4) years from the approval date of the ordinance. The four (4) years would be consistent with the petitioner's timeline to redevelop Lot 4.

Exterior Appearance Recommendation: Staff has reviewed the request for Exterior Appearance for the proposed building and found the exterior appearance to be in substantial conformance with the Appearance Review Guidelines and further recommends approval of the Exterior Appearance for the project.

Village Board Action: The Village Board may approve, approve with conditions or deny the request for approval of the Final Planned Unit Development for Lot 3, Special Use Permit for a drive-thru on Lot 3, and Variations from the Sign Code for Lot 3. A draft Ordinance approving the requests with the conditions recommended by the Plan Commission and staff is attached for consideration at the June 25, 2018 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Draft Plan Commission Meeting Minutes - June 14, 2017 - Exhibit "A"
- Site Plan - Exhibit "B"
- Site Dimensional and Paving Plan - Exhibit "C"
- Landscape Plan - Exhibit "D"
- Tree Preservation Plan - Exhibit "E"
- Building Elevations - Exhibit "F"
- Select Materials from Petitioner Application Packet

CC: Tim Hague, Keystone Ventures, LLC
Ken Adams, LM Commercial Development



Village of Glen Ellyn

Ordinance No. 6610

An Ordinance Approving a Final Planned Unit Development, Special Use Permit for a Drive-thru, Variations from the Sign Code, and Exterior Appearance Review to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road and 681 Taft Avenue PUD Development Located at 395 Roosevelt Road Glen Ellyn, Illinois 60137

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6610

An Ordinance Approving A Final Planned Unit Development, Special Use Permit for a Drive-thru, Variations from the Sign Code, and Exterior Appearance Review to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road and 681 Taft Avenue PUD Development Located at 395 Roosevelt Road Glen Ellyn, Illinois 60137

Whereas, Keystone Ventures, LLC, developer for Buona Beef restaurants, has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Final PUD Plan for Lot 3, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 3 in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 - 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow lighting under the coping of the building to outline beneath the roofline of the north and east elevations of the building, which is otherwise prohibited.
- D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

all to accommodate the construction of a proposed Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road and 681 Taft Avenue PUD Development; and

Whereas, the subject property is located at 395 Roosevelt Road in the C3 Service Commercial District; and

Whereas, the property is legally described as follows:

LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF

AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-203-005

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 14, 2018 at which hearing the Plan Commission considered the petitioner's request for approval of a Final Planned Unit Development, Special Use Permit for a drive-thru, and Variations from the Glen Ellyn Sign Code to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road and 681 Taft Avenue PUD Development; and

Whereas, at the June 14, 2018 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no members of the public spoke in opposition to or in favor of the proposal; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of six (6) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests as set forth in the June 14, 2018 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 14, 2018 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed exterior appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed exterior appearance; and

Whereas, the President and Board of Trustees have determined that granting the requested Final Planned Unit Development and Special Use Permit for Lot 3 is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variations from the Sign Code for Lot 3 is consistent with the goals of the Glen Ellyn Sign Code, and that granting the Exterior Appearance for Lot 3 of the project is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the June 14, 2018 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's applications, as well as in the preambles above, are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the June 14, 2018 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Final Planned Unit Development for Lot 3.

Section Three: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles

above, the Village President and Board of Trustees hereby grant approval of the Special Use Permit for a drive-thru facility for a Buona Beef restaurant on Lot 3.

Section Four: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Variations from the Sign Code for Lot 3.

Section Five: Based upon the staff recommendation for Exterior Appearance approval, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for Lot 3.

Section Six: The granting of the approvals identified above is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at a draft of which is public hearing before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
1. Application for a Final Planned Unit Development stamped received April 3, 2018
 2. Application for a Special Use Permit stamped received April 3, 2018
 3. Application for Variations from the Sign Code stamped received April 3, 2018
 4. Application for Exterior Appearance Review stamped received April 3, 2018
 5. Narrative prepared by the petitioner dated March 29, 2018
 6. Site Plan (Sheet A001), prepared by Hague Architecture, stamped received April 3, 2018, attached hereto as Exhibit "B"
 7. Site Dimensional and Paving Plan (Sheet C4.0) prepared by CivWorks Consulting, LLC, dated June 6, 2018, attached hereto as Exhibit "C"
 8. Landscape Plan (Sheet L-1) prepared by Metz & Company, dated May 17, 2018, attached hereto as Exhibit "D"
 9. Tree Preservation Plan (Sheet TP-1) prepared by Metz and Company, dated May 17, 2018, attached hereto as Exhibit "E"
 10. Building Rendering (Sheet A002) prepared by Hague Architecture, stamped received April 3, 2018

11. Building Elevations (Sheet A003 and Sheet A004) prepared by Hague Architecture, stamped received April 3, 2018, attached hereto as Exhibit "F"
 12. Light Fixture Cut-sheets and Building Materials (Sheet A005) prepared by Hague Architecture, stamped received April 3, 2018
 13. Floor Plan (Sheet A006) prepared by Hague Architecture, stamped received April 3, 2018
 14. Trash Enclosure Plan (Sheet A007) prepared by Hague Architecture, stamped received April 3, 2018
 15. Roof Plan (Sheet A008) prepared by Hague Architecture, stamped received April 3, 2018
 16. Site Lines Plan for Mechanical Units (Sheet A009) prepared by Hague Architecture, stamped received April 3, 2018
- B. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546, the Preliminary Planned Unit Development for the subject property, have been addressed.
- C. Prior to the issuance of a final certificate of occupancy for Lot 3, the area along the west lot line of Lot 3 shall be sodded and maintained.
- D. Landscaping, subject to review and approval by staff, shall be installed along the west lot line of Lot 3 at the time of redevelopment of Lot 4 but no later than four (4) years from the date of this ordinance approval.

Section Seven: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Final Planned Unit Development, Special Use Permit, variations from the Sign Code, and Exterior Appearance for Lot 3 approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a temporary occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown,

Ordinance 6610

Meeting of June 25, 2018

waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

Section Eight: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Nine: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eleven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2018.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2018.

Village President

Attest:

Village Clerk

(Published in pamphlet form and posted on the ____ day of _____.)

Ordinance 6610

Meeting of June 25, 2018

Ordinance 6610

Meeting of June 25, 2018

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

- | | | | | | | |
|---------|--------------------------|----------------|--------------------------|--------------|--------------------------|--------------|
| Ayes: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |
| Nays: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |
| Absent: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |

Approved by the Village President of the Village of Glen Ellyn, Illinois this ____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Ordinance 6610

Meeting of June 25, 2018

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Location Map (PDF)
- Draft Plan Commission Meeting Minutes - June 14, 2018 - Exhibit A (PDF)
- Site Plan - Exhibit B (PDF)
- Site Dimensional and Paving Plan - Exhibit C (PDF)
- Landscape Plan - Exhibit D (PDF)
- Tree Preservation Plan - Exhibit E (PDF)
- Building Elevations - Exhibit F (PDF)
- Select Materials from Petitioner Application Packet (PDF)



395 Roosevelt Road - Aerial Photo



Map created on June 8, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

EXHIBIT "A"

PLAN COMMISSION

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2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
 3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
 4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.
- C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

This recommendation is subject to the following condition: if or when the Leslie Car Wash does come down, the associated east-west utility lines in the middle of the lot will be buried.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Rodemann, Vavra and Vondruska and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Public Hearing – 395 Roosevelt Road – Buona Beef – Final Planned Unit Development (PUD),
Special Use Permit and Sign Variations

On the agenda was a public hearing regarding a public hearing with discussion, consideration, and recommendation regarding a request for approval of the application of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development. The property is located at 395 Roosevelt Road, within the C3 Service Commercial district.

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PUBLIC HEARING –395 ROOSEVELT ROAD – BUONA BEEF – FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT AND SIGN VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A AN APPLICATION FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT, AND SIGN VARIATIONS TO CONSTRUCT A BUONA BEEF RESTAURANT WITH A DRIVE-THRU ON LOT 3 OF THE 375-395 ROOSEVELT ROAD DEVELOPMENT.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing regarding at 7:35 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and stated petitioner Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development.

Village Planner Sterrett stated that in order to construct the Buona Beef as proposed, the petitioner is specifically requesting approval of the following:

- A. A Final PUD Plan for Lot 3, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 3 in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 - 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow LED lighting to outline under the coping of the north elevation of the building which is otherwise prohibited.

Village Planner Sterrett showed an overview map of the property and stated the subject lot is part of the 5-lot commercial development at 375-395 Roosevelt Road. Village Planner Sterrett stated the entire development received Planned Unit Development (PUD) approval for the redevelopment of the site for three restaurant establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. Village Planner Sterrett stated

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the petitioner is proposing the construction of a Buona Beef Restaurant which will contain a drive-thru as well as an outdoor eating area.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)

South: CR Conservation District – Village Links Golf Course

East: C3 Service Commercial District – Commercial (Alfie's Inn)

West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the restaurant will have 41 parking stalls, and the proposed restaurant is consistent with the preliminary PUD approved for the site. Village Planner Sterrett stated the drive-thru will be double-stacked and can hold up to 12 vehicles. Village Planner Sterrett stated staff has no concerns about the vehicles stacking up onto Roosevelt Road. Village Planner Sterrett stated as a part of the development of the entire site, two full access driveways off of Roosevelt Road will be installed on Lots 1 and 3, and this was approved by IDOT.

Village Planner Sterrett stated the staff does have some concern over the proposed 3 perpendicular stalls that will be to the north of the building and to be used as a pick-up area. Village Planner Sterrett stated staff is concerned with this configuration because vehicles entering and exiting these stalls may be inclined to drive on the wrong side of the drive aisle, and staff is also concerned as this pick-up area is also proposed to be in close proximity to the Roosevelt Road access.

Village Planner Sterrett showed a picture of the proposed building and stated the petitioner is also seeking variations from the Sign Code as they are requesting 4 signs in lieu of the maximum of 1 sign that is allowed. Village Planner Sterrett stated a marquee sign is not prohibited in the Sign Code, but also not listed as permitted. Village Planner Sterrett stated the petitioner is also proposing LED strip lighting.

Village Planner Sterrett stated the Plan Commission may want to consider the following conditions as a part of their recommendation:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Landscaping, as approved by staff, shall be installed along the western lot line of Lot 3 within six months of the date of the issuance of a temporary certificate of

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occupancy unless a Final PUD application for the redevelopment of Lot 4 is submitted within this same time period.

3. Remove or relocate the proposed stalls to be used for a pick-up area for drive-thru vehicles.
4. Any other conditions recommended by the Plan Commission.

Commissioner Hartweg stated the it would be logical and practical to remove the leg on the west side of the pick-up area. Commissioner Vondruska stated that is proposed to be striping and not concrete.

Commissioner Rodemann asked if a landscaping plan will be submitted for the 6-month suggestion for any landscaping. Village Planner Sterrett answered yes and that the staff will review the landscaping plan. Commissioner Heming-Littwin stated this part could be a condition, but the petitioner would still need to come to the staff for Landscaping Approval. Village Planner Sterrett stated there are general landscaping options which the petitioner can choose from. Commissioner Heming-Littwin stated there would be a requirement to put landscaping in if the Leslie Car Wash is redeveloped.

Petitioner's Presentation

Sworn in for the petitioner were Tim Hague, President of Keystone Ventures, LLC, in River Forest, Illinois, John Hague, Architect with Hague Architecture in River Forest, Illinois and Ken Adams, Director of Retail Development at LM Commercial Development in Clarendon Hills, Illinois.

Mr. Tim Hague stated they are proposing to put a Buona Beef restaurant at 395 Roosevelt Road, and the Buona Beef restaurants are owned by the Buonavolanto Family. Mr. Tim Hague stated the Buona Beef restaurants started in Berwyn in the 1980's, and now there are 24 locations. Mr. Tim Hague stated the Buona Beef restaurants are brightly colored with a warm feel, and the kitchens are open so the patrons can see in. Mr. Tim Hague stated the drive-thru sales and carry-out sales do usually account for approximately 50% of the sales. Mr. Tim Hague stated the Buona Beef restaurants are committed to the communities they go into.

Mr. Tim Hague stated during a normal lunch hour, the drive-thru can usually have up to 50 vehicles an hour go through so they do use the 3 parking stalls if the cars become queued up. Mr. Tim Hague stated the proposed signage is used in several Buona Beef locations, and the 4 requested signs do communicate the Buona Beef brand.

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Mr. John Hague stated they put the design of the building together with the proposed sign package to be seen from different orientations of the building. Mr. John Hague stated the tower on the building will have the Buona Beef logo and be visible to catch the traffic on Roosevelt Road, and the drive-thru sign will help to catch the Roosevelt Road traffic too.

Mr. Adams stated the area between the proposed Buona Beef restaurant and the Leslie Car Wash is a north/south area that is paved. Mr. Adams stated the lease with the Leslie Car Wash does have another 3 years on it so this site will not be redeveloped in the 6 months that was suggested by staff. Mr. Adams stated it might be good to leave this area paved as any landscaping that would be put in would be wasted if the site is redeveloped at some point.

Questions from the Plan Commission

There were no questions from the Plan Commissioners.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the petitioner for choosing Glen Ellyn. Commissioner Heming-Littwin stated she is fine with the proposed pick-up area parking stalls as she has seen this work well. Commissioner Heming-Littwin stated she is fine with the signage as it adds to what the building looks like and is tasteful, and the signage can be seen from the Roosevelt Road corridor. Commissioner Heming-Littwin stated she also has no problem with the proposed LED lighting. Commissioner Heming-Littwin stated she is fine with the condition about any outstanding conditions placed on Ordinance No. 6546 being addressed. Commissioner Heming-Littwin stated there is pavement now where the landscaping is proposed, and it would be crazy to ask for the petitioner to put landscaping in which will probably be disturbed; however, she would like a condition added to this ordinance that this will be addressed when the Leslie Car Wash site is redeveloped.

Commissioner Vondruska stated he agreed with Commissioner Heming-Littwin. Commissioner Vondruska stated he is fine with the proposed signage and the drive-thru. Commissioner Vondruska stated he is fine with the discussed area remaining paved, and he wants to ensure this area looks finished.

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Commissioner Rodemann stated he thinks the proposed signage was done well, and the overall project is nice. Commissioner Rodemann stated he wants to ensure the paved area is maintained.

Commissioner Hartweg stated he is looking forward to this project, and he likes the design.

Commissioner Vavra stated this will be an attractive building, and he does want this business to be successful.

Chairperson Loch thanked the petitioner for coming to Glen Ellyn. Chairperson Loch stated she wants to ensure the discussed area looks nice and finished, and she thinks paving can age and take away from the aesthetics of the look.

Commissioner Vavra moved, seconded by Commissioner Hartweg, to close the public hearing at 8:05 p.m. The motion carried unanimously by voice vote.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Vavra to recommend the following:

Having considered the application from Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), a Special Use Permit for a drive -thru, and Variations from the Sign Code to allow the construction of a proposed Buona Beef restaurant at 395 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation conditions:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Prior to Lot 4 being redeveloped, the area along the Buona Beef western boundary should be maintained in a proper manner, either as sodded or paved, and kept clean and should look finished.
3. Any other conditions recommended by the Plan Commission.

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The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Vavra, Hartweg, Rodemann and Vondruska and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Trustee's Report

Village Trustee Pryde stated the Village Board did pass the Zoning Text Amendments that the Plan Commission had worked on. Trustee Pryde stated the Village Board has been talking about a possible parking garage being built behind the Civic Center, and the Village Board is moving toward a consensus on how to pay for this proposed parking garage. Trustee Pryde stated he has no new news on developments.

Village Planner Sterrett stated they will be working to update the Village's Comprehensive Plan, and the Plan Commission will be involved in-depth with this.

Chairperson Loch asked about progress on the proposed True North gas station. Trustee Pryde stated there has not, but they are in Discovery at this point. Commissioner Heming-Littwin stated the Protect Glen Ellyn website has posted on its site all the motions that are a part of this.

Trustee Pryde stated they are moving forward with the first-floor renovation of the Civic Center, and additional renovations for the Civic Center's HVAC system and infrastructure items have been added, which may cost an additional \$500,000 to \$1,000,000.

Chairperson's Report

Chairperson Loch stated she did attend a TIF meeting in the past few days, and she is happy to see the monies going into the TIF are being used.

Staff Report

Village Planner Sterrett stated the Plan Commission will be working on a Sign Code update this summer. Village Planner Sterrett stated the staff has made a list of possible Sign Code changes as variations have come up.

EXHIBIT "B"

SITE DATA
 LOT AREA 37,836 SF
 RESTAURANT BUILDING:
 4,080 S.F.
 PARKING:
 43 SPACES
 PARKING RATIO:
 10.5/1000

HAGUE ARCHITECTURE
 420 CLINTON PLACE
 RIVER FOREST, ILLINOIS
 60095
 708.771.3500

KEYSTONE VENTURES
 REAL ESTATE DEVELOPMENT

BUONA
 THE ORIGINAL ITALIAN BEEF

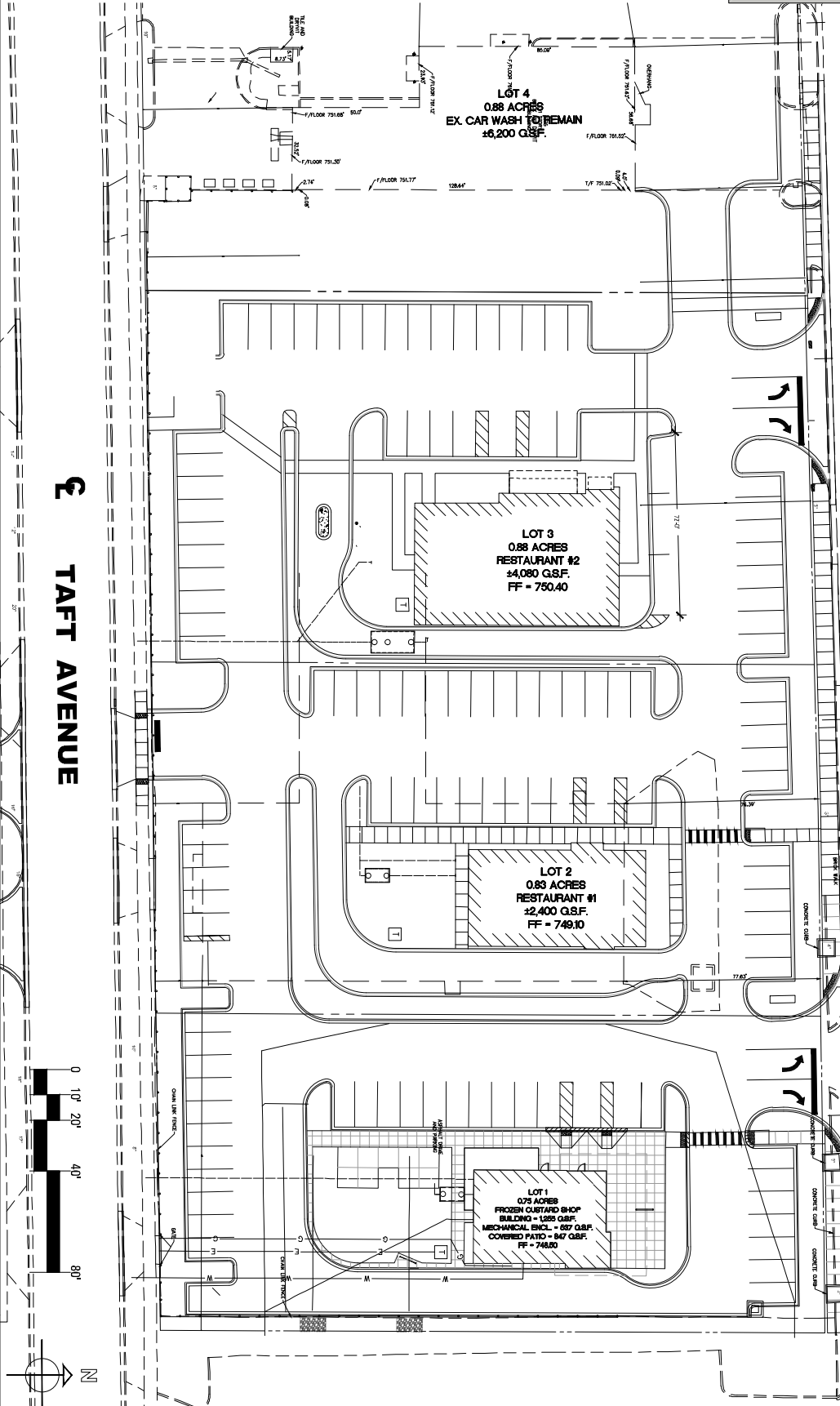
BUONA - GLEN ELLYN
 ROOSEVELT ROAD
 GLEN ELLYN, ILLINOIS

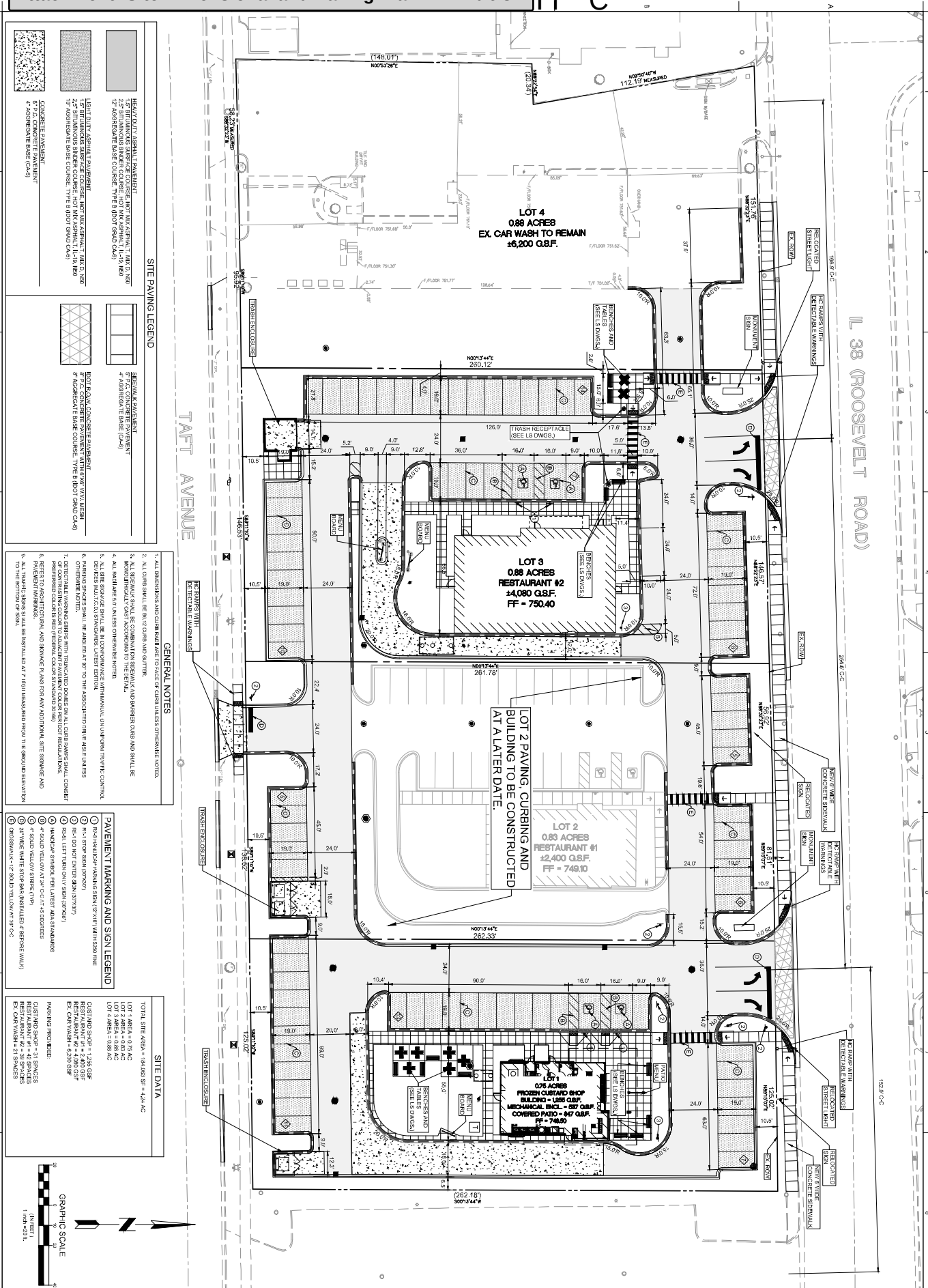
A001

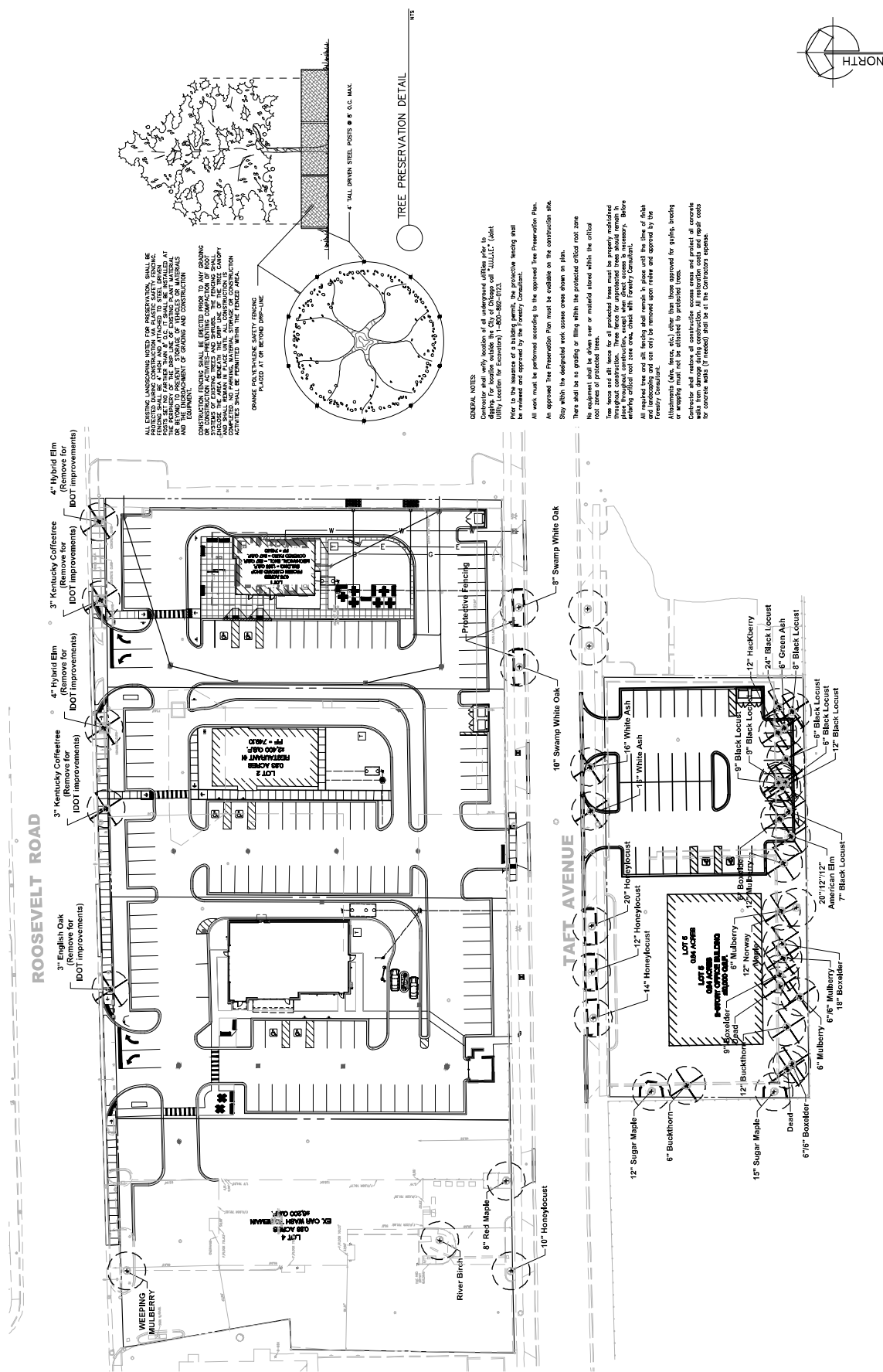
SITE PLAN

TAFT AVENUE

ROOSEVELT ROAD



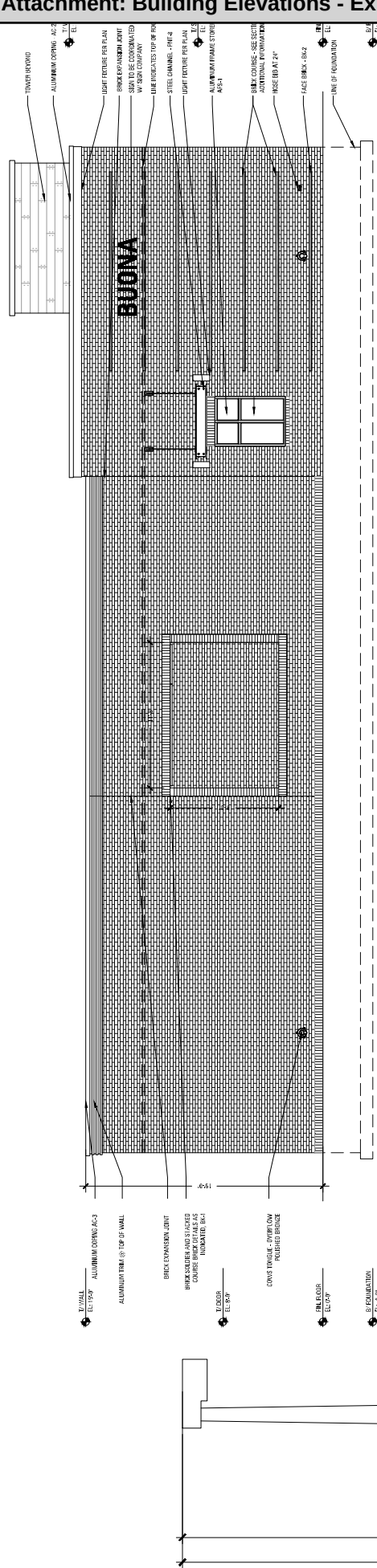




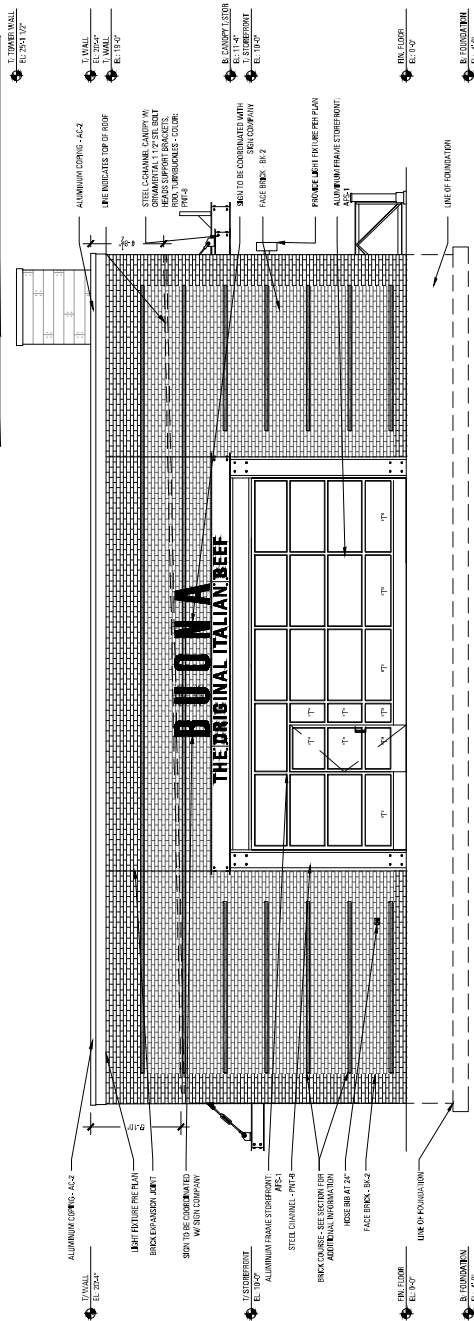
A	WEST ELEVATION
	SCALE: 1/8" = 1'-0"

B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

 HAGUE ARCHITECTURE 420 CLINTON PLACE RIVERVIEW, ILLINOIS 60076 708.771.3900	KEYSTONE VENTURES REAL ESTATE DEVELOPMENT	BUONA THE ORIGINAL ITALIAN BEEF	BUONA - GLEN ELLYN ROOSEVELT ROAD GLEN ELLYN, ILLINOIS	ELEVATIONS A003 3/8" = 1' - 0" PLAN & SECTION
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C EAST ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS		BUONA - GLEN ELLYN	
A004		THE ORIGINAL ITALIAN BEEF	
Roosevelt Road Glen Ellyn, Illinois		KEYSTONE VENTURES REAL ESTATE DEVELOPMENT	
300 WEST 1000 SOUTH STREET		HAGUE ARCHITECTURE 420 CLINTON PLACE RIVER FOREST, ILLINOIS 60305 708.771.3900	

NARRATIVE STATEMENT/USE DESCRIPTION

The request is for a Final Planned Unit Development for Lot 3 of the subject property into a Buona Beef Restaurant, which was previously given Preliminary Planned Unit Development approval by the Board of Trustees on November 12, 2017. A Final Planned Unit Development for Lot 2 of the Preliminary Planned Unit Development will be the subject of a future application. An office building will be developed on Taft Avenue. The Leslie Car Wash will remain undisturbed.

The re-development of the properties conforms with the Comprehensive Plan and Zoning Code. The Roosevelt Road properties are zoned C-3 and the Taft Avenue property is zoned C-4. The adjoining properties to the north, east and west are zoned C-3. The property to the south of the Taft Avenue property (the Village Links Golf Course) is zoned CR.

The buildings will incorporate the most current designs and building materials of each proposed retailer. The maintenance of the buildings and common areas will be required of each retailer. The developer will oversee and coordinate any maintenance efforts requiring cooperation (such as snow removal). The resultant appearance of the development will be superior to that of many of the existing buildings thereby enhancing the character of the general vicinity.

The nature of the proposed businesses will not disturb the neighborhood nor are they hazardous in any way.

The development will be properly connected to all utilities, including existing storm water sewers, sanitary sewers and water sources. Each retailer shall be responsible for their connections for gas, electricity, telephone and internet services. Access to both Roosevelt Road and Taft Avenue will be provided by the developer. Assuring police and fire protection services shall be the responsibility of each retailer.

The development will enhance the economic welfare of the village by increasing the real estate and sales tax bases. There will not be excessive additional requirements for public services for this development. There currently exists sufficient capacity for storm water management, sanitary sewer and water.

The retailers proposed for the development do not produce any noise, smoke, fumes, glare or odors. The development is designed to properly handle the traffic that will be generated. The conditions of operation will not be detrimental to any persons, property or the general welfare.

The vehicular approaches from Roosevelt Road to the development are limited to three access points, including one existing access to Leslie Car Wash. There will be only one access point from the development to Taft Avenue. This represents a reduction from the current access points to Roosevelt Road. The design provides for adequate access throughout the development (including Leslie Car Wash) and the most efficient traffic circulation.

The development will be connected to the existing public storm water sewer and will not increase public expenses or the potential for flood damage to adjacent property.

There are no natural, scenic or historic features of major importance to the community present on the property that will be affected.

We certify that all of the statements and documents submitted as part of this application are true to the best of our knowledge and belief.

We consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purposes of inspection.

We consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

4-3-18

Date



Signature of Applicant

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

Date filed: _____ **Application No.** _____

Common Name of PUD: 375-395 Roosevelt Road Development

Type of PUD: Commercial
(Residential, Commercial, other)

Name of Applicant: LM Commercial Development

Address of Applicant: 115 W. 55th St. Suite 300 **Phone (Office):** 630-560-2806
Clarendon Hills, IL 60514 **(Mobile):** 630-222-4527
Email: kadams@lmteam.com **(Fax):** 630-560-2821

Property Interest of Applicant: Owner
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): LM Commercial Development LLC

Address: 115 W. 55th Street, Suite 300, Clarendon Hills, IL 60514

Legal Description of Property: _____

Zoning Classification: C-3 Roosevelt Road
C-4 Taft parcel **Property Size/Area:** 4.15 Acres

Requested Use/Construction: Construction of Buona Beef on Lot 3

Date of Preliminary PUD Plan Approval: November 11, 2017

Estimated Date to Start Construction: June 1, 2018 (Buona Beef)

April 4, 2018

Date


Signature of Applicant

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: _____ Application No: _____

Name of Applicant: **LM Commercial Development**

Address of Applicant: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**

Business Phone: **630-560-2806** Fax: **630-560-2821**

Home Phone: **630-222-4527** Mobile Phone: **630-222-4527**

Email: **kadams@lmteam.com**

Property Interest of Applicant: **Owner**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **LM Commercial Development LLC**

Address of Owner: **115 W. 55th Street, Suite 300, Clarendon Hills, IL 60514**

Business Phone: **630-560-2806** Fax: **630-560-2821**

Home Phone: **630-222-4527** Mobile Phone: **630-222-4527**

Email: **kadams@lmteam.com**

Property Address: **375-395 Roosevelt Road**

Legal Description of Property:

See attachment

Permanent Index No. (PIN): **See attachment** Zoning: **C-3 Roosevelt Road, C-4 Taft Parcel**

Lot Dimensions: **560.6 x 263.4 (Roosevelt)** Lot Area: **4.15 AC**

Present Use:

**Leslie Car Wash
Enterprise Rent-A-Car**

Requested Use/Construction:

Construction of Buona Beef on Lot 3

Estimated Date to Begin New Use/Construction: **06/01/18**

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.): CLEAR PAGE

Metz & Company, 826 East Maple Street, Lombard, Illinois 60148
CivWorks Consulting, LLC., 3343 N. Neva Avenue, Chicago, Illinois 60634

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

See Attached

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The re-development of the properties conforms with the Comprehensive Plan and Zoning Code. The Roosevelt Road properties and the adjoining properties are zoned C-3.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The buildings will incorporate the most current designs and building materials. The resultant appearance of the development will be to enhance the character of the area.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The nature of the proposed businesses will not disturb the neighborhood nor are they hazardous in any way.

CLEAR PAGE

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The development will be properly connected to all utilities, including existing storm water sewers, sanitary sewers and water mains, as well as highways and streets.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

No additional public facilities and services are required for the development. The development will enhance the economic welfare of the Village.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The development will not produce any noise, smoke, fumes, glare or odors. The development is designed to properly handle the traffic that will be generated.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The development reduces the access points currently serving the properties. The vehicular approaches and design provide for the most efficient traffic circulation.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The development will be connected to the existing public storm water sewer and will not increase public expenses or the potential for flood damage to adjacent property.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

The development will not cause destruction, loss or damage of natural, scenic or historic features of major importance to the community.

CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

<u>4-4-18</u>	<u>Kenneth I. Adams</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: **LM Commercial Development**

Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**

Phone No.: **630-560-2806** Fax No.: **630-560-2821**

E-mail: **kadams@lmteam.com**

Ownership Interest in the Property in Question: **Owner**

Name and address of the legal owner of the property (if other than the applicant):

II. PROPERTY INFORMATION

Common address: **375-395 Roosevelt**

Permanent tax index number: **See attachment** Zoning classification: C-3 Roosevelt Road, C-4 Taft Parcel

Present use: **Leslie Car Wash and Enterprise Car Rental**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

A. A variation from Section 4.5-10 (B) to allow six (6) signs

B. A variation from Section 4.5-5 (O) to allow two (2) signs to be painted directly on a building, which is prohibited.

C. A variation from Section 4.5-10 (B) to allow a marquee sign in a C3 district, which is otherwise not permitted in the C3 district.

D. A variation from Section 4-5-10 (B) to allow two (2) signs to each have a surface area of seventy four (74) square feet in lieu of the maximum fifty-four (54) square feet permitted for each sign.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

The Statement of Purpose calls for effective communication, which Buona Beef definitely achieves with their overall presentation. It also calls for the public welfare to be addressed with aesthetic appreciation. Buona Beef will add to an attractive economic and business climate with their presentation, including pleasing graphics

CLEAR PAGE

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

Buona Beef has no comparable establishments within the zoning district and the requested signage is therefore not generally applicable to other properties.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The variations requested will have no adverse impact to any of the businesses in the area nor will it be injurious to other properties or improvements. Buona Beef is uniquely situated and the adjacent businesses do not provide any comparable items.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The unique design will not have a negative impact on the existing nature of the surrounding area. The desired character of the surrounding area will be improved by the variations requested.

CLEAR PAGE

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

The variations proposed will not endanger the public health, safety or welfare.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The variations help Buona Beef's unique design as a family-oriented market leader in the area of italian beef. That is the exclusive desire.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

The ownership of the property has no interest, ownership or otherwise, in Buona Beef. Buona Beef will be in ownership of their parcel in the property.

CLEAR PAGE

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

Buona Beef is asking for their typical signage presentation as found in their operations throughout the Chicago market.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

Buona Beef's corporate identity would be severely compromised which will not allow them to reach their full potential within the community.

Please add any additional comments which you believe may assist the PC in reviewing this application:

The proposed signs are designed to be part of the buildings exterior architecture. The signs over the metal accent and canopy represent signs from manufacturing/meat packing districts over loading areas. These signs are non illuminated letters. The tower sign and iconic beef logo as well as the east wall sign are both illuminated signs in the Buona orange. These all contribute to the overall buildings appearance and design.

CLEAR PAGE

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

Kenneth L. Adams

_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

EXTERIOR APPEARANCE REVIEW APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: _____ B: Application No. _____

C. **Project Name:** 375-395 Roosevelt Road Development

D. Project Description:

375-395 Roosevelt Road Re-Development

E. Address of Property: 375-395 Roosevelt Road

F. Permanent Index No.: See attached G. Zoning: C-3 Roosevelt Road, C-4 Taft Parcel

H. **Name of Applicant:** LM Commercial Development

I. Address of Applicant: 115 W. 55th St, Suite 300, Clarendon Hills, IL 60514

J. Phone No. (Business): 630-560-2806 (Home) _____

K. (Mobile) 630-222-4527 (Other) _____

L. Fax No.: 630-560-2821

M. E-mail Address of Applicant: kadams@lmteam.com

N. **Name of Property Owner:** LM Commercial Development LLC

O. Address of Property Owner: 115 W. 55th Street, Suite 300, Clarendon Hills, IL 60514

P. Phone No. (Business): 630-560-2806 (Home) _____

Q. E-Mail Address of Property Owner: kadams@lmteam.com

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

The proposed Buona restaurant building consists of masonry and glass, with steel and wood accents. The style reflects on buildings built throughout Chicago and the suburbs. Face brick on the main facade and common brick for the remaining exterior walls. The steel canopies and accents over the entry and outdoor patio reflect back on loading areas in manufacturing districts.

CLEAR PAGE

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The architectural style and exterior materials in existence in the immediate are of the development vary widely. There are only a few newer developments which have traditional contemporary architecture and exterior materials.

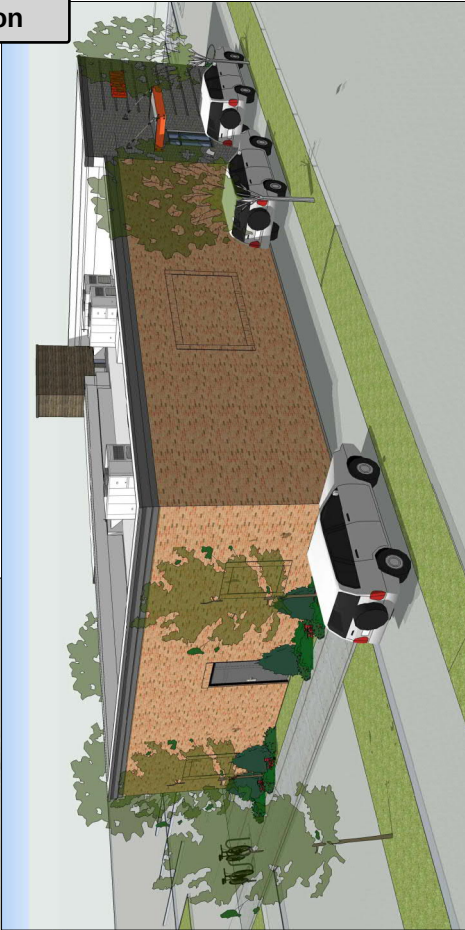
T. Please explain how the project complies with the Appearance Review Guidelines:

The project is consistent with the plan, the proposed building is masonry and provides a design that enhances the neighboring buildings. The entrances are identifiable with metal canopies. The glass storefront provides a "window" to the interior.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

We feel the building is in compliance with the ARG. The proposed Buona restaurant is designed based on the product they sell and the neighborhood it originated in, the proposed building exhibits a quality design and will enhance Roosevelt Road.

Signature: _____ Date: **05/29/18**



 HAGUE ARCHITECTURE 420 CLINTON PLACE RIVER FOREST, ILLINOIS 60305 708.771.3900	KEYSTONE VENTURES REAL ESTATE DEVELOPMENT		BUONA THE ORIGINAL ITALIAN BEEF	BUONA - GLEN ELLYN ROOSEVELT ROAD GLEN ELLYN, ILLINOIS	RENDERING A002 © 2017 H.A. HAGUE ARCHITECT
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Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Purchase
Prepared By: Frank Frasco

SCHEDULED

AGENDA ITEM (ID # 3377)

DOC ID: 3377

Motion to Waive Competitive Bidding Pursuant to Glen Ellyn Village Code Section 1-10-2 and Approve the Purchase of one (1) Used 2015 Ford Flex-SEL AWD from Packey Webb Ford of Downers Grove, Illinois, in the Amount of \$25,367 to be Expensed to the Equipment Services Fund (Public Works Director Hansen)

Background

The Equipment Services Division of the Public Works Department has evaluated the Police Department fleet and has determined that one (1) of their detective vehicles needs to be replaced. This decision is based on a number of factors including vehicle mileage, engine operating hours, mechanical condition, body condition, frame integrity, reliability, safety, operating cost, and the vehicle's ability to meet the needs of the community and the department. Staff's goal is to determine the optimum point in time to replace the vehicle and recoup its residual value through a public auction.

Detective vehicle #13 is a model year 2007 Toyota Prius and it has lasted four (4) years longer than originally planned and will have over 42,000 driving miles when it is replaced. This car no longer meets the needs of the Police department as an undercover investigations vehicle. Recent inspections have revealed that this car is in good condition for its age and could be transferred to another Village department.

Equipment Services works with the Police Department to understand their needs and to determine which vehicles and emergency equipment will meet those needs in a fiscally responsible way. It has been determined that the detective's investigations car #13 should be replaced with a used Ford Flex- SEL AWD.

Subject

Buying a less costly used car will allow us to replace this vehicle more often and decrease the chances that it will be recognized as a police vehicle during investigative operations.

The ESD located a used 2015 Ford Flex at a local dealer. The "Auto Check" vehicle history report shows that it was a "one owner" leased vehicle with a clean title and that it had no damage as a result of flood, fire, or collision. The dealer allowed us to thoroughly inspect the vehicle at the Village garage and we found it to be in very good condition with less than 32,000 miles and it still has 2 years of factory power train warranty.

The ESD researched the "fair market range" for this vehicle and found that KBB shows it to be \$24,395 - \$27,154 (see attached). The ESD also searched Autotrader for comparable vehicles that are currently for sale and found most them to be within KBB's range (see attached). The local dealer advertised their Ford Flex for \$26,774 and agreed to sell it for \$25,367.

VENDOR	MAKE/MODEL	PROPOSAL
--------	------------	----------

Packey Webb Ford	2015 Ford Flex-SEL AWD	\$25,367
CR Chrysler Dodge Jeep RAM	2015 Ford Flex-SEL AWD	\$25,782
Walt Sicard Car Company	2015 Ford Flex-SEL AWD	\$25,790
Holiday Automotive	2015 Ford Flex-SEL AWD	\$26,998
Les Stumpf Ford	2015 Ford Flex-SEL AWD	\$30,977

Budget Impact (Include Funding Source)

In the current FY18 Equipment Services Capital Outlay budget, the Board approved \$95,000 for the purchase of two police patrol vehicles and one detective car. We are currently seeking approval to purchase only the one detective vehicle. The purchase of the police patrol vehicles for \$69,185 was previously approved at the May 29, 2018 meeting. The cost of the lowest responsible proposal for the detective vehicle is \$25,367, which is \$448 under the budgeted total of \$95,000 for all 3 vehicles. Funding should be expensed to the FY18 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

Recommendation

The Equipment Services staff researched and developed specifications that will allow the Village to obtain the equipment that best meets the needs of the Police Department at the most competitive price. Staff is recommending that the Village Board approve the purchase of one (1) used 2015 Ford Flex-SEL AWD from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$25,367. Funding should be expensed to the FY18 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

In order to execute the purchase, the Board needs to waive competitive bidding. This supported by section 1-10-2 of the Village code. As the police department had specifications of desiring a used vehicle of a particular make and model, this can be considered a unique item of property for their purposes.

Action Requested

Motion to waive competitive bidding pursuant to Glen Ellyn Village Code Section 1-10-2 and approve the purchase of one (1) used 2015 Ford Flex-SEL AWD from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$25,367 to be expensed to the Equipment Services Fund.

Attachments

FY18 Equipment Services budget footnotes, ESD vehicle replacement schedule, KBB range of fair market retail value, contracts and proposals from vendors.

ATTACHMENTS:

- SKM_C454e18061409170 (PDF)

FUND: EQUIPMENT SERVICES
DEPARTMENT: PUBLIC WORKS

ACCOUNTS FOR:

2018 BUDGET

65000 570155 - VEHICLES	905,000
REPLACE POLICE PATROL SQUAD 01	35,000
REPLACE POLICE DETECTIVE CAR 13	30,000
REPLACE POLICE PATROL SQUAD 20	30,000
REPLACE PW 230 SEWER CLEANER TRUCK	450,000
REPLACE PW 231 PLOW/DUMP TRUCK	80,000
REPLACE PW 238 PLOW/DUMP TRUCK	75,000
REPLACE PW 243 UTILITY DUMP TRUCK	65,000
REPLACE PW 244 UTILITY DUMP TRUCK	65,000
REPLACE PW 260 PLOW/DUMP TRUCK	75,000
65000 580110 - EQUIPMENT/CAPITAL OUTLAY	12,750
DIAGNOSTIC EQUIPMENT SOFTWARE UPDATE	850
FORD IDS	
INTERNATIONAL UPDATE	1,400
SNAP-ON SCANNER UPDATE	2,000
HYDRAULIC PRESS	3,500
WELDING TABLE	5,000
65000 590113 - FACIL MAINT SERVICE CHARGE	10,500
FACILITIES MAINTENANCE SERVICE CHARGE	10,500
65000 590130 - PW SERVICE CHARGE	14,500
IFT - PUBLIC WORKS SERVICE CHARGE	14,500
65000 590600 - TRANSFER TO INSURANCE - HEALTH	54,000
HEALTH INSURANCE TRANSFER TO INSURANCE	54,000
FUND	
65000 590610 - TRANSFER TO INSURANCE - GEN	12,000
GENERAL INSURANCE TRANSFER TO INSURANCE	12,000
FUND	
65000 590650 - TRANSFER TO EQUIP FUND - O&M	3,700
IFT - ESD O&M	3,700
65000 590655 - TRANSFER TO EQUIP FUND - REPL	1,100
IFT- ESD REPLACEMENT FUND FOR FUEL	1,100
ISLAND	
TOTAL EQUIPMENT SERVICES EXPENSES	1,817,725

Packet Pg. 174

EQUIPMENT SERVICES REG. ASSET SCHEDULE

Computes depreciation amounts for calendar year:																						
2017																						
2018																						
Dept.Division & Vehicle No.	Service Date	Vehicle Description	Vehicle Cost	Econ. Life	Dep. Rate	Repl. Cost	Yrs Left	Prior Contrib.	Contrib. To Date	Remaining Contrib.	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
220 FUEL ISLAND	2008	2009 Ford Escape	16,800	7	4%	21,504	-1	21,504	21,504	0	0	0	0	0	0	0	0	0	0	0	0	0
	2012		8,000	20	0%	8,000	16	1,944	2,323	6,056	378	378	379	379	379	379	379	379	379	379	379	379
			62,900			76,272		72,216	72,995	6,056	378	378	379	379	379	379	379	379	379	379	379	379
TOTAL GENERAL FUND			3,971,988			5,031,411		2,760,977	3,161,122	2,270,435	374,981	374,981	361,247	203,188	160,338	160,338	98,009	89,609	89,609	61,270	57,070	48,118
Water Fund																						
205	2003	2004 IH 7400	65,182	12	4%	97,849	-1	97,849	97,849	0	0	0	0	0	0	0	0	0	0	0	0	0
206	2007	2008 Ford Escape	23,300	7	4%	29,624	-2	29,624	29,624	0	0	0	0	0	0	0	0	0	0	0	0	0
208	2010	JCB 30CX15	34,605	10	4%	86,091	-4	86,091	97,681	46,357	11,689	11,689	11,589	11,589	0	0	0	0	0	0	0	0
209	2013	JCB 30CX15	34,605	10	4%	86,091	-4	86,091	97,681	46,357	11,689	11,689	11,589	11,589	0	0	0	0	0	0	0	0
210	2013	2014 Ford Transit Connect	31,850	7	3%	39,539	-4	16,995	22,331	21,544	5,386	5,386	5,386	5,386	0	0	0	0	0	0	0	0
224	2008	2008 Ford F350	26,600	7	4%	34,048	-1	34,048	34,048	0	0	0	0	0	0	0	0	0	0	0	0	0
226	2008	2008 Ford F350	26,600	7	4%	34,048	-1	34,048	34,048	0	0	0	0	0	0	0	0	0	0	0	0	0
227	2015	2016 Ford F350	32,750	7	4%	41,920	6	5,989	11,878	35,931	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989
228	2009	2009 Ford F550	88,300	7	4%	113,024	0	113,024	113,024	0	0	0	0	0	0	0	0	0	0	0	0	0
270	2009	2009 Ford E250	23,808	7	4%	23,808	0	23,808	23,808	0	0	0	0	0	0	0	0	0	0	0	0	0
271	2014	2016 Ford F450	80,050	7	4%	102,464	5	29,868	43,907	73,196	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639
271	2015	2016 Ford F350	32,750	7	4%	41,920	6	5,989	11,878	35,931	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989	5,989
615	1999	Sullivan comp.	11,882	15	3%	17,229	-2	17,229	17,229	0	0	0	0	0	0	0	0	0	0	0	0	0
2012			70,000	20	0%	70,000	16	16,400	20,725	53,200	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325
			576,870			743,173		477,014	523,931	266,189	46,916	46,916	46,916	46,916	46,916	46,916	46,916	46,916	46,916	46,916	46,916	46,916
Sewer Fund																						
210	2002	JCB Backhoe	57,389	10	4%	80,345	-4	80,345	80,345	0	0	0	0	0	0	0	0	0	0	0	0	0
214	2012	2014 Caterpillar 938K	160,200	15	7%	369,310	11	98,508	123,156	270,922	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627
230	2006	2006 IH 7400 Vector	231,200	10	3%	300,560	-1	300,560	300,560	0	0	0	0	0	0	0	0	0	0	0	0	0
234	2006	2006 IH 7400 Dump	76,797	10	4%	107,516	0	107,516	107,516	0	0	0	0	0	0	0	0	0	0	0	0	0
242	2010	2010 IH 4300 Vector	174,985	10	4%	244,978	4	54,451	85,742	85,742	21,435	21,435	21,435	21,435	21,435	21,435	21,435	21,435	21,435	21,435	21,435	21,435
243	2008	2008 Ford F450	46,500	7	4%	62,851	-1	62,851	62,851	0	0	0	0	0	0	0	0	0	0	0	0	0
244	2008	2008 Ford F450	25,000	7	4%	32,352	-1	32,352	32,352	0	0	0	0	0	0	0	0	0	0	0	0	0
245	2008	2008 Ford F450	37,800	10	4%	52,920	2	44,763	48,942	32,000	4,571	4,571	4,571	4,571	4,571	4,571	4,571	4,571	4,571	4,571	4,571	4,571
252	2016	2018 Ford Transit Connect	37,800	20	0%	37,800	16	5,240	6,288	32,560	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048
2012			74,000	20	0%	74,000	16	17,760	21,275	56,240	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515
			940,811			1,368,533		915,493	973,721	453,040	54,228	54,228	54,149	54,149	54,149	54,149	54,149	54,149	54,149	54,149	54,149	54,149
Equipment Services Fund																						
300	2006	2007 Ford 250	32,375	7	5%	39,174	-3	39,174	39,174	0	0	0	0	0	0	0	0	0	0	0	0	0
2012			23,000	20	0%	23,000	16	5,520	6,613	17,480	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093
			65,375			62,174		44,694	45,787	17,480	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093
TOTAL - ALL FUNDS			5,845,044			7,206,281		4,198,178	4,724,558	3,007,113	526,381	480,727	463,406	305,357	224,105	209,466	133,140	122,169	122,169	93,530	89,530	58,051



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Home Car Values Cars for Sale Car Reviews Awards & Top 10s Research Tools

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2018 Corolla
0.9% APR for 60 months
with \$17.05 per \$1,000 borrowed

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See Trade-In Values



Used 2015 Ford Flex SEL Sport Utility 4D

2015 Print

Mileage: 31,866 Edit mileage and options

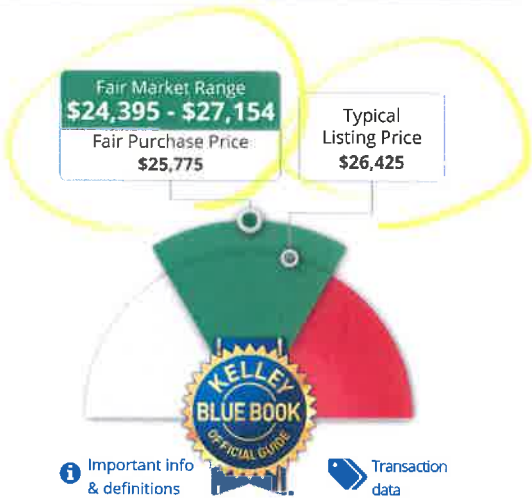
Pricing

Updated weekly, the Kelley Blue Book Fair Purchase Price shows you what others have been paying for this car recently.

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Buy Certified from a Dealer

Buy from a Private Party



3 styles available

SEL Sport Utility 4D

Based on Good Condition or Better
Valid for ZIP Code 60137 through 06/14/2018

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66 Ford Flex vehicles in your area.

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PRICE

1810

2FMRK6C82FBA06788

FLEX

2ZMRK6C82

FBA06788 NB

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ford.com

VEHICLE DESCRIPTION
FLEX
2015 FORD FLEX SEL AWD
7-PASSENGER
3.5L V6TC V6 ENGINE
6-SPEED SELECTSHIFT AUTO TR

EXTERIOR
GUARD
INTERIOR
CHARCOAL BLACK LEATHER

FB A06788

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
- 18" PAINTED ALUMINUM
 - POWER MIRRORS
 - POWER 8 AS BSW TIRES
 - AUTO HALOGEN HEADLAMPS
 - FOG LAMPS
 - MIRRORS, MAN FOLD, PAINTED
 - BLACK, DUAL POWER, HEATED
 - INTEGRATED SPOTTER MIRRORS
 - SECURICODE KEYLESS ENTRY
 - DOOR HANDLES - CHROME
 - PRIVACY GLASS AND/OR ROW
 - REAR LIFTGATE W/ PFD GLASS
 - BRIGHT BELTLINE MOLDING
 - EXHAUST TIPS - CHROME
 - EASY FUEL CAPLESS FILLER
- INTERIOR**
- LEATHER SEATING SURFACES
 - DRIVE MODE SELECT
 - DRIV & SLAY PASS
 - 2ND ROW 60/40 FOLD FLAT
 - 3RD ROW 60/40 BENCH
 - DUAL-ZONE ELECTRONIC
 - AUTO CLIMATE CONTROL
 - LEATHER WRAPPED STR WHEEL
 - W/CRUISE AND AUDIO CONTROL
 - 11-TOUCH UPDOWN DR/PASS WIN
 - CENTER CONSOLE W/ARMREST
 - STORAGE & 2 CUPHOLDERS
 - AUTO DIM REARVIEW MIRROR
 - CARPETED FLOOR MATS
- FUNCTIONAL**
- SINCE VEHICLE TOUCH
 - TELEPHONE
 - INTELLIGENT ACCESS W/PUSH
 - BUTTON START
 - AW/PN SINGLE COMMAND, ASPKR
 - COMPASS/TEMP/TRIP COMPUTER
 - PWR WIN, LOC, MIRROR, RKE
 - REVERSE SENSING SYSTEM
 - UNLOCK GARAGE DOOR OPENER
 - POWER POINTS (4)
 - REAR CARGO NET
 - PARTICULATE AIR FILTER
 - REMOTE START
- SAFETY/SECURITY**
- ATC/SHL SAFETY SYSTEM
 - ABRACS - DUAL STAGE FRONT
 - ABRACS - FRONT SEAT
 - MONITORED SIDE IMPACT
 - ABRACS - SAFETY CANOPY
 - SOS POST CRASH ALERT SYS
 - TIRE PRESSURE MONITOR SYS
 - SECURILOCK PASS ANTI THEFT
 - ADVANCETRAC WITH HSC
- WARRANTY**
- 5YR/50,000 BUMPER / BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/100,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

- EQUIPMENT GROUP 202A**
- POWER LIFTGATE
 - REAR VIEW CAMERA
 - ADJUSTABLE PEDALS W/MEMORY
 - BLIND SPOT MONITORING SYS
 - MEMORY DRIVER SEAT AND MIRROR
 - PREMIUM AUDIO SYSTEM

(MSRP)

2800.00

PRICE INFORMATION

BASE PRICE

\$34,050.00

TOTAL OPTIONS/OTHER

5950.00

TOTAL VEHICLE & OPTIONS/OTHER

40000.00

TOTAL BEFORE DISCOUNTS

40895.00

202A REGIONAL DISCOUNT

- 1000.00

TOTAL SAVINGS

- 1000.00

- OPTIONAL EQUIPMENT/OTHER**
- 225/45R20 AS BSW TIRES
 - 202A REGIONAL DISCOUNT PKG
 - MULTI-PANEL VISTA ROOF
 - REAR INFLATABLE SEAT BELTS
 - CLASS III TRAILER TOW PKG
 - 20" BRT PAINTED ALUM WHEELS
 - ROOF RAILS
 - MONOCHROMATIC ROOF
 - LEATHER TRIMMED SEATS

NO CHARGE

1595.00

195.00

570.00

795.00

185.00

NO CHARGE

TOTAL MSRP \$39,895.00

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fee, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

PUMP ONE	CABO
PUMP TWO	FINAL ASSEMBLY PLANT
RAIL	OAKVILLE
METHOD OF TRAILER	ITEM F: 44-S-400 O/T 2
RAIL	SR14 A 7BX X 515 000436 07 28 15

06/08/2018

EPA Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

19 MPG

combined city/hwy

city 17

highway 23

Standard SUVs range from 13 to 28 MPG. The best vehicle rates 118 MPG.

You spend

\$2,750

more in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$2,750

Fuel Economy & Greenhouse Gas Rating (tailpipe only)

Smog Rating (tailpipe only)

fuelconomy.gov

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

Not Rated

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash Driver Passenger Not Rated

Side Crash Front seat Rear seat Not Rated

Rollover Not Rated

Based on the risk of rollover in a side impact.

★ ★ ★ ★ ★

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

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Top Safety Pick Award Winner

Frontal Offset GOOD

Side Impact GOOD

Rear Impact GOOD

Roof Strength GOOD

The Institute rates vehicles Good, Acceptable, Marginal, or Poor based on performance.



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MOTOR VEHICLE CONTRACT OF SALE

PURCHASER **VILLAGE OF GLEN ELLYN**
Address **30 S Lambert Rd** Res. Phone **(630) 469-6756** Cell Phone **(630) 742-3296**
City **Glen Ellyn** State **IL** Zip **60137-6200**
Driver's Lic. No. _____ State _____ Exp. Date _____ Salesperson **Joey Bellavia** 065

PLEASE ENTER MY ORDER FOR THE FOLLOWING VEHICLE		☐ NEW ☐ DEMONSTRATOR ☐ USED ☐ CAR ☐ TRUCK		NOTICE: TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE, NO MORE THAN MAXIMUM ALLOWED BY THE STATE OF ILLINOIS MAY BE ADDED FOR DEALER COST AND OVERHEAD. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER ADDED OPTIONS, WARRANTY AND SERVICE CONTRACTS, INSURANCE, AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.																												
YEAR 2015	MAKE Ford	MODEL Flex	BODY TYPE 4dr SEL AWD																													
COLOR (Exterior) Gray	COLOR (Interior)	SERIES SEL	STOCK NUMBER 000p2758																													
V.I.N. 2FMHK6C82FBA06788			TRADE-IN AND/OR OTHER CREDITS																													
DATE OF BIRTH			I UNDERSTAND THAT THE CAR TRADED, IF ANY, IS SUBJECT TO RE-APPRAISAL AT TIME OF DELIVERY																													
DATE OF BIRTH			Year _____ Make of Trade-in _____																													
MILES			Model _____ Mileage _____																													
I UNDERSTAND THAT THIS CAR IS SOLD AS IS AND SHOWN AND THEREFORE DOES NOT CARRY ANY WARRANTIES OR GUARANTEES WHATSOEVER.			Series _____ Color _____																													
SIGNED _____			V.I.N. # _____																													
OR			Balance Owed (Good until _____): _____																													
25% DISCOUNT ON PARTS & LABOR FOR 12 MONTHS WORK TO BE DONE AT PACKEY WEBB FORD.			Balance Owed To _____ Verified By _____																													
SIGNED _____			Creditor _____ Acct. # _____																													
"Illinois law requires that this vehicle will be free of a defect in a power train component for 15 days or 500 miles after delivery, whichever is earlier, except with regard to particular defects disclosed on the first page of this agreement. "Power train component" means the engine block, head, all internal engine parts, oil pan and gaskets, water pump, intake manifold, transmission, and all internal transmission parts, torque converter, drive shaft, universal joints, rear axle and all rear axle internal parts, and rear wheel bearings. You (the consumer) will have to pay up to \$100 for each of the first 2 repairs if the warranty is violated."			I UNDERSTAND AND AGREE TO TRADE-IN THE VEHICLE DESCRIBED ABOVE TO DEALER UNDER THE TERMS SET FORTH ABOVE AND ON PAGE 2. IF THE BALANCE DUE ON THE TRADE-IN VEHICLE THE CUSTOMER IS SELLING IS AN AMOUNT GREATER THAN SHOWN ABOVE, THE CUSTOMER AGREES TO PAY THE ADDITIONAL AMOUNT IN CASH UPON REQUEST. I certify that the above information about my trade-in is correct.																													
TOTAL CREDITS (Transfer TO Left Column)			Buyer initials _____																													
<table border="1"> <tr> <td>\$ 25,367.00</td> <td>TOTAL SALES PRICE</td> <td></td> </tr> <tr> <td></td> <td>LESS: TRADE-IN ALLOWANCE</td> <td></td> </tr> <tr> <td></td> <td>TRADE DIFFERENCE</td> <td></td> </tr> </table>			\$ 25,367.00	TOTAL SALES PRICE			LESS: TRADE-IN ALLOWANCE			TRADE DIFFERENCE		<table border="1"> <tr> <td>Cash Deposit With Order</td> <td>(Receipt # _____)</td> <td></td> </tr> <tr> <td>Cash Deposit With Order</td> <td>(Receipt # _____)</td> <td></td> </tr> <tr> <td>Rebate</td> <td>(Receipt # _____)</td> <td></td> </tr> <tr> <td>Rebate</td> <td>(Receipt # _____)</td> <td></td> </tr> <tr> <td>Rebate</td> <td>(Receipt # _____)</td> <td></td> </tr> <tr> <td>Other</td> <td>(Receipt # _____)</td> <td></td> </tr> </table>			Cash Deposit With Order	(Receipt # _____)		Cash Deposit With Order	(Receipt # _____)		Rebate	(Receipt # _____)		Rebate	(Receipt # _____)		Rebate	(Receipt # _____)		Other	(Receipt # _____)	
\$ 25,367.00	TOTAL SALES PRICE																															
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Rebate	(Receipt # _____)																															
Other	(Receipt # _____)																															
DOCUMENTARY FEE			TOTAL CREDITS																													
ERT FEE			"ALL DEPOSITS ARE NON REFUNDABLE"																													
SUB TOTAL			WARRANTY INFORMATION																													
SALES TAX			NEW OR DEMONSTRATOR: If the vehicle is a new or demonstrator vehicle, the only written warranty provided with respect to the vehicle and factory installed accessories is the most recent applicable printed warranty, which is made solely by the Manufacturer of the vehicle. Dealer installed accessories are not included in the Manufacturer's warranty on the vehicle and may or may not be included in separate written warranties which are made solely by Manufacturers of the accessories. Purchaser acknowledges being offered the opportunity to review the terms and conditions of the applicable manufacturer's written warranties prior to sale.																													
LICENSE & TITLE FEES			USED: If the vehicle is a used vehicle, the vehicle is sold by Dealer as is - with all faults.																													
DELIVERED PRICE			USED OR DEMONSTRATOR: The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.																													
PLUS: BALANCE OWED ON TRADE-IN			ALL VEHICLES: WHETHER THE VEHICLE IS NEW, A DEMONSTRATOR, OR USED: DEALER DISCLAIMS ALL WARRANTIES, WRITTEN, EXPRESSED, OR IMPLIED, INCLUDING ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND DEALER EXPRESSLY DISCLAIMS ANY LIABILITY TO PURCHASER FOR ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF PROFITS OR INCOME, LOSS OF TIME OR INCONVENIENCE, OR ANY OTHER INCIDENTAL DAMAGES ARISING OUT OF THE PURCHASE OR OPERATION OF THE VEHICLE.																													
LESS TOTAL CREDITS (TRANSFERRED FROM RT. COLUMN)			YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREE TO BE BOUND BY THE WARRANTY INFORMATION PROVIDED ABOVE."																													
GRAND TOTAL			Buyer initials _____ Co-Buyer initials _____																													

Purchaser acknowledges that the Additional Terms, and Conditions printed on page 2 of this Contract are a part of this Contract. Both pages of this Contract constitute a single agreement which supersedes the existence of any prior agreement or understanding, written or oral, between Dealer and Purchaser. Purchaser acknowledges that, outside of the specific terms of this written contract, no representation or promise has been made by the Dealer to induce the Purchaser to sign this contract. Purchaser further acknowledges that, signing this agreement, the purchaser is not relying upon representation or promise made by the dealer. The Contract shall not become a binding agreement unless accepted in writing by Dealer or an authorized representative of Dealer.

BEFORE SIGNING THE CONTRACT READ IT AND ANY SERVICE CONTRACT CAREFULLY.

ACCEPTED:

By _____ Title _____
Dealer/Authorized Representative

THIS CONTRACT IS AN OFFER BY PURCHASER TO BUY THE VEHICLE. IF THE OFFER IS ACCEPTED BY THE DEALER IT BECOMES A COMPLETE CONTRACT OF SALE AND THE DEALER HAS NO OBLIGATION OR RESPONSIBILITIES NOT EXPRESSLY SET FORTH IN THE CONTRACT.

The Reynolds and Reynolds Company EFT407 Q (01/18) Page 1 of 2
THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AS TO CONTENT OR FITNESS FOR PURPOSE OF THIS FORM. CONSULT YOUR OWN LEGAL COUNSEL.

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2015 Ford Flex

\$25,782

AT Car ID: AT-1C1EA9C3

Dealer Information

CR Chrysler Dodge Jeep RAM

1211 East US 223

Adrian, MI 49221

Distance from ZIP 60137: 206 miles

Contact: Sam Jones

1-844-621-8071

Car Details



Mileage	27,890
Exterior Color	Ruby Red Metallic Tinted Clearcoat
Interior Color	Charcoal Black
Body Style	Sport Utility
Doors	Four Door
Engine	6-Cylinder
Transmission	6-Speed Shiftable Automatic
Fuel Type	Gasoline
Drive Type	All wheel drive
Stock No.	FBA17776
VIN	2FMHK6C86FBA17776

Options Installed

- *GPS Navigation w/ Backup Camera*
- *Power rear lift gate*
- *Remote Starter*
- 18" Painted Aluminum Wheels
- 3.65 Axle Ratio
- 3rd Row Seat
- 3rd row seats: split-bench
- 4-Wheel Disc Brakes
- 6 Speakers
- ABS brakes
- Electronic Stability Control
- Four wheel independent suspension
- Front Bucket Seats
- Front Center Armrest
- Front anti-roll bar
- Front dual zone A/C
- Front fog lights
- Front reading lights
- Fully automatic headlights
- Garage door transmitter
- Power door mirrors
- Power driver seat
- Power passenger seat
- Power steering
- Power windows
- Radio data system
- Rear Parking Sensors
- Rear air conditioning
- Rear anti-roll bar
- Rear reading lights

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2015 Ford Flex

\$25,790

AT Car ID: AT-1C920191

Dealer Information

Walt Sicard Car Company

73860 M-43 Highway
South Haven, MI 49090
Distance from ZIP 60137: 98 miles

Contact: Walt Sicard, Kim, Jeff
Call Toll Free 1-866-492-9431

Car Details



Mileage	28,646
Exterior Color	White
Interior Color	Charcoal Black
Body Style	Sport Utility
Doors	Four Door
Engine	6-Cylinder
Transmission	6-Speed Shiftable Automatic
Fuel Type	Gasoline
Drive Type	All wheel drive
Stock No.	9821
VIN	2FMHK6C83FBA22854

Options Installed

- ** BACK UP CAMERA **
- ** FULLY SERVICED **
- ** HEATED SEATS **
- ** NON SMOKER **
- 18" Painted Aluminum Wheels
- 3.65 Axle Ratio
- 3rd row seats: split-bench
- 4-Wheel Disc Brakes
- 6 Speakers
- ABS brakes
- Electronic Stability Control
- Four wheel independent suspension
- Front Bucket Seats
- Front Center Armrest
- Front anti-roll bar
- Front dual zone A/C
- Front fog lights
- Front reading lights
- Fully automatic headlights
- Garage door transmitter
- Power passenger seat
- Power steering
- Power windows
- Radio data system
- Rear Parking Sensors
- Rear air conditioning
- Rear anti-roll bar
- Rear reading lights
- Rear window defroster
- Rear window wiper

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2015 Ford Flex

\$26,998

AT Car ID: AT-1CF9C7C9

Dealer Information

Holiday Automotive

321 N Rolling Meadows Dr
 Fond Du Lac, WI 54937
 Distance from ZIP 60137: 134 miles

Contact: Rebecca Johnson
 1-844-385-1051

Car Details



Mileage	29,480
Exterior Color	Magnetic Metallic
Interior Color	Charcoal Black
Body Style	Sport Utility
Doors	Four Door
Engine	6-Cylinder
Transmission	6-Speed Shiftable Automatic
Fuel Type	Gasoline
Drive Type	All wheel drive
Stock No.	A7923
VIN	2FMHK6C85FBA03500

Options Installed

- 3rd Row Seat
- 4-Wheel Disc Brakes
- A/C
- ABS
- AM/FM Stereo
- Adjustable Steering Wheel
- All Wheel Drive
- Aluminum Wheels
- Auto-Dimming Rearview Mirror
- Automatic Headlights
- EQUIPMENT GROUP 202A -inc:
- Adjustable Pedals w/Memory
- Premium Audio System w/7
- Speakers Body-Color Liftgate
- Applique Rear View Camera
- Memory Driver's Seat memory for
- mirrors Exterior Mirrors w/Security
- Approach Lamps BLIS Blind Spot
- Monitoring Sys
- Engine Immobilizer
- Floor Mats
- Fog Lamps
- Power Steering
- Power Windows
- Privacy Glass
- Rear A/C
- Rear Bench Seat
- Rear Defrost
- Rear Head Air Bag
- Rear Parking Aid
- Remote Engine Start
- Satellite Radio

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2015 Ford Flex

\$30,977

AT Car ID: AT-1C1453B7

Dealer Information

Les Stumpf Ford

3030 West College Avenue
Appleton, WI 54914
Distance from ZIP 60137: 166 miles

Contact: Sales
Call Toll Free 1-888-962-6078

Car Details



Mileage	31,316
Exterior Color	Silver
Body Style	Sport Utility
Doors	Four Door
Engine	6-Cylinder
Transmission	6-Speed Shiftable Automatic
Fuel Type	Gasoline
Drive Type	All wheel drive
Stock No.	P13156
VIN	2FMHK6C86FBA16563

Options Installed

- 3rd Row Seat
- 4-Wheel Disc Brakes
- A/C
- ABS
- AM/FM Stereo
- Adjustable Steering Wheel
- All Wheel Drive
- Aluminum Wheels
- Auto-Dimming Rearview Mirror
- Automatic Headlights
- Auxiliary Audio Input
- Bluetooth Connection
- Engine Immobilizer
- Floor Mats
- Fog Lamps
- Front Head Air Bag
- Front Side Air Bag
- Heated Front Seat(s)
- Heated Mirrors
- Intermittent Wipers
- Keyless Entry
- Keyless Start
- Leather Steering Wheel
- MP3 Player
- Power Steering
- Power Windows
- Privacy Glass
- Rear A/C
- Rear Bench Seat
- Rear Defrost
- Rear Head Air Bag
- Rear Parking Aid
- Remote Engine Start
- Satellite Radio
- Security System
- Stability Control



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6611

DOC ID: 3401

Ordinance No. 6611, An Amendment to Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt Road and 681 Taft Avenue, Variations from the Subdivision Code, and Variations from the Zoning Code, To allow existing overhead ComEd utility lines to remain above ground on the subject Property and in the adjacent Taft Avenue right-of-way for the development located at 375-395 Roosevelt Road and 681 Taft Avenue (Planning and Development Director Hulseberg)

Background: The petitioner, LM Commercial Development, owner of the property located at 375-395 Roosevelt Road and 681 Taft Avenue, is requesting approval of an amendment to the Preliminary Planned Unit Development for the 375-395 Roosevelt Road development, approved November 13, 2017 by Ordinance 6546, and variations from both the Zoning Code and Subdivision Regulations Code. The requests are being made to allow certain existing overhead ComEd utility lines to remain above ground within the development as well as in the adjacent Taft Avenue right-of-way in lieu of being buried. The subject site is on the south side of Roosevelt Road, centered between the major signalized intersections of Roosevelt Road/Lambert Avenue and Roosevelt Road/Main Street. The portion of the property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and the portion of the property at 681 Taft Avenue is in the C4 Office District.

In order to allow the existing overhead ComEd utilities to remain above ground, the petitioner is requesting approval of the following:

- A. An Amendment to the Planned Unit Development to allow certain existing overhead ComEd utilities to remain aboveground.
- B. The following variations from the Subdivision Regulations Code:
 1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
 2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between Lot 3 and Lot 5 of the development, in lieu of being buried.
- C. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.
2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain above ground on Lot 4 of the development in lieu of being buried.

Existing Conditions: The subject property is made up of 4.11 acres. The western portion of the property (Lot 4), is currently being used for Leslie Car Wash. The remainder of the site was previously used for Enterprise Rent-A-Car rental service which recently relocated to the property at 404 Roosevelt Road. The building on the property previously occupied by Enterprise is now vacant and will be demolished for future development.

Previous Approvals: The petitioner received multiple approvals from the Village Board on November 13, 2017 to redevelop the property for three drive-thru restaurants and a future undetermined use on the Taft Avenue parcel. These approvals included a Major Subdivision to divide the property into five lots, a Preliminary Planned Unit Development (PUD) for the entire site, a Final PUD for Lot 1, and a Special Use Permit for Lot 1 to develop an Andy's Frozen Custard with a drive-thru. A future Buona Beef with a drive-thru is proposed for Lot 3. No tenant has been secured for Lots 2 or 5 of the development. Leslie Car Wash will remain on Lot 4 and may undergo some site improvements in the future.

Requirements: As a PUD, the property is required to place all existing and proposed utility lines underground within the boundaries of the PUD, per Section 10-7-5(B) of the Zoning Code. Furthermore, as a Subdivision, the property is required to place all existing and proposed utilities in the adjacent rights-of-way underground, per Section 11-4-8 of the Subdivision Regulations Code. This includes the existing overhead utilities located in the Taft Avenue right-of-way. At the time of Preliminary PUD approval, the petitioner proposed burying all existing and proposed utilities both within the boundaries of the PUD and in the adjacent Taft Avenue right-of-way.

Proposal: As part of the review process for the site development permit for the property, the petitioner has been working with the appropriate utility companies to relocate all existing above ground utilities underground, both on the property and in the right-of-way. The petitioner is proposing to place all existing above ground utilities in the Taft Avenue right-of-way underground with the exception of a portion of the ComEd lines. The petitioner is now requesting that 215 linear feet of the existing overhead ComEd lines on the north side of Taft Avenue running east-west remain above ground as well as 58 linear feet of the existing overhead ComEd lines traveling north-south perpendicular to the Taft Avenue right-of-way be allowed to remain above ground. The

remaining 120 linear feet of the existing overhead ComEd lines in the Taft Avenue right-of-way are proposed to be buried. The petitioner is now proposing that all existing and proposed utilities on the property will be placed underground with the exception of the existing overhead ComEd lines located on Lot 4 and Lot 5 – 545 total linear feet. The petitioner is requesting that these existing lines remain above ground.

Plan Commission Recommendation: The Plan Commission considered the petitioner's requests to amend the Preliminary PUD and grant variations from the subdivision regulations and zoning code at a public hearing on June 14, 2018. No one from the public spoke at the hearing in favor of or in opposition to the requests. By a vote of six (6) "yes" and zero (0) "no", the Plan Commission recommended approval of the variations to allow the ComEd utility lines to remain overhead with the condition that the existing overhead ComEd utilities located on Lot 4 that run east-west be buried at the time of the redevelopment of Lot 4.

Village Board Action: The Village Board may approve, approve with conditions or deny the request for approval to amend Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt, approval of variations from the Zoning Code, and approval from the Subdivision Regulations Code, to allow certain existing overhead ComEd utility lines to remain above ground. A draft Ordinance approving the requests is attached for consideration at the June 25, 2018 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Ordinance No. 6546 – Exhibit "A"
- Draft Plan Commission Meeting Minutes-June 14, 2018 – Exhibit "B"
- Existing Overhead Lines Removal Plan – Exhibit "C"
- Select Materials from Petitioner Application Packet

CC: Ken Adams, LM Commercial Development



Village of Glen Ellyn

Ordinance No. 6611

An Ordinance to Approve an Amendment to Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt Road and 681 Taft Avenue, Variations from the Subdivision Code, and Variations from the Zoning Code, To allow existing overhead ComEd utility lines to remain above ground on the subject Property and in the adjacent Taft Avenue right-of-way for the development located at 375-395 Roosevelt Road and 681 Taft Avenue Glen Ellyn, Illinois 60137

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance 6611

Meeting of June 25, 2018

Ordinance No. 6611

An Ordinance to Approve an Amendment to Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt Road and 681 Taft Avenue, Variations from the Subdivision Code, and Variations from the Zoning Code, To allow existing overhead ComEd utility lines to remain above ground on the subject Property and in the adjacent Taft Avenue right-of-way for the development located at 375-395 Roosevelt Road and 681 Taft Avenue Glen Ellyn, Illinois 60137

Whereas, on November 13, 2017, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance No. 6546, attached hereto as Exhibit “A”, which granted approval of, among other things, a Preliminary Planned Unit Development and a Preliminary and Final Major Subdivision for the development of five (5) commercial lots to be located at 375-395 Roosevelt Road and 681 Taft Avenue; and

Whereas, the approval of the Planned Unit Development and Major Subdivision required the burying of all existing and proposed utility lines both on the development site as well as within the adjacent public rights-of-way; and

Whereas, LM Commercial Development, owner of the property located at 375-395 Roosevelt Road and 681 Taft Avenue, has determined the undergrounding of all existing utilities is cost prohibitive for the development and has petitioned the Village President and Board of Trustees for approval of the following:

- A. An Amendment to the Planned Unit Development to allow certain existing overhead ComEd Utilities to remain aboveground.
- B. The following variations from the Subdivision Regulations Code:
 - 1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground

on the north side of the Taft Avenue right-of-way running east-west, adjacent to Lots 3 and 4 of the development, in lieu of being buried.

2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

C. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.
2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain above ground on Lot 4 of the development in lieu of being buried.

Whereas, the property is legally described as follows:

PARCEL 1:

LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST

½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 79 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE EAST HALF OF VACATED HILLCREST AVENUE (EXCEPT THE NORTH 5 FEET THEREOF) (VACATED PER PLAT OF VACATION RECORDED AS DOCUMENT R84-59323) TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, VACATED BY ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, WHICH IS LYING WITHIN LOT 1 IN GRANDMA SALLY'S ASSESSMENT PLAT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT R2001-193452, ALL FALLING WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-202-025, 05-22-203-004, 05-22-203-005, 05-22-207-005, 05-23-100-009, 05-23-100-023, 05-23-100-025, 05-23-100-026, 05-23-100-027, 05-23-102-001, and 05-23-102-002

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 14, 2018 at which hearing the Plan Commission considered the petitioner's request for approval of an amendment to the Preliminary Planned Unit Development, approval of variations from the Subdivision Regulations Code, and approval of variations from the Zoning Code, to allow existing overhead ComEd utility lines to remain above

ground on the subject property and in the adjacent public right-of-way in lieu of burying all existing utility lines; and

Whereas, at the June 14, 2018 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no one from the public spoke in favor of or in opposition to the proposal; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its recommendations and by a vote of six (6) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests with the condition that the existing overhead utility lines running east-west on Lot 4 be buried at the time of redevelopment of Lot 4, as set forth in the June 14, 2018 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “B”; and

Whereas, the President and Board of Trustees have determined that granting the requested amendment to Ordinance No. 6546, the Preliminary Planned Unit Development of 375-395 Roosevelt Road and 681 Taft Avenue, is consistent with the goals of the Glen Ellyn Zoning Code, that granting Variations from the Glen Ellyn Subdivision Regulations Code is consistent with the goals of the Glen Ellyn Subdivision Regulations Code, and that granting Variations from the Glen Ellyn Zoning Code is consistent with the goals of the Glen Ellyn Zoning Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the June 14, 2018 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact contained in the petitioner’s applications, as well as in the preambles above, are hereby adopted as the findings of fact of the

Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the June 14, 2018 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, the Village President and Board of Trustees hereby grant approval of the petitioners' requests for an amendment to the Planned Unit Development, variations from the Subdivision Regulations Code, and variations the Zoning Code to allow existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines, located at 375-395 Roosevelt Road and 681 Taft Avenue, Glen Ellyn, Illinois 60137.

Section Three: The granting of the aforementioned approvals is subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at a draft of which is public hearing before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
 - a. Application for Zoning Variations stamped received May 22, 2018
 - b. Application for Subdivision Regulations Code Variation stamped received May 22, 2018
 - c. Existing Overhead Lines Removal Plan (Sheet UT-1.0), prepared by CivWorks Consulting, LLC, dated June 12, 2018, attached hereto as Exhibit "C"
2. The existing overhead utilities running east-west on Lot 4 of the development be buried at the time of redevelopment of Lot 4.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the amendment to Ordinance No. 6546, the Preliminary Planned Unit Development of 375-395 Roosevelt Road and 681 Taft Avenue, the variations from the Subdivision Regulations Code, and the variations from the Zoning Code to allow certain existing overhead ComEd utility lines to remain above ground, provided that all the conditions set forth

hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Ordinance 6611

Meeting of June 25, 2018

Absent: ☐ Diane McGinley ☐ Pete Ladesic ☐ Mark Senak
☐ Craig Pryde ☐ Bill Enright ☐ Gary Fasules
☐ John Kenwood

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

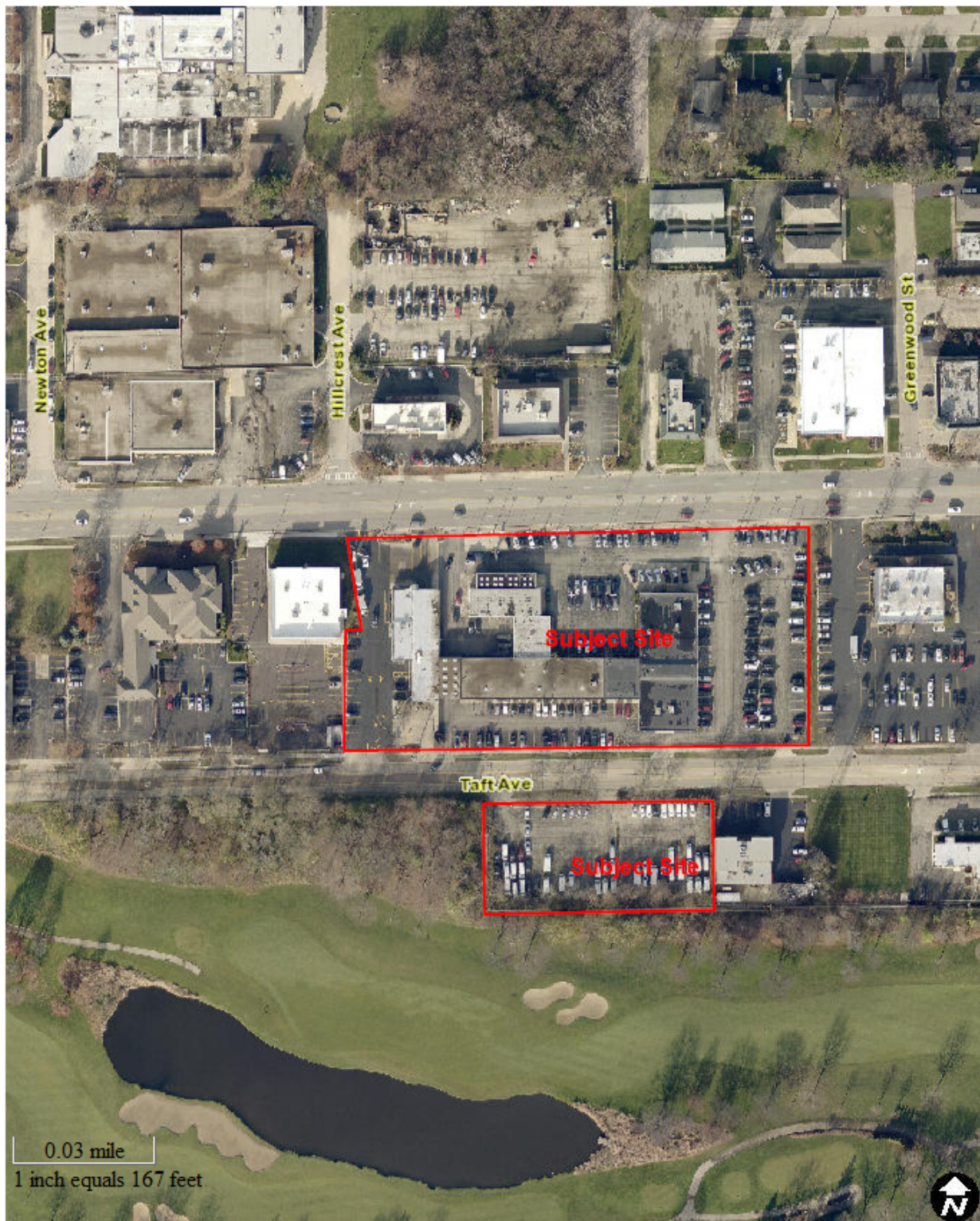
(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Location Map (PDF)
- Ordinance 6546 - Exhibit A (PDF)
- Plan Commission Minutes - Exhibit B (PDF)
- Existing Overhead Lines Removal Plan - Exhibit C (PDF)
- Select Materials from Petitioner Application Packet (PDF)



375-395 Roosevelt Rd & 681 Taft Ave



Map created on June 8, 2018.

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EXHIBIT "A"

Village Of Glen Ellyn

**Ordinance No. 6546
An Ordinance Approving
A Preliminary Plat of Subdivision, A Final Plat of Subdivision, A Preliminary Planned Unit
Development, A Final Planned Unit Development for Lot 1, A Special Use Permit for Lot 1,
Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1
For the Construction and Operation of an Andy's Frozen Custard shop with a drive-thru
on Property Commonly Known as 375-395 Roosevelt Road & 681 Taft Avenue
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 13 Day of Nov, 2017.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois,
this 19 day of Nov, 2017.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6546
An Ordinance Approving
A Preliminary Plat of Subdivision, A Final Plat of Subdivision, A Preliminary Planned Unit
Development, A Final Planned Unit Development for Lot 1, A Special Use Permit for Lot 1,
Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1
For the Construction and Operation of an Andy's Frozen Custard shop with a drive-thru
on Property Commonly Known as 375-395 Roosevelt Road & 681 Taft Avenue
Glen Ellyn, Illinois 60137

Whereas, LM Commercial Development, owner of property commonly known as 375-395
Roosevelt Road and 681 Taft Avenue, has petitioned the Village President and Board of Trustees
for approval of the following:

1. A Preliminary and Final Plat of Subdivision in accordance with Section 11-3-4 and Section 11-3-5, respectively, of the Glen Ellyn Subdivision Regulations Code.
2. A Preliminary Planned Unit Development Plan for the entire site and a Final Planned Unit Development Plan for Lot 1, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations from the Zoning Code:
 - a. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 6 feet on Lot 1 along the east lot line, in lieu of the minimum impervious surface setback of 6.25 feet required.
 - b. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 2 feet on Lot 1 along the west lot line, in lieu of the minimum impervious surface setback of 6.25 feet required.
 - c. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 7 feet on Lot 2 along the east lot line, in lieu of the minimum impervious surface setback of 7.5 feet required.
 - d. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 1 foot on Lot 2 along the west lot line, in lieu of the minimum impervious surface setback of 7.5 feet required.
 - e. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 1.5 feet on Lot 3 along the east lot line, in lieu of the minimum impervious surface setback of 6.75 feet required.
 - f. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 4 feet on Lot 3 along the west lot line, in lieu of the minimum impervious surface setback of 6.75 feet required.
3. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 1 in accordance with Section 10-4-15(B)9 of the Zoning Code.
4. The following variations from the Glen Ellyn Sign Code:

- a. A variation from Section 4-5-10(B)2 to allow eight (8) wall signs on Lot 1 of the development in lieu of the maximum one (1) wall sign permitted.
 - b. A variation from Section 4-5-10(B)2 to allow a total wall signage area of 288 square feet in lieu of the maximum 30 square feet permitted.
 - c. A variation from Section 4-5-5(G) to allow neon tube lighting on the north, east, and west elevations of the building which would otherwise be prohibited.
5. Exterior Appearance approval for Lot 1 in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

All to accommodate the redevelopment of the subject property and a new Andy's Frozen Custard drive-thru on Lot 1 of the development; and

Whereas, the portion of the subject property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and the portion of the property at 681 Taft Avenue is in the C4 Office District.; and

Whereas, the property is legally described as follows:

PARCEL 1:

LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 79 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE EAST HALF OF VACATED HILLCREST AVENUE (EXCEPT THE NORTH 5 FEET THEREOF) (VACATED PER PLAT OF VACATION RECORDED AS DOCUMENT R84-59323) TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, VACATED BY

ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, WHICH IS LYING WITHIN LOT 1 IN GRANDMA SALLY'S ASSESSMENT PLAT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT R2001-193452, ALL FALLING WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-202-025, 05-22-203-004, 05-22-203-005, 05-22-207-005, 05-23-100-009, 05-23-100-023, 05-23-100-025, 05-23-100-026, 05-23-100-027, 05-23-102-001, and 05-23-102-002

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 12, 2017 at which hearing the Plan Commission considered the petitioner's request for approval of the Major Subdivision, Preliminary Planned Unit Development of the entire site with zoning deviations, Final Planned Unit Development for Lot 1, Special Use Permit for a drive-in commercial facility for an Andy's Frozen Custard on Lot 1, and variations from the Sign Code for Lot 1; and

Whereas, at the October 12, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no members of the public spoke in opposition to or in favor of the proposal; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of five (5) "yes" and two (2) "no", the Plan Commission recommended approval of the variations from the Sign Code as set forth in the October 12, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the Major Subdivision, Preliminary Planned Unit Development of the entire site with zoning deviations, Final

Planned Unit Development for Lot 1, and Special Use Permit for a drive-in commercial facility for an Andy's Frozen Custard on Lot 1 as set forth in the October 12, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed exterior appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed exterior appearance with the following conditions:

1. The Glen Gery brick be modified in color from Twilight to red; and
2. An architectural element be incorporated on both the east and west elevations of the building on the brick to break up the blank mass of the brick wall; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 12, 2017 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that granting the requested Preliminary and Final Plat of Subdivision is consistent with the goals of the Glen Ellyn Subdivision Regulations Code, that granting the requested Preliminary Planned Unit Development for the entire site, the Final Planned Unit Development and Special Use Permit for Lot 1 is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variations from the Sign Code for Lot 1 is consistent with the goals of the Glen Ellyn Sign Code, and that granting the Exterior Appearance for Lot 1 of the project is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the October 12, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “A”, and the findings of fact contained in the petitioner’s applications, as well as in the preambles above, are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the October 12, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Final and Preliminary Plat of Subdivision.

Section Three: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Preliminary Planned Unit Development for the entire site and the Final Planned Unit Development for Lot 1.

Section Four: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use Permit for a drive-thru facility to allow the construction of a drive-thru Andy’s Frozen Custard on Lot 1.

Section Five: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Variations from the Sign Code for Lot 1.

Section Six: Based upon the staff recommendation for Exterior Appearance approval, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for Lot 1.

Section Seven: The granting of the approvals for the Major Subdivision, Preliminary Planned Unit Development for the entire site, Final Planned Unit Development for Lot 1, Special Use Permit for Lot 1, Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1 is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at a draft of which is public hearing before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
 1. Application for a Major Subdivision stamped received October 6, 2017
 2. Application for Preliminary Planned Unit Development stamped received October 6, 2017
 3. Application for a Final Planned Unit Development stamped received October 6, 2017
 4. Application for a Special Use Permit stamped received October 6, 2017
 5. Application for Sign Variations stamped received October 6, 2017
 6. Application for Exterior Appearance Review stamped received October 6, 2017
 7. Narrative prepared by the petitioner dated October 6, 2017
 8. Plat of Subdivision prepared by Wolfpack Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "B"
 9. Existing Conditions and Preliminary Site Demolition Plan prepared by Civworks Consulting, LLC dated October 5, 2017
 10. Preliminary Site Dimensional Plan and Paving Plan prepared by prepared by Civworks Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "C"
 11. Final Site Plan prepared by Metz & Company dated October 21, 2017 attached hereto as Exhibit "D"
 12. Landscape Plan (2 pages) prepared by Metz & Company dated October 21, 2017 attached hereto as Exhibit "E"
 13. Preliminary Site Utility Plan prepared by Civworks Consulting, LLC dated October 5, 2017
 14. Preliminary Site Grading Plan prepared by Civworks Consulting, LLC dated October 5, 2017
 15. Pervious/Impervious Areas Exhibit prepared by Civworks Consulting, LLC dated October 5, 2017
 16. Site Improvement Phasing Diagram prepared by Civworks Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "F"
 17. Photometric Plan prepared by Craig A Schneider Architects, dated August 21, 2017, attached hereto as Exhibit "G"
 18. Tree Preservation Plan prepared by Metz & Company dated July 20, 2017
 19. Trash Enclosure Plan prepared by Craig A. Schneider Architects dated October 9, 2017 attached hereto as Exhibit "H"
 20. Andy's Floor Plan prepared by Craig A. Schneider Architects dated September 21, 2017

21. Andy's Building Elevations (2 pages) prepared by Craig A. Schneider Architects dated September 13, 2017 attached hereto as Exhibit "I"
 22. Andy's Sign Elevations (3 pages), stamped received October 6, 2017 attached hereto as Exhibit "J"
- B. During the request for approval of a Final PUD for each of Lots 2, 3, and 5, details shall be provided, for review by Staff and recommendation by the Plan Commission, indicating that the quasi-public open space will provide a public amenity including providing benches, tables, and accessible routes to enter each seating area on Lots 2, 3, and 5.
 - C. Final IDOT approval of the two proposed Roosevelt Road accesses shall be obtained and submitted to the Village prior to the issuance of any building permit with the exception of a building permit for building demolition.
 - D. The cross access agreement for Lots 1-4 shall be finalized and recorded prior to the issuance of any building permits, except for a building demolition permit.
 - E. That the site is to be restored with sod groundcover within six (6) months after demolition of Phase I of the Enterprise building demolition takes place until such time that Lots 2 and 3 have received Final PUD approval.
 - F. The Final PUD for Lots 2, 3, and 5 to be submitted for review and approval within two years from the date of the Preliminary PUD approval.
 - G. That the shared interconnecting storm easements being provided throughout the lots be approved by the Village Engineer prior to the issuance of any building permit, except for a demolition permit.
 - H. That the Final Plat of Subdivision and Plats of Vacation be finalized and recorded prior to the issuance of any building permit with the exception of a building permit for building demolition.
 - I. The Glen Gery brick be modified in color from Twilight to red.
 - J. An architectural element be incorporated on both the east and west elevations of the building on the brick to break up the blank mass of the brick wall.
 - K. All exterior neon lighting shall be turned off when the store is closed for business.

Section Eight: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Preliminary and Final Plat of Subdivision, Preliminary Planned Unit Development for the entire site, Final Planned Unit Development for Lot 1, Special Use Permit for Lot 1, Sign Variations for Lot 1, and Exterior Appearance for Lot 1

approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a temporary occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

Section Nine: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Ten: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eleven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13 day of Nov, 2017.

Ayes: *Trustee Enright, Farver, Kenwood, Lidesic, Pryde, Senek*

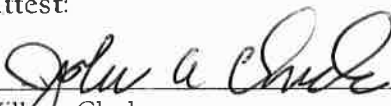
Nays: *a*

Absent: *a*

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 13 day of Nov, 2017.

[Signature]
Village President

Attest:



Village Clerk

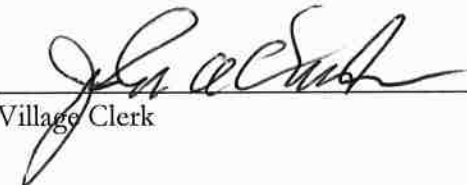
(Published in pamphlet form and posted on the 14 day of November 2017)

CERTIFICATION

I, John Chereskin, duly appointed Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6546, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 13 day of November 2017, and that the same was signed and approved by the President of said Village on the 13 day of November 2017

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Deputy Village Clerk of said Village for safekeeping and that I am the lawful custodian and keep of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 13 day of November, 2017.


Village Clerk

CORPORATE SEAL

EXHIBIT “B”

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JUNE 14, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Phillip Hartweg, Tracy Heming-Littwin, David Rodemann, Bob Vavra and Jamie Vondruska were present. Plan Commissioners John Mulherin, Angela Fanella, and Mohammed Saeed were excused. Also present were Village Planner John Sterrett, Planning Intern Evan Clements, Recording Secretary Debbie Solomon and Village Trustee Craig Pryde.

A quorum was present.

Chairperson Loch welcomed new Commissioner Bob Vavra to the Plan Commission.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 10, 2018 Plan Commission Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the May 10, 2018 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 375-395 Roosevelt Road and 681 Taft Avenue – LM Commercial Development Variations from Subdivision Regulations Code and Zoning Code and PUD Amendment

On the agenda was a public hearing regarding petitioner LM Commercial Development’s request for approval of variations from the Subdivision Regulations Code and Zoning Code and PUD Amendment.

PUBLIC HEARING – 375-395 ROOSEVELT ROAD AND 681 TAFT AVENUE – LM COMMERCIAL DEVELOPMENT VARIATIONS FROM SUBDIVISION REGULATIONS CODE AND ZONING CODE AND PUD AMENDMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS FROM THE SUBDIVISION REGULATIONS CODE AND

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ZONING CODE AND PUD AMENDMENT TO ALLOW EXISTING OVERHEAD COMED UTILITY LINES TO REMAIN ABOVE GROUND ON THE SUBJECT PROPERTY AND IN THE ADJACENT PUBLIC RIGHT-OF-WAY IN LIEU OF BURYING ALL UTILITY LINES.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and showed a site plan overview of 375-395 Roosevelt Road and 681 Taft Avenue. Village Planner Sterrett stated the petitioner is LM Commercial Development, owner of these properties. Village Planner Sterrett stated the petitioner is requesting a public hearing regarding to allow existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines. Village Planner Sterrett stated the petitioner is requesting approval of the following:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

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2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.

C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

Village Planner Sterrett stated the subject property is made up on 4.11 acres and currently being used for Leslie Car Wash on the western portion of the property (Lot 4). Village Planner Sterrett stated the remainder of the site was previously used for Enterprise Rent-a-Car rental service which recently relocated to the property at 404 Roosevelt Road. Village Planner Sterrett stated the building on the property previously occupied by Enterprise is now vacant and will be demolished for future development. Village Planner Sterrett stated the portion of the property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and a portion of the property at 681 Taft Avenue is in the C4 Office District.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)
South: CR Conservation District – Village Links Golf Course
East: C3 Service Commercial District – Commercial (Alfie's Inn)
West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the petitioner received several approvals from the Village Board on November 13, 2017 to redevelop the property for three drive-thru restaurants and a future undetermined use on the Taft Avenue parcel. Village Planner Sterrett stated these approvals included a Major Subdivision to divide the property into five lots, a Preliminary Planned Unit

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Development (PUD) for the entire site, a Final PUD for Lot 1, and a Special Use Permit for Lot 1 to develop an Andy's Frozen Custard with a drive-thru. Village Planner Sterrett stated a future Buona Beef with a drive-thru is proposed for Lot 3, and no tenant has been secured for Lots 2 or 5 of the development. Village Planner Sterrett stated Leslie Car Wash will remain on Lot 4 and may undergo some site improvements.

Village Planner Sterrett stated as a PUD, the property is required to place all existing and proposed utility lines underground within the boundaries of the PUD, per Section 10-7-5(B) of the Zoning Code. Village Planner Sterrett stated as a Subdivision, the property is required to place all existing and proposed utilities in the adjacent rights-of-way underground, per Section 11-4-8 of the Subdivision Regulations Code, and this includes the existing overhead utilities located in the Taft Avenue right-of-way. Village Planner Sterrett stated at the time of Preliminary PUD approval, the petitioner proposed burying all existing and proposed utilities both within the boundaries of the PUD and in the adjacent Taft Avenue right-of-way. Village Planner Sterrett stated as part of the review process for the site development permit for the property, the petitioner has been working with the appropriate utility companies to relocate all existing above ground utilities underground, both on the property and the in the right-of-way. Village Planner Sterrett stated the petitioner is proposing to place all existing above ground utilities in the Taft Avenue right-of-way underground with the exception of a portion of the ComEd lines. Village Planner Sterrett stated the petitioner is now requesting that 215 linear feet of the existing overhead ComEd lines on the north side of Taft Avenue running east-west remain above ground as well as 58 linear feet of the existing overhead ComEd lines traveling north-south perpendicular to the Taft Avenue right-of-way be allowed to remain in the Taft Avenue right-of-way. Village Planner Sterrett stated the remaining 120 linear feet of the existing overhead ComEd lines in the Taft Avenue right-of-way are proposed to be buried.

Village Planner Sterrett stated the petitioner is proposing that all existing and proposed utilities on the property will be placed underground with the exception of the existing overhead ComEd lines located on Lot 4 and Lot 5 – 545 total linear feet. Village Planner Sterrett stated the petitioner is now requesting that these existing lines remain above ground and referred the Commissioners to the illustration in the packet which identifies the existing ComEd lines proposed to be buried and the lines requested to remain above ground.

Village Planner Sterrett stated over the last several months, the petitioner has discussed burying all existing overhead ComEd lines with ComEd. Village Planner Sterrett stated the petitioner has indicated to staff that burying all existing overhead ComEd lines would be cost prohibitive and would make the project financially unfeasible so the petitioner is then seeking a variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow the existing ComEd lines on Lot 4 and Lot 5 to remain above ground and a variation from Section 11-4-8 of the Glen Ellyn

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Subdivision Regulations Code to allow a portion of the existing overhead ComEd lines in the adjacent Taft Avenue right-of-way to remain above ground.

Village Planner Sterrett stated since the proposed project did involve multiple approvals, Village Planner Sterrett wanted the Plan Commission to see what type of utility requirements would kick in based on the type of project. Village Planner Sterrett stated if the proposed project did not involve a PUD or a Subdivision, and was just a project done on one lot with one building on it, the petitioner would not be required to go through the PUD process and would only have to bury just one line. Village Planner Sterrett stated the reason for this is that these are not primary utility lines and are secondary lines. Village Planner Sterrett stated if this did not involve a PUD or a Subdivision, the only thing required to be buried would be anything considered as secondary lines. Village Planner Sterrett stated per the Zoning Code for new construction on a property that does not involve a PUD or a Subdivision, only requires secondary lines to be buried.

Commissioner Heming-Littwin asked if the building that was Grandma Sally's to the west and was rebuilt, these lines were not required to go underground because it was just building on the property. Village Planner Sterrett stated this is correct, and they did not have to bury were not as extensive as this projected project.

Commissioner Rodemann asked about the transformers if all the lines are to be buried. Village Planner Sterrett stated ComEd would have to engineer this in such a way that the transformers would still be required. Commissioner Rodemann stated there are quite a number of pole-mounted transformers and asked if those were remaining. Village Planner Sterrett stated he will defer to the petitioner on this as the petitioner has been have discussion with Com Ed, who has proposed a plan for this.

Commissioner Vondruska asked if the Leslie Car Wash was redeveloped, would this trigger something for the lines then to go underground. Village Planner Sterrett stated the lines coming to the site are servicing the building now, and any new construction does need to bury the lines.

Petitioner's Presentation

Ken Adams, Director of Retail Development at LM Commercial Development located at 115 W. 55th Street in Clarendon Hills, Illinois, was sworn in. Mr. Adams stated an additional pole is being added, and this will be the down-feed pole. Mr. Adams stated electricity will be sent to the down-feed pole which will then go underground to service each building. Mr. Adams stated they were hoping to bury all the lines, but the cost differential has made this infeasible.

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Mr. Adams stated ComEd's alternative is to bury the electrical lines on the Roosevelt side which would go underground to Taft. Mr. Adams stated there would be a new pole added to bring up the electrical lines so three poles would go away and one would be added.

Mr. Adams stated they did not solve the notion of all the lines being buried as this would cost approximately \$300,000. Mr. Adams stated they could not fully accomplish what the ordinance calls for so they called ComEd to see what the cost would be if all the lines on Roosevelt would be buried, which would be approximately another \$150,000 for engineering and contingency.

Mr. Adams stated they believe they have met the criteria for no reasonable return, and this is not generally applicable to other non-PUD properties. Mr. Adams stated the variations give them the minimal use then, and the variations are due to an extraordinary hardship.

Questions from the Plan Commission

Commissioner Vondruska asked if it would be prohibitively expensive to relocate the transformers. Mr. Adams stated he is not sure on this, but from his understanding, the transformers will come off the poles and onto the ground.

Commissioner Heming-Littwin asked about the property on the south side of Taft Avenue. Mr. Adams stated nothing is happening with this property yet. Commissioner Heming-Littwin asked if the lines would be buried when something is done with this property. Mr. Adams stated the lines would stay above ground as the trees do hide the lines, and these lines do service other properties as well. Commissioner Heming-Littwin asked if the lines were buried, would the lines need to come back up to service the properties to the east to which Mr. Adams stated yes.

Commissioner Hartweg stated he has an office on Taft, and there are electrical service issues at times. Commissioner Hartweg stated he is suspicious of why ComEd cannot do this proposed work more economically due to the electrical service issues. Commissioner Hartweg stated he just wanted to warn the petitioner about this as they could lose time in the future.

Commissioner Rodemann asked what would tie the east and the west. Mr. Adams stated AT&T has done the engineering on this, but Mr. Adams has not seen this yet. Mr. Adams stated they will be providing underground sleeves for all the utilities on the properties. Commissioner Rodemann stated the ultimate goal should be to get all the above ground lines underground.

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Commissioner Heming –Littwin stated the thought process seems to be that if the Leslie Car Wash site was redeveloped, the lines would go underground. Mr. Adams stated the middle lines where AT&T is would go underground.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 7:28 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Vondruska stated he does not want to put the project in jeopardy just to ensure all the lines are underground. Commissioner Vondruska stated he understands the spirit of what the Village is trying to do by putting the lines underground to help with aesthetics and possible issues during storms and other things. Commissioner Vondruska stated he can support this project even though it is not ideal to him, but he does not want to hold up the project.

Commissioner Heming-Littwin stated she agrees with Commissioner Vondruska. Commissioner Heming-Littwin stated across the county, there has still been issues with buried lines even with storms and such. Commissioner Heming-Littwin stated the poles will be on Taft and not Roosevelt which is good so she is fine with this. Commissioner Heming-Littwin stated going forward, a pole or something may need to go back up on Taft.

Commissioner Rodemann stated he would like a condition added to the recommendation for this project that an effort is made to bury the lines when the Leslie Car Wash site is redeveloped. Commissioner Rodemann stated he is fine with this project.

Commissioner Hartweg stated he agrees with the Taft piece as no one knows the lines are there. Commissioner Hartweg stated the petitioner has done its due diligence and a good effort on trying to solve this problem.

Commissioner Vavra stated he is fine with this project. Commissioner Vavra stated this project should be a start at this point, and the lines running through the property should ideally be underground.

Chairperson Loch stated she is fine with this project. Chairperson Loch stated she does like the idea of adding a condition to the recommendation that when the Leslie Car Wash site is

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redeveloped, the lines need to go underground. Village Planner Sterrett stated they will need to clarify which segment of lines for the condition.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend the following:

Having considered the application from LM Commercial Development for the approval of variations from Subdivision Regulations Code and Zoning Code to amend the PUD development of 375-395 Roosevelt Road and 681 Taft Avenue development to allow certain existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines, located at 375-395 Roosevelt Road and 681 Taft Avenue in the C3 Service Commercial District and the C4 Office District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation requests:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

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2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
 3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
 4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.
- C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

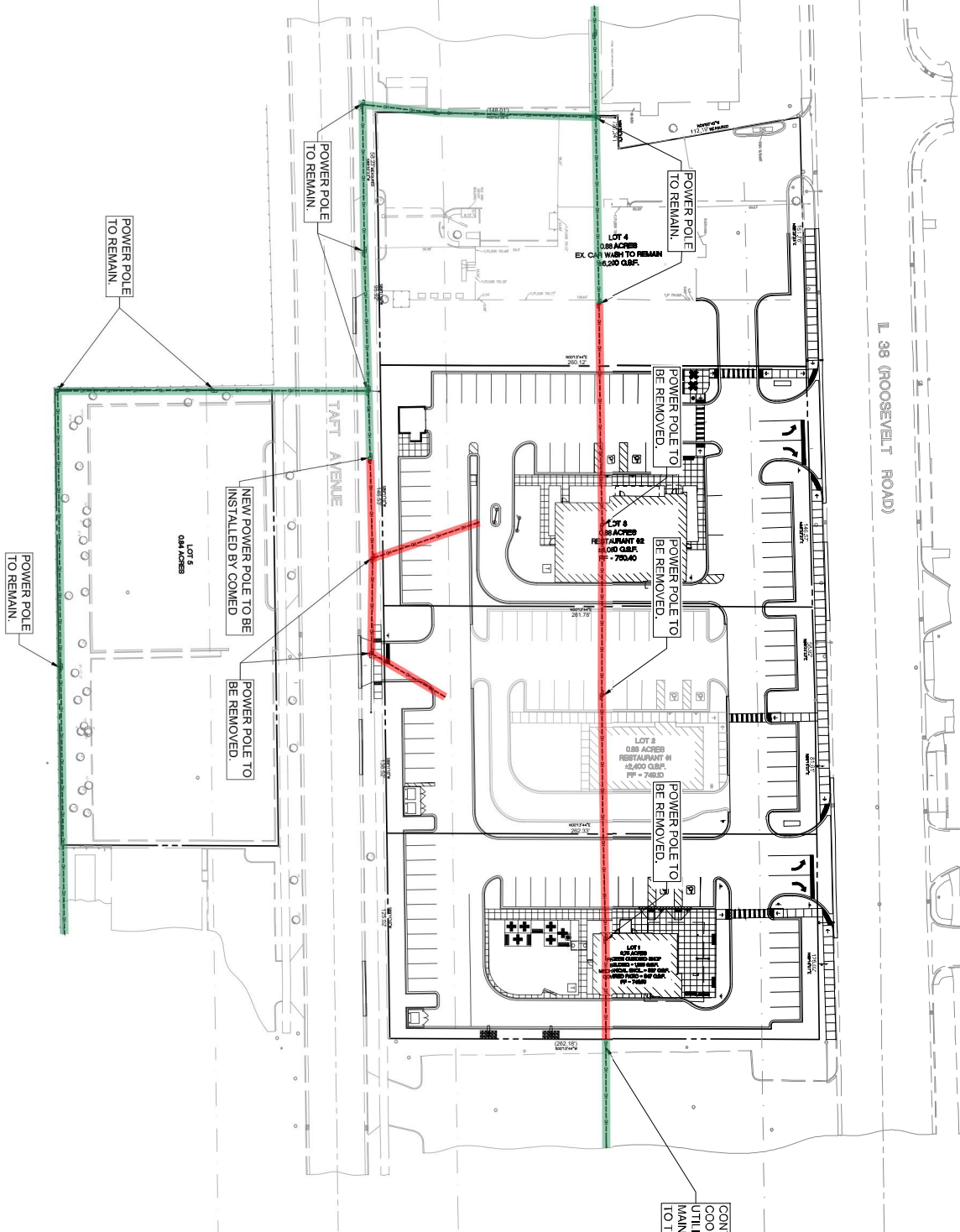
This recommendation is subject to the following condition: if or when the Leslie Car Wash does come down, the associated east-west utility lines in the middle of the lot will be buried.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Rodemann, Vavra and Vondruska and Chairperson Loch voted "yes."

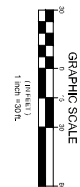
Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Public Hearing – 395 Roosevelt Road – Buona Beef – Final Planned Unit Development (PUD),
Special Use Permit and Sign Variations

On the agenda was a public hearing regarding a public hearing with discussion, consideration, and recommendation regarding a request for approval of the application of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development. The property is located at 395 Roosevelt Road, within the C3 Service Commercial district.



CONTRACTOR AND OWNER TO
COORDINATE WITH APPROPRIATE
UTILITY COMPANIES IN ORDER TO
MAINTAIN SERVICE TO PROPERTIES
TO THE EAST.



LEGEND

- EXISTING OVERHEAD UTILITY LINES TO BE REMOVED
- EXISTING OVERHEAD UTILITY LINES TO REMAIN

EXISTING OVERHEAD LINES REMOVAL EXHIBIT
PROPOSED RETAIL DEVELOPMENT
395 ROOSEVELT ROAD, GLEN ELLYN, IL



CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
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Web: www.civworks.com
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REVISIONS

NO.	DATE	DESCRIPTION
1	06-12-18	ENLARGED NOTES AND LABEL POLES TO REMAIN

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **375-395 Roosevelt Road** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **LM Commercial Development**
Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**
Home Phone No.: **630-560-2806** Cell Phone No.: **630-222-4527**
Fax No.: **630-560-2821**
E-mail: **kadams@lmteam.com**

Ownership Interest in the Property in Question:

Owner

CLEAR PAGE

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

LM Value Development I, LLC

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: **375-395 Roosevelt Road**Permanent tax index number: **See attached**

Legal description:

See attachedZoning classification: **C-3 Roosevelt Road, C-4 Taft Parcel**

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use: _____

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Variation from Section 10-7-5 of the Zoning Code to permit Commonwealth Edison utility poles to remain above ground along Taft Avenue on Lots 3,4 and 5 of the PUD. Commonwealth Edison has been issued a permit by the Village for the utility plan they have submitted for Lots 1 through 4 of the PUD.Estimated date to begin construction: **06/15/18**

CLEAR PAGE

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Metz & Company, 826 East Maple Street, Lombard, Illinois, 60148
Civil Works Consulting LLC, 3343 N. Neva Avenue, Chicago, IL 60634

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Commonwealth Edison has an existing "Upfeed Pole" which houses numerous transformers which currently service existing businesses and which will be the source to feed a new "Downfeed Pole" in order to facilitate underground

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

In order to comply with the provisions of Section 10-7-5 of the Zoning Code, i.e., all services to be underground, an expenditure of approximately \$500,000 would be required. This expenditure would render the project to be infeasible.

OR

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- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The unique provisions of Section 10-7-5 of the Zoning Code apply to a PUD. Development of individual properties is not subject to these provisions.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The essential character of the locality of the property will be unaffected.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

As described in Sectionv-A-2a, a financial hardship will be suffered.

CLEAR PAGE

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

Section 10-7-5 of the Zoning Code is not generally applied to other property within the same zoning district, only to a PUD.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The purpose of the variation is to allow the project to go forward without hardship.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

This hardship has been created by the unique nature of the utility services affected.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The public welfare is unchanged by this variation and not injurious to others.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

The supply of light and air to adjacent property will not be impacted.

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

This variation likely will decrease the hazard from fire or other dangers to the property in question or adjacent property.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

There will be no impact on the public health, safety, comfort, morals or general welfare of inhabitants of the Village.

d. Diminish or impair property values within the neighborhood;

There will be no impact on property values by this variation.

e. Unduly increase traffic congestion in the public streets and highway;

There will be no traffic impact on the public streets.

f. Create a nuisance; or

The planned Commonwealth Edison installation reduces the number of poles approved previously which is an enhancement, not a nuisance.

CLEAR PAGE

- g. Results in an increase in public expenditures.

The planned Commonwealth Edison installation will be funded by the developer.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Numerous options have been explored for Commonwealth Edison services to Lots 1 through 4. Every option retains the “Upfeed Pole” to provide the main source of electrical power to the PUD properties. The option for which a permit has been issued is the only option that is financially feasible.

8. Please add any comments which may assist the commission in reviewing this application.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

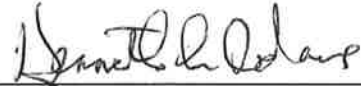
CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>5/11/18</u>	<u>KENNETH L. ADAMS</u>	<u></u>
Date	Print Name	Signature of Applicant
 <u> </u>	 <u> </u>	 <u> </u>
Date	Print Name	Signature of Applicant
 <u> </u>	 <u> </u>	 <u> </u>
Date	Print Name	Signature of Applicant

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

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For the property at **375-395 Roosevelt Road** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **LM Commercial Development**
Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**
Home Phone No.: **630-560-2806** Cell Phone No.: **630-222-4527**
Fax No.: **630-560-2821**
E-mail: **kadams@lmteam.com**

Ownership Interest in the Property in Question:

Owner

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II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

LM Value Development I, LLC

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: **375-395 Roosevelt Road**Permanent tax index number: **See attached**

Legal description:

See attachedZoning classification: **C-3 Roosevelt Road, C-4 Taft Parcel**

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use: _____

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Variation from Section 11-4-8(A) of the Subdivision Regulations Code to permit Commonwealth Edison utility poles and lines to remain above ground in the Taft Avenue right-of-way adjacent to lots 3 and 4, including the utilities crossing Taft Avenue from Lot 3 to Lot 5, and the utility poles and lines on Lot 5. Commonwealth Edison has been issued a permit by the Village for the utility plan they have submitted for Lots 1 through 4 of the PUD.

Estimated date to begin construction: **06/15/18**

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Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Metz & Company, 826 East Maple Street, Lombard, Illinois, 60148
Civil Works Consulting LLC, 3343 N. Neva Avenue, Chicago, IL 60634

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Commonwealth Edison has an existing “Upfeed Pole” to feed a new “Downfeed Pole” in order to facilitate underground. The overhead lines serving the Taft Parcel continue along the south property line beyond the Taft parcel to the east also serving many additional properties, including the cell tower.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

In order to comply with the provisions of Section 11-4-8(A) of the Subdivision Regulations Code , i.e., all services to be underground, an expenditure of approximately \$500,000 would be required. This expenditure would render the project to be infeasible.

OR

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- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The unique provisions of Section 11-4-8(A) of the Subdivision Regulations Code apply to a PUD. Development of individual properties is not subject to these provisions.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The essential character of the locality of the property will be unaffected. The two Commonwealth Edison poles which are to remain north of Taft Avenue are along the south property line of Lots 3 & The two Commonwealth Edison poles which are to remain north of Taft Avenue are along the south property line of Lots 3 & 4 of the PUD. Additional landscaping will screen these poles.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

As described in Sectionv-A-2a, a financial hardship will be suffered. It should be noted that all utilities will be underground with the exception of the two Commonwealth Edison poles on Lots 3 & 4 on the Roosevelt side of Taft. The Taft Parcel service will remain above ground. CivWorks Sheet C-3.0 identifies the poles that will remain.

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2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

Section 11-4-8(A) of the Subdivision Regulations Code is not generally applied to other property within the same zoning district, only to a PUD.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The purpose of the variation is to allow the project to go forward without hardship.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

This hardship has been created by the unique nature of the utility services affected.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The public welfare is unchanged by this variation and not injurious to others.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

The supply of light and air to adjacent property will not be impacted.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

This variation likely will decrease the hazard from fire or other dangers to the property in question or adjacent property.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

There will be no impact on the public health, safety, comfort, morals or general welfare of inhabitants of the Village.

- d. Diminish or impair property values within the neighborhood;

There will be no impact on property values by this variation.

- e. Unduly increase traffic congestion in the public streets and highway;

There will be no traffic impact on the public streets.

- f. Create a nuisance; or

The planned Commonwealth Edison installation reduces the number of poles approved previously which is an enhancement, not a nuisance.

CLEAR PAGE

- g. Results in an increase in public expenditures.

The planned Commonwealth Edison installation will be funded by the developer.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Numerous options have been explored for Commonwealth Edison services to Lots 1 through 4. Every option retains the “Upfeed Pole” to provide the main source of electrical power to the PUD properties. The option for which a permit has been issued is the only option that is financially feasible.

8. Please add any comments which may assist the commission in reviewing this application.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

5-22-18

Date

KENNETH L. ADAMS

Print Name



Signature of Applicant

Date
Print Name
Signature of Applicant
Date
Print Name
Signature of Applicant











BUONA COMPANIES

— A HOSPITALITY & CULINARY FAMILY —

June 8th, 2018

Village of Glen Ellyn
Attn: John Sterrett
535 Duane St.
Glen Ellyn, IL 60137

RE: 395 Roosevelt Rd. – ComEd Utilities

Dear John:

As a planned tenant of this development, please accept this letter of support in Lagestee Mulder's (LM) pursuit of variance to Subdivision Regulations Code in order to bury, underground, only a portion of the existing overhead ComEd lines. We have come to learn that the project is in dire jeopardy of not moving forward if this variance is not granted. This is of serious concern to us, as we have invested significant time, money and human capital into readying operations to enter the marketplace of your village. We hope that the village sees the value in moving this project forward in order to reap the benefits of the addition of Buona Beef, and like retailers to your community. Thank you in advance for your time and consideration.

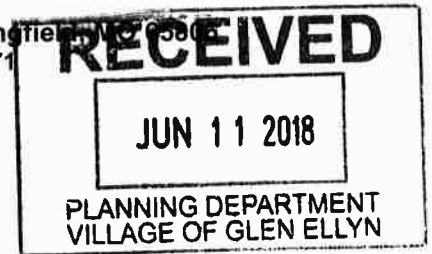
Sincerely,



Carlo Buonavolanto
Buona Beef



Andy's Frozen Custard Companies • 211 E. Water St. • Springfield, IL 62760
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571



June 6, 2018

Village of Glen Ellyn
Attn: John Sterrett
535 Duane St.
Glen Ellyn, IL 60137

RE: 395 Roosevelt Rd. – ComEd Utilities

Dear John:

As a planned tenant of this development, please accept this letter of support in Lagestee Mulder's (LM) pursuit of variance to Subdivision Regulations Code in order to bury, underground, only a portion of the existing overhead ComEd lines. We have come to learn that the project is in dire jeopardy of not moving forward if this variance is not granted. This is of serious concern to us, as we have invested significant time, money and human capital into readying operations to enter the marketplace of your village. We hope that the village sees the value in moving this project forward in order to reap the benefits of the addition of Andy's Frozen Custard, and like retailers to your community.

Thank you in advance for your time and consideration.

Sincerely,

Andy Kuntz
Andy's Frozen Custard



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6612

DOC ID: 3419

Ordinance No. 6612, An Ordinance to Approve Variations from the Front Yard and Side Yard Setback Requirements of the Zoning Code to Allow Additions to the Nonconforming Structure at 864 Bemis Road (Planning and Development Director Hulseberg)

Background

Petitioners, Martha and Lance Lambert, owners of the property at 864 Bemis Road, are requesting approval of variations from the Glen Ellyn Zoning Code which would allow the reconstruction of a front porch (non-conforming to the side yard setback) and the construction of a two-story addition on the east side of the property which would extend the non-conforming front façade of the building.

The property is an interior lot, located in the R2B zoning district on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road. The land use immediately surrounding the subject property is R2B single-family residential. Notice of the public hearing was published in the Daily Herald on May 24, 2018. The Zoning Board of Appeals conducted a public hearing on the requested variations on June 12, 2018.

The property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. The home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet, which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet. Approximately half of the lot is non-buildable due to the floodplain on the eastern half of the property.

At the ZBA public hearing on June 12, 2018 the Lambert's along with their Architect, Stephen Flint, presented their plans to reconstruct their front porch and add a two-story addition onto their non-conforming home. The proposal included the demolition of the existing addition on the east side of the home, which they indicated was poorly constructed. In place of the existing two-car garage, which is below grade (see attached photos) they would like to construct a four-car garage. They would replace the existing master suite on the ground floor with a master suite and sunroom. The proposed addition would extend the footprint of the home easterly, matching the non-conforming wall line of the front façade. The reconstruction of the front porch, which is in need of repair, would also match the existing non-conforming wall of the west side of the home. The petitioners stated that the alterations to the home would not create further encroachment into either the non-conforming front or side yard setbacks.

In order to make the alterations to the home as proposed, the petitioners will need to be granted variations from the front and side yard setback requirements of the Zoning Code. Property

owners from 10 surrounding properties signed a petition in support of the variations requested. Two adjacent property owners were in attendance at the meeting to speak in support of the variation requests. No members of the public spoke against the granting of these variations.

In order for the project to move forward as proposed, the petitioners will need to be granted variations from the front and side yard setback requirements of the Zoning Code.

Issues

The Zoning Board members were in support of granting the variations. They felt that the proposed plans for the home would be compatible with the neighborhood, especially since the improvements would not create any further encroachment into the front or side yard setbacks. They felt that the floodplain created a hardship, since it severely limits where the property owners can build on the lot. They felt that the unique character of the property provided no alternative location for the proposed addition.

Recommendation

At the public hearing on June 12, 2018, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variations to allow the reconstruction of a front porch and a two-story addition on to the non-conforming principal structure at 864 Bemis Road, which carried with five (5) yes and zero (0) no votes. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested variations.

Action Requested

It is requested that the Village Board consider the petitioners' requests, the recommendations offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variations.

Attachments

- Ordinance
- Draft Minutes of June 12, 2018 ZBA meeting - Exhibit "A"
- Location/Zoning Map
- Aerial View
- Photos - Existing Conditions
- Site Plan
- Floor Plan
- Elevations
- Petition in Support of the Variations

CC: Staci Hulseberg, Director of Planning & Development
Steve Witt, Building & Zoning Official
Paula Moritz, Plans Examiner
Martha and Lance Lambert, Property Owner
Stephen Flint, Architect/Petitioner

Ordinance 6612

Meeting of June 25, 2018

Ordinance 6612

Meeting of June 25, 2018



Village of Glen Ellyn

Ordinance No. 6612

**An Ordinance Approving Variations from the Front Yard and
Side Yard Setback Requirements of the
Zoning Code to Allow Additions to the
Nonconforming Structure Located at
864 Bemis Road,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance 6612

Meeting of June 25, 2018

Ordinance No. 6612

**An Ordinance Approving Variations from the Front Yard and
Side Yard Setback Requirements of the
Zoning Code to Allow Additions to the
Nonconforming Structure Located at
864 Bemis Road,
Glen Ellyn, IL 60137**

Whereas, Martha and Lance Lambert, owners of the property at 864 Bemis Road, Glen Ellyn,

Illinois, which is legally described as follows:

PARCEL ONE:

THE EAST 75 FEET OF THE WEST 675 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10 IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 9 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

LOT 10 (EXCEPT THE WEST 675 FEET THEREOF, AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10) IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 10 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-24-300-040 & 05-24-300-041

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for the following variations from the Zoning Code:

1. Section 10-4-9(D)1(b) – to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 – to allow the construction of a new porch resulting in an interior side yard

setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet;
all to accommodate the reconstruction of the front porch and a two story addition to the non-conforming principal structure at 864 Bemis Road, Glen Ellyn, Illinois which is legally described as follows:

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 12, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requests and two (2) person appeared in favor of the variation requests and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on June 12, 2018 the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the requested variations, which carried by vote of five (5) “yes” and zero (0) “no”, resulting in a recommendation for approval as set forth in its draft minutes dated June 12, 2018, appended hereto as Exhibit “A”; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the petitioners is due to the original placement of the home on the lot, which conformed to the County’s zoning regulations prior to the annexation of the property into the Village as legally non-conforming; and
- B. That the variations, if granted, will not alter the essential character of the locality as the variations will allow for the construction of a two-story addition and the reconstruction of a porch that will not further encroach into the non-conforming side yard or front yard

setbacks than the existing structure, and the alterations will allow updates to the existing structure, keeping the character of the neighborhood; and

- C. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district since approximately half of the lot is non-buildable due to it being in a floodplain; and
- D. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the applicants intend to construct the additions on the home for their own personal use and have no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property; and
- F. That the variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the additions will be constructed in accordance with all applicable zoning code regulations other than the variations granted; and
- G. That the variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the additions will be constructed in accordance with all applicable building code regulations; and
- H. That the variations will not diminish or impair property values within the neighborhood since the variations allow property improvements to update the existing structure; and
- I. That the variations will not unduly increase traffic congestion in the public streets and highways, as the use is not changing and the traffic pattern on site will remain the same; and

J. That the variations will not result in an increase in public expenditures or create a nuisance since the proposed construction is for a single family residential use in a residential zoning district; and

K. That the variations are the minimum variations that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variations as recommended by the Zoning Board of Appeals.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Draft Minutes of the June 12, 2018, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A", appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve the following variations from the Zoning Code:

1. Section 10-4-9(D)1(b) – to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 – to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet;

all to accommodate the reconstruction of the front porch and a two-story addition to the non-conforming principal structure at 864 Bemis Road, Glen Ellyn, Illinois which is legally described as follows:

PARCEL ONE:

THE EAST 75 FEET OF THE WEST 675 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10 IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST

QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 9 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

LOT 10 (EXCEPT THE WEST 675 FEET THEREOF, AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10) IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 10 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-24-300-040 & 05-24-300-041

Section Three: The granting of these variations is conditioned upon the additions being constructed in substantial compliance with the plans and the application for variation signed and dated on May 21, 2018, and the testimony and exhibits provided at the June 12, 2018 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. The granting of these variations shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on these variations is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owners or other

Ordinance 6612

Meeting of June 25, 2018

party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this ____ day of _____.

Village President

Attest:

Village Clerk

Ordinance 6612

Meeting of June 25, 2018

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the ____ day of _____, 20____.)

ATTACHMENTS:

- Draft Minutes of June 12, 2018 ZBA meeting - Exhibit A (PDF)
- Zoning & Location Map (PDF)
- Aerial (PDF)
- Photos - Existing Conditions (PDF)
- Site Plan (PDF)
- Floor Plan (PDF)
- Elevations (PDF)
- Petition in Support of the Variations (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
JUNE 12, 2018

The meeting was called to order by Chairperson Greg Constantino at 7:01 p.m. ZBA Members Matt Jones, John Micheli, Reed Panther, Tom Whalls and ZBA Student Member Maddie Greenleaf were present. ZBA Members Steve Lucchesi and Chip Miller were excused. Also present were Village Planner Kelly Purvis, Recording Secretary Debbie Solomon and Village Trustee Mark Senak.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Jones, to approve the minutes of the May 22, 2018 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 864 Bemis Road.

Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to open the public hearing for 864 Bemis Road at 7:05 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 864 BEMIS ROAD

MARTHA AND LANCE LAMBERT ARE REQUESTING APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW A TWO-STORY ADDITION AND THE RECONSTRUCTION OF THE FRONT PORCH ON A NON-CONFORMING STRUCTURE AT 864 BEMIS ROAD: 1. SECTION 10-4-9(D)1(b) TO ALLOW THE CONSTRUCTION OF AN ADDITION RESULTING IN A FRONT YARD SETBACK OF 35.77 FEET IN LIEU OF THE REQUIRED 45 FOOT FRONT YARD SETBACK TO MATCH THE FRONT YARD SETBACK OF THE CLOSEST ADJACENT STRUCTURE ON THE STREET. 2. SECTION 10-4-9(D)3 TO ALLOW THE CONSTRUCTION OF A NEW PORCH RESULTING IN AN INTERIOR SIDE YARD SETBACK OF 9.84 FEET IN LIEU OF THE REQUIRED SIDE YARD SETBACK OF 17.79 FEET. 3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Martha and Lance Lambert, owners of the property at 864 Bemis Road)

Staff Presentation

Village Planner Kelly Purvis was present to speak regarding the proposed variation request. Village Planner Purvis stated petitioners Martha and Lance Lambert are the owners of the property at 864 Bemis Road.

Village Planner Purvis stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Village Planner Purvis stated that the subject property is interior lot, located in the R2B Zoning District on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road, and the land use immediately surrounding the subject property is R2B single-family residential.

Village Planner Purvis stated notice of the public hearing was published in the May 24, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

Village Planner Purvis stated Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Water Hook-Up in 1987, Sewer Hook-Up in 1988 and a New Shed in 2017.

Village Planner Purvis showed an exterior picture of the property and stated Martha and Lance Lambert would like to demolish the eastern addition on their home which they have suggested was poorly constructed. Village Planner Purvis stated in place of the existing two-car garage (below grade) and master suite (on the ground floor of the home), the Lamberts would like to construct a four-car garage on the lower level and a master suite with a sunroom on the second story. Village Planner Purvis stated they also would like to reconstruct the front porch on the west side of the house.

Village Planner Purvis stated the property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. Village Planner Purvis stated the home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet. Village Planner Purvis stated the proposed addition falls within the permitted amount of alteration and addition to a nonconforming structure. Village Planner Purvis stated the proposed addition will extend the footprint of the home easterly, matching the non-conforming wall line of the front façade. Village Planner Purvis stated the reconstruction of the front porch will also match the existing nonconforming wall of the west side of the home. Village Planner Purvis stated in order to make these alterations to the home as proposed, the petitioners will need to be granted variations from the front and side yard setbacks of the Zoning Code.

Village Planner Purvis showed an overview picture of the proposed home from different elevations. Village Planner Purvis stated if you look at the original plat of survey for this property, you see that a good portion of the property is not buildable or useable as there is a creek running through the property, and the property is in a floodplain.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if this property is two parcels as he thought he saw this listed somewhere in the packet. Village Planner Purvis stated it is only one lot, but it is not uncommon to have two pin numbers, but be one lot.

ZBA Member Micheli asked how two pins represent the same parcel. Village Planner Purvis stated she is not sure about this, but assumes they were consolidated at some point and kept both pins. ZBA Member Whalls stated he has seen this where it has not been changed physically in the system.

ZBA Members Panther and Whalls and ZBA Student Member Greenleaf had no questions for Village Planner Purvis.

Petitioners' Presentation

Stephen Flint, Principal at Flint Architects located at 314 S. Westmore Avenue in Lombard, Illinois, stated the existing addition was poorly constructed, and the property owners would like to extend a new addition to the front of the home so it will not be over the preceding end. Mr. Flint stated this proposed addition will look seamless with the rest of the home, and the home owners are proposing to do other improvements as well such as painting the exterior of the home. Mr. Flint stated the proposed addition will match the rest of the home in height.

Mr. Flint stated Mrs. Lambert did take a petition document around to the neighbors, relating the proposed changes and asking if the neighbors would be fine with this. Mr. Flint read the text from this document and stated 14 neighbors signed this document, stating that they would be fine with the proposed changes. ZBA Member Constantino asked if any of the neighbors objected to these proposed changes to which Mr. Flint stated none to his knowledge.

Mr. Flint stated the hardship is the home was originally constructed in unincorporated DuPage County, and the home met the setbacks at that time. Mr. Flint stated the home was annexed into the Village as legally non-conforming. Mr. Flint stated the porch is in bad shape which is why it needs to be redone, but they will keep the porch's foundation. Mr. Flint stated they will also address the issue of the home and garage being in a floodplain, and they do already have a permit for the stabilization of the creek, which the homeowners will be paying for themselves. Mr. Flint stated they will also meet the standards for any stormwater issues. Mr. Flint stated they cannot build to the east due to the existing creek and the floodplain.

Additional Questions from the Zoning Board of Appeals

ZBA Member Micheli asked about the placement of the floodplain. Mr. Flint stated he does not have that with him as it is not a part of the variation; however, this piece has been submitted to the Village for review. ZBA Member Micheli stated he is concerned about the random placement of bricks by the creek to stabilize it. Mr. Lambert stated the home and the creek are separate projects, and the creek project has been cleared by the IDNR, DuPage County and the Army Corps of Engineers.

Mr. Lambert stated the garage size is inadequate as it is not deep enough so that is why they want to improve the garage. Mr. Lambert stated the floodplain was changed at some point, and they cannot build to the east due to the creek which runs on a diagonal through the property.

ZBA Member Micheli asked if the entire application packet for this proposed project was taken around to the neighbors when the petition document was taken around. Ms. Lambert stated this packet was not available at that time, but they did describe the project to the neighbors. ZBA Member Micheli asked if any of the neighbors consulted a real estate attorney or a realtor about this proposed project to see what it might do to their property values. ZBA Member Micheli stated he does not like petitions as neighbors might just sign this as to not upset the petitioners.

ZBA Member Micheli asked why the garage is being expanded from a two-car garage to a four-car garage. Mr. Lambert stated there are structural problems with the existing garage, and the depth of the garage does not work for them. Mr. Lambert stated the garage is too small for their largest car, and they have a boat which is kept in the yard instead of the garage due to the garage size. Mr. Lambert stated the hardship for them is the location, and DuPage County has jurisdiction over the creek.

ZBA Member Jones asked who is responsible for maintaining the creek. Mr. Lambert stated they have taken responsibility for the creek as they have lost five to six feet of their property due to erosion, and they will be paying for the creek stabilization project. ZBA Member Jones stated in theory, the creek should be DuPage County's responsibility, but the owners are dealing with this instead.

ZBA Member Panther asked if there are any health or safety hazards created in the home from the existing addition. Mr. Lambert stated there is some mildew issues, but the home is not going to fall down. ZBA Member Panther asked if there is any flooding history due to the floodplain. Mr. Lambert stated to his knowledge, the worst issue with water only came up to the apron of the garage. ZBA Member Panther asked where they would put the addition if there was not a floodplain. Mr. Lambert stated that is hard to sort out as they have specifically only looked at this option due to the floodplain.

Mrs. Lambert stated they like the property due to the natural setting, and they do a lot of gardening. Mrs. Lambert stated they would like to be able to keep their gardening equipment and other things in the garage. Mrs. Lambert stated they did not want to do a petition document, but this was suggested by staff as they prepared for the meeting.

Persons in Favor of or in Opposition to the Variation Requests

Christine and Robert Murphy, who reside at 888 Bemis Road, were sworn in. Mr. Murphy stated they live two doors down to the east, and they are impressed with the care that the Lamberts do give their property. Mr. Murphy stated they support these proposed changes.

Mrs. Murphy stated the petitioners' home has been in decline so she is looking forward to seeing the proposed changes which will be positive for the neighborhood.

Findings of Fact

ZBA Member Panther stated that the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and

3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Panther stated that the subject property is an interior lot, located in the R2B Zoning District on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road, and the land use immediately surrounding the subject property is R2B single-family residential.

ZBA Member Panther stated Village records indicate that there were no prior variations granted for this property.

ZBA Member Panther stated the property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. ZBA Member Panther stated the home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet.

ZBA Member Panther stated Martha and Lance Lambert would like to demolish the eastern addition on their home which they have suggested was poorly constructed. ZBA Member Panther stated in place of the existing two-car garage (below grade) and master suite (on the ground floor of the home), the Lamberts would like to construct a four-car garage on the lower level and a master suite with a sunroom on the second story. ZBA Member Panther stated they also would like to reconstruct the front porch on the west side of the house.

ZBA Member Panther stated they heard from the project architect, Mr. Stephen Flint, who indicated they are proposing to reconstruct a poorly constructed addition, and this would not further create a non-conformity, but merely extend the existing non-conformity. ZBA Member Panther stated Mr. Flint indicated the petitioners will keep the same setbacks of the property. ZBA Member Panther stated Mr. Flint presented a petition for this proposal signed by the neighbors of the petitioners, and the petition shows many neighbors are fine with these changes. ZBA Member Panther stated they have been working with Village's engineering staff and DuPage County stormwater staff to address the floodplain and creek restoration issues on the property.

ZBA Member Panther stated they heard from petitioner Lance Lambert who indicated they have received a permit from the Village and have reviewed the creek stabilization with the Village's stormwater staff, the Army Corps of Engineers and DuPage County's stormwater staff.

ZBA Member Panther stated the creek stabilization which will be coordinated and receive some of the demolition materials from the front of the property.

ZBA Member Panther stated they are using the current revised DuPage County floodplain map which have not yet been approved by FEMA. ZBA Member Panther stated no flooding history has been recorded for the garage and basement of the property.

ZBA Member Panther stated they heard from petitioner Martha Lambert who indicated the goal is to restore an existing structure in town and maintain existing vegetation on the property.

ZBA Member Panther stated the ZBA heard from Christine and Robert Murphy, of 888 Bemis Road, that they do support the project.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Whalls, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Whalls stated there are pre-existing conditions with the property, including the boundaries on the south and the west. ZBA Member Whalls stated the garage seems a bit big, but it does fall within the Lot Coverage Ratio (LCR). ZBA Member Whalls stated there is no infringement on the east boundary of the property line, and he does support the project.

ZBA Member Micheli stated he has no issues with this project. ZBA Member Micheli with the LCR being near 8%, this is a testament to the smallness of this request.

ZBA Member Jones stated he is supportive of this project. ZBA Member Jones stated it seems odd that you can build a home about ten times as big on the lot, but you cannot build the home anywhere on the lot due to the creek.

ZBA Student Member Greenleaf stated she is in favor of the project. ZBA Student Member Greenleaf stated the lot is strange because of the creek as you cannot build anywhere. ZBA Student Member Greenleaf stated when she looked at the property, she did see the boat was not sitting in the most ideal location.

ZBA Member Panther stated he is in support of this project. ZBA Member Panther stated there is a hardship due to the floodplain, and no practical alternatives for the construction of the project. ZBA Member Panther stated he was concerned about flooding due to the floodplain, but his questions on this possible issue were answered.

Chairperson Constantino stated he is also in support of the petition of the variations. Chairperson Constantino stated there is a hardship due to the location of the creek on the property, and the petitioners cannot construct to the east and north. Chairperson Constantino stated the lot originally complied with DuPage County's zoning ordinance when constructed and became a legally non-conforming structure when annexed into the Village. Chairperson Constantino stated they are addressing health and safety issues and will be in keeping with the central character of the neighborhood. Chairperson Constantino stated this work will not adversely affect adjoining properties.

Motion

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to close the public hearing for 864 Bemis Road at 7:46 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Micheli and seconded by ZBA Member Panther that the Zoning Board of Approvals recommend approval of the variances as requested by petitioners Martha and Lance Lambert to allow a two-story addition and the reconstruction of the front porch on a non-conforming structure at 864 Bemis Road. The Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented at the June 12, 2018 public hearing at the Glen Ellyn Zoning Board of Appeals as well as the findings included in the deliberations of the Zoning Board of Appeals. The Zoning Board of Appeals recommends approval of the variances due to hardship on the use of lot due to the unique circumstances of the floodplain which pushes the less than 8% of requested structure area to a sub-corner of the lot, and this home will be kept in the character of the neighborhood.

The recommended variances are as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and

3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The motion carried unanimously with five (5) "yes" votes as follows: ZBA Members Jones, Micheli, Panther and Whalls and Chairperson Constantino voted yes.

Chairperson Constantino stated the ZBA has voted to recommend approval, and this proposed project will go to the Village Board for approval at an upcoming Village Board Meeting.

Village Board Trustee Report

Village Board Trustee Senak stated plans for the Giesche property have been submitted. Trustee Senak stated he feels the Giesche property and the proposed parking garage behind the Civic Center should be projects looked at together. Trustee Senak asked for the ZBA Members' thoughts on the possible Giesche property, and there was a discussion regarding this.

Staff Report

Associate Planner Purvis stated there are no applications pending at this time.

There was a discussion about items discussed at the ZBA and then the Village Board Meeting.

Adjournment

At 8:06 p.m., a motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

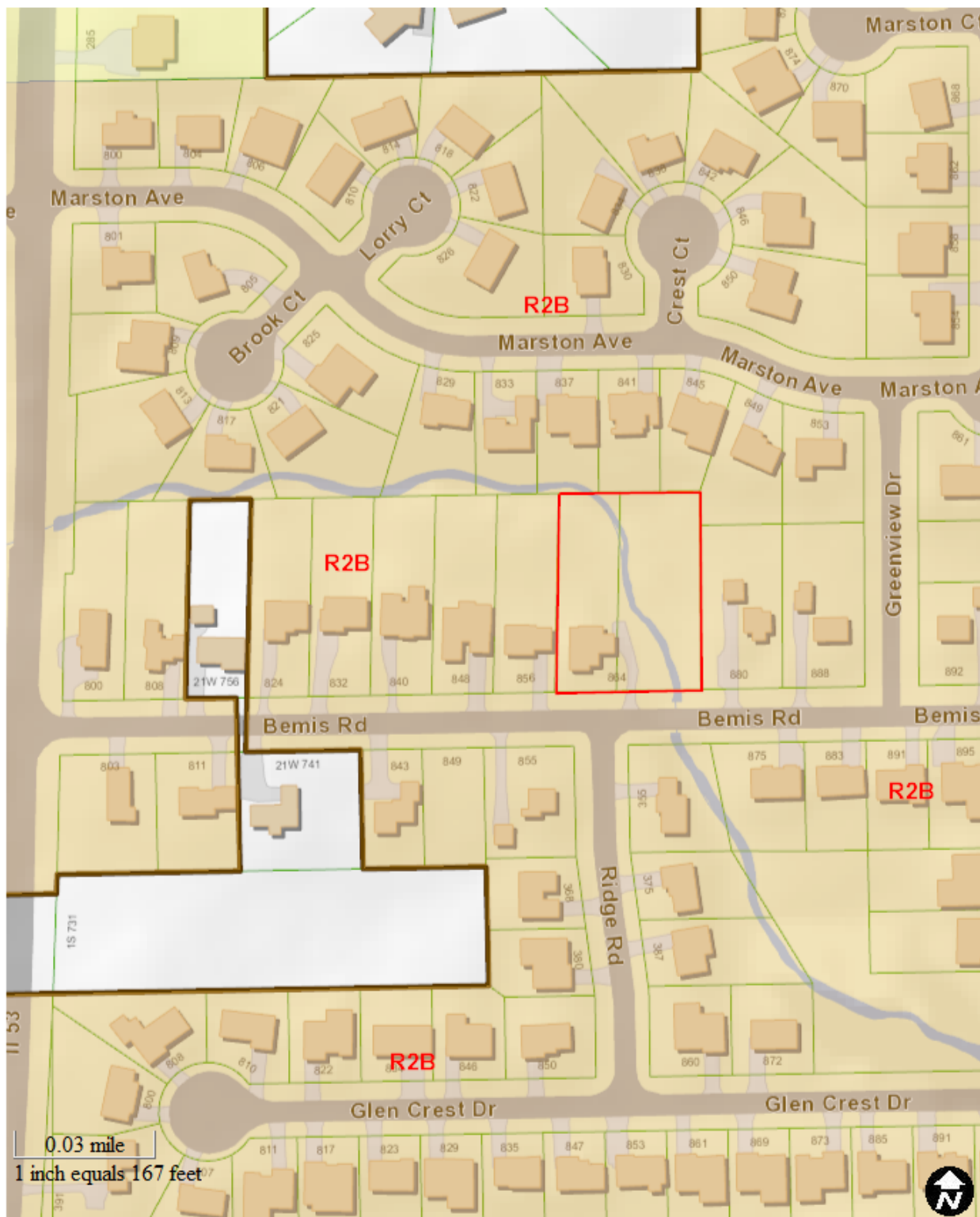
Debbie Solomon
Recording Secretary

Reviewed by,

Kelly Purvis
Planner



Zoning & Location - 864 Bemis Rd.



Map created on June 5, 2018.

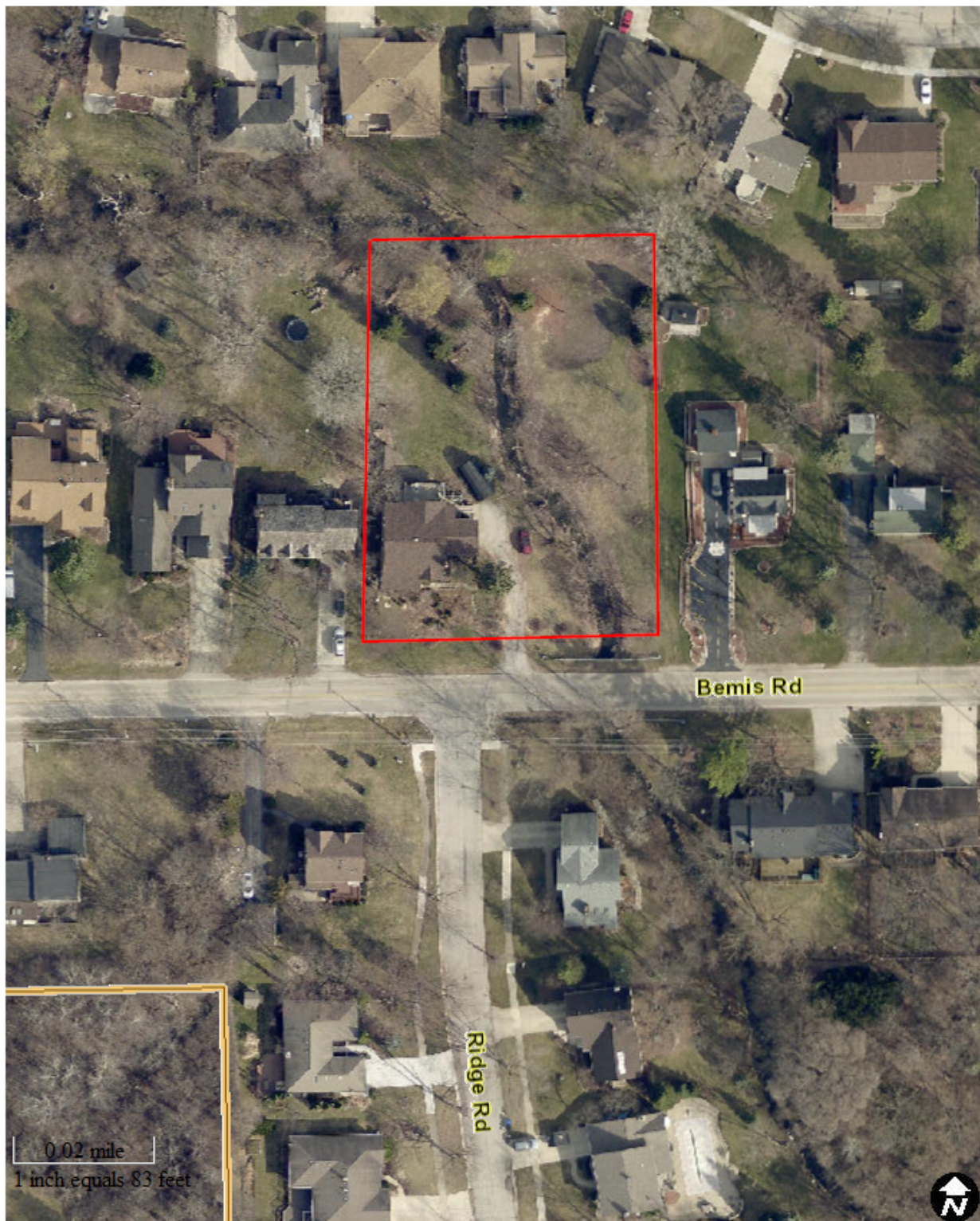
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864 Bemis Road - Aerial



Map created on June 5, 2018.

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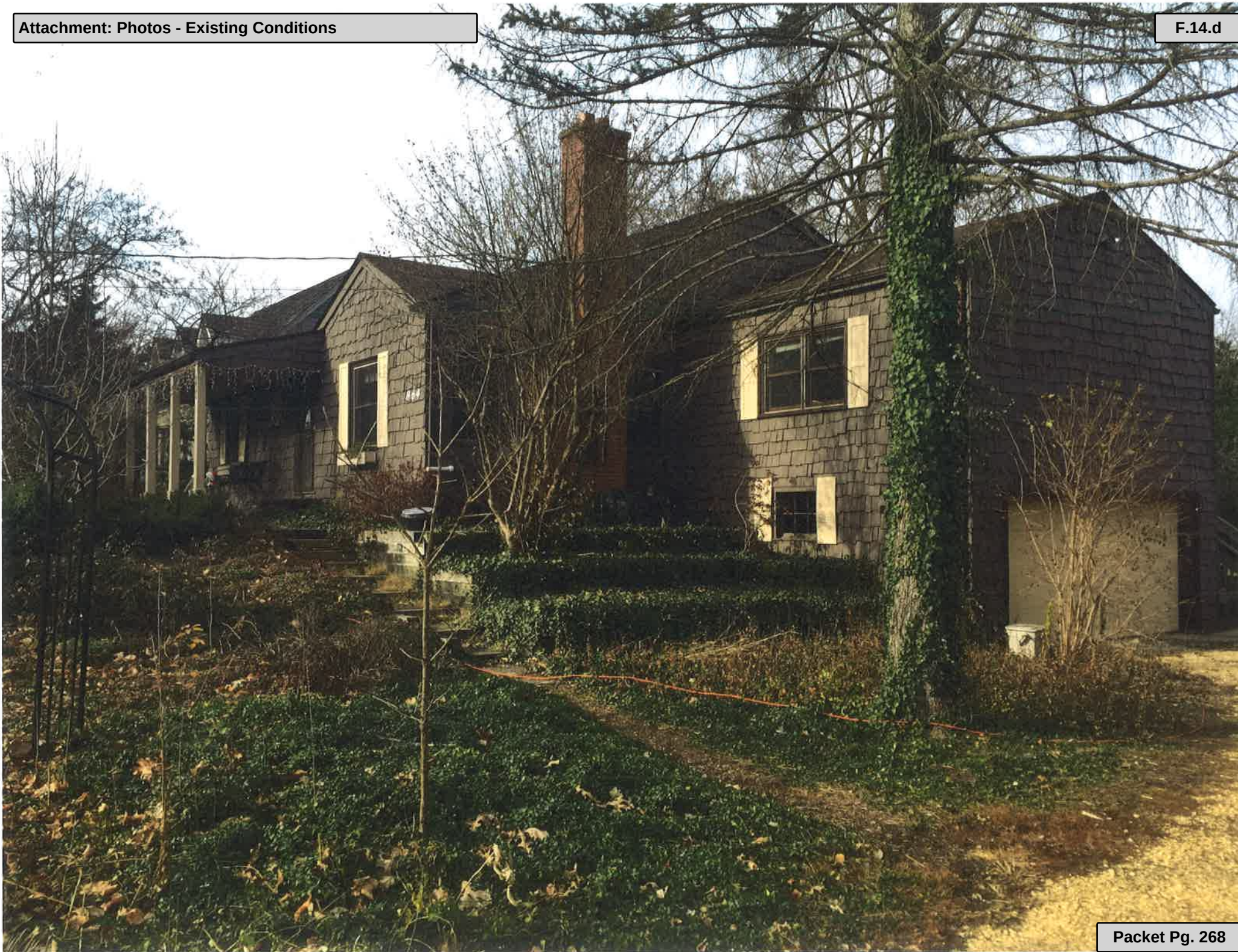
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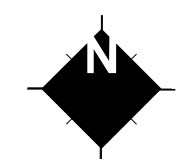
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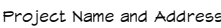




NOTE: GRADE AND SEED
DISTURBED AREAS

1. THE CONSTRUCTION COVERED BY THIS PERMIT SHALL NOT ALTER THE GRADING OF THE PREMISES OR BLOCK ANY DRAINAGE SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES. ALL EXCAVATED MATERIALS SHALL BE REMOVED FROM THE PREMISES UNLESS PRIOR APPROVAL HAS BEEN GRANTED BY THE VILLAGE ENGINEERING DEPARTMENT.

No.	Revision/Issue	Date
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Project 17048

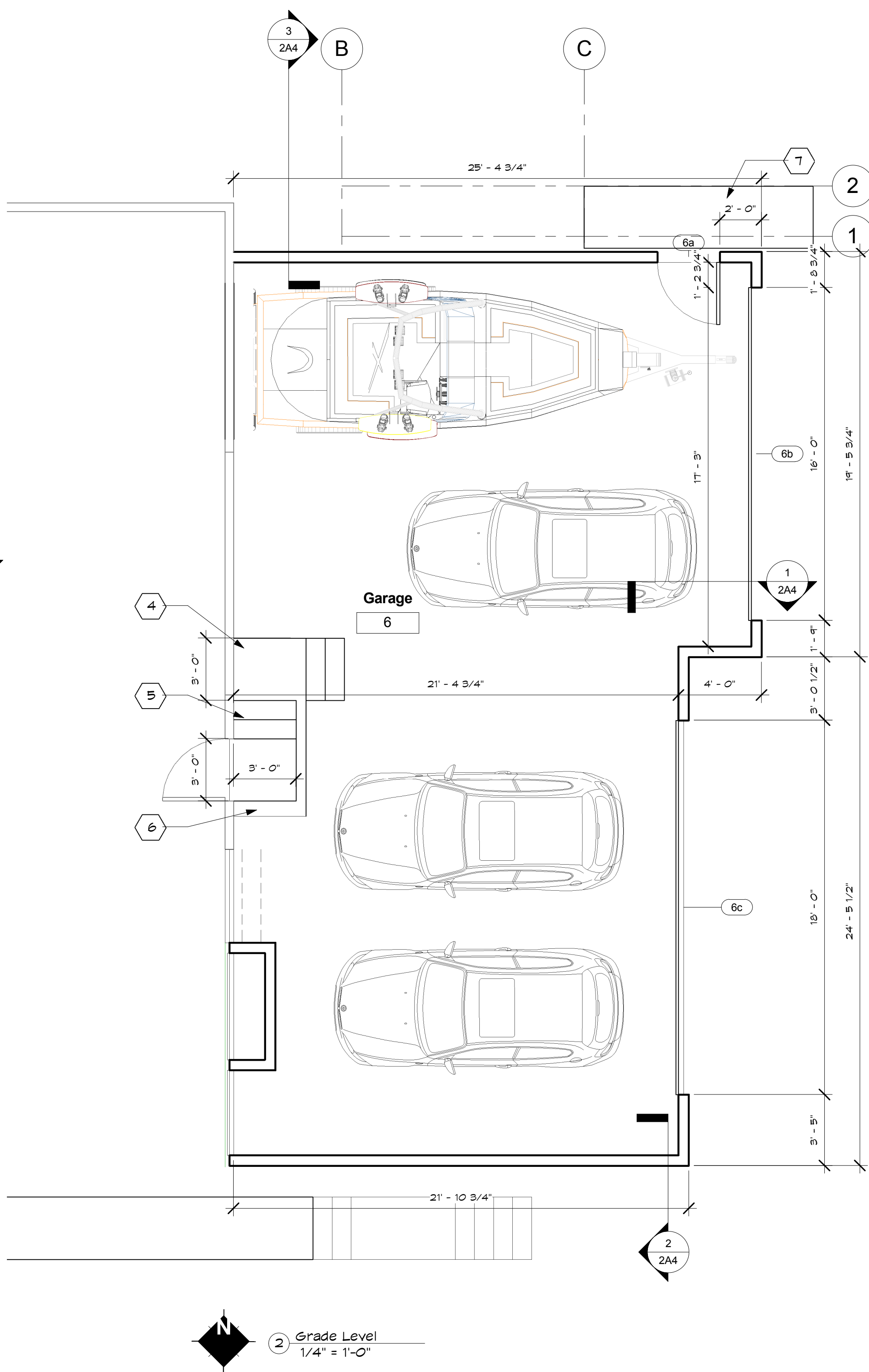
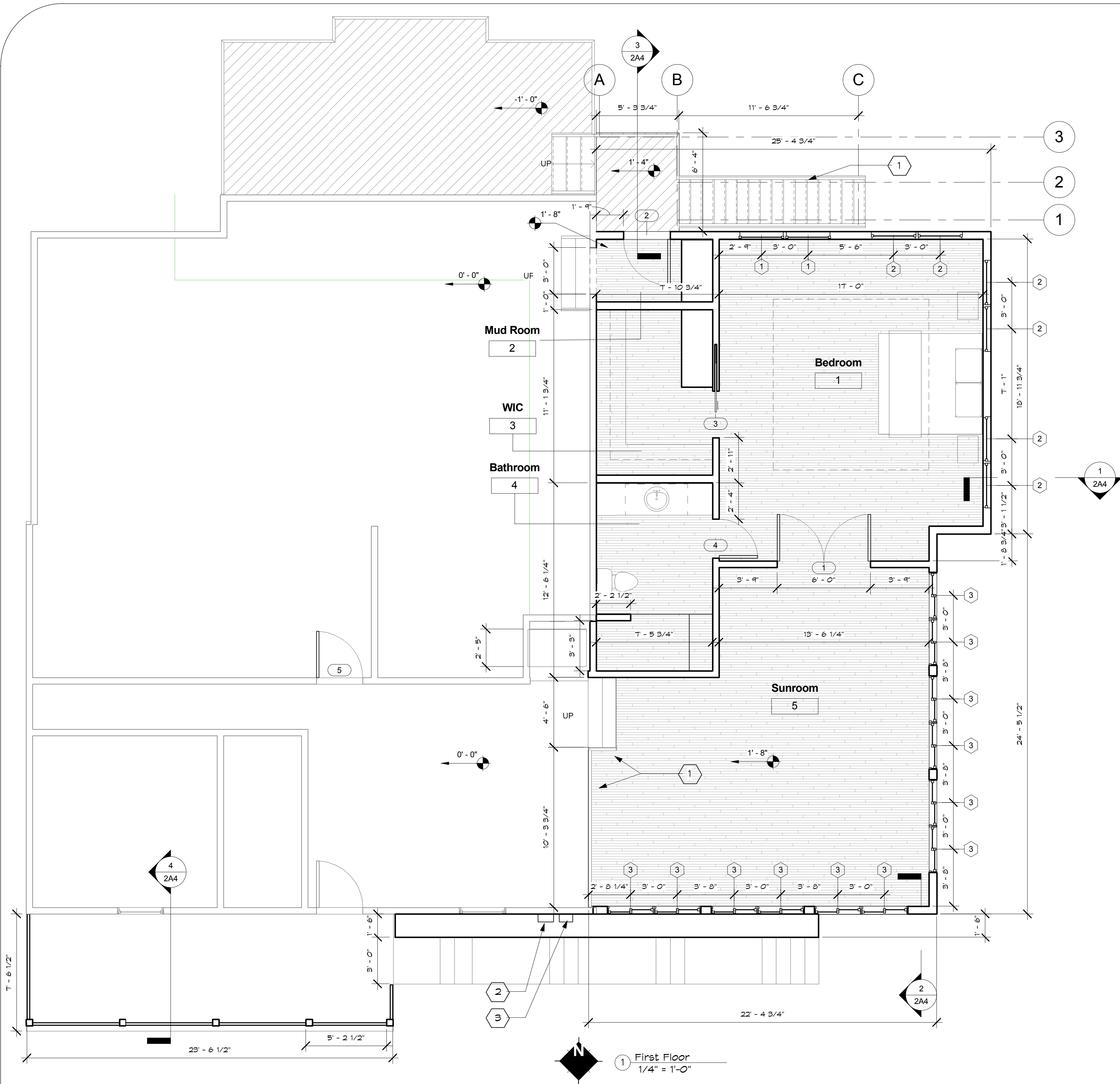
Date 03/09/2018

Scale
AS NOTED

Sheet

C3

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WORK NOTES

1. NEW STAIR WITH RAILINGS.
2. NEW ELEC. SERVICE ENTRANCE AND METER
3. RELOCATED GAS METER
4. T/CONG. STOOP (101.5)
5. NEW CONG. STAIR AND PAD
6. CONG. CURB
7. NEW 3'-0" WIDE 5" THICK CONG. SIDEWALK ON COMPACTED GRAVEL

SPECIFICATION NOTES

LUMBER: WALLS SHALL BE NO. 2 GRADE. WOOD JOISTS AND RAFTERS SHALL BE STRUCTURAL GRADE (Fb=1200).
DOORS: DOORS SHALL BE SOLID CORE SIX PANEL (PAINTED) AS MANUFACTURED BY MASTERCRAFT. PROVIDE HARDWARE.
INTERIOR WALLS: PAINTED 1/2" GYP. BD. ON 2 x 4 WOOD STUDS. PROVIDE GREEN MOISTURE RESISTANT BOARD AT ALL WET AREAS.;
WINDOWS: NEW WINDOWS SHALL MATCH EXISTING WINDOWS IN PROFILE AND COLOR. WINDOWS SHALL MEET MINIMUM U-FACTOR OF 0.32 OR LOWER.
ROOFING: NEW ASPHALT SHINGLES SHALL BE ARCHITECTURAL SHADOW SHINGLES. INSTALL SHINGLES PER MANUFACTURERS INSTRUCTIONS. PROVIDE 25 YR. WARRANTY. MATCH EXISTING ROOF IN COLOR AND TEXTURE.

GENERAL NOTES

1. FIRESTOP ALL PIPING, ELECTRICAL CONDUIT & MECHANICAL PENETRATIONS IN STUD, JOIST AND RAFTER SPACES TO MEET CODES REQUIREMENTS. PROVIDE FIRESTOPPING BARRIER @ FLOOR LINES.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO PATCH ALL WALLS, FLOORS, CEILINGS, FINISHES, ETC. (TO MATCH EXISTING) WHICH ARE DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL WORK BETWEEN THE OWNER & ALL TRADES, RELATING TO THE SCHEDULE.
4. THE PURPOSE OF ALL WORK NOTES & TAGS IS TO DESCRIBE THE SCOPE OF THE PROJECT. WORK WHICH IS NOT TAGGED, BUT IS CLEARLY THE INTENT OF THE PROJECT, MUST BE PERFORMED BY THE CONTRACTOR & WILL NOT BE CONSIDERED AS ADDITIONAL WORK BY THE OWNER.
5. ALL STAIRWAYS SHALL HAVE 7 3/4" RISERS MAX. AND 10" MIN. TREAD DEPTH. ALL HANDRAILS SHALL BE 1 1/4" DIA. AND 36" HIGH.

General Notes

No.	Revision/Issue	Date

Firm Name and Address



FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p: 630-953-9220 • f: 630-953-9440 • www.flintarch.com

Project Name and Address

Home Addition & Renovation
Dr. & Mrs. Lance Lambert
864 Bemis Road
Glen Ellyn, IL 60137

Project	17048	Sheet	A1
Date	03/09/2018		
Scale	AS NOTED		

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FLINT ARCHITECTS LLC

ROOM FINISH LEGEND

FLOORS		WALLS	
PE	PATCH EXISTING FLOOR	PE	PATCH EXISTING WALL
WOOD	WOOD FLOORING	ME	MATCH EXISTING FINISH
CT	CERAMIC TILE	GYP BD	GYPSUM WALLBOARD
CONC.UNF.	CONCRETE SLAB FLOOR UNFINISHED	CTN	CERAMIC TILE WALL
BASE		ETR	EXISTING TO REMAIN
PE	PATCH EXISTING BASE	P-1	PAINT - GLOSSY FINISH
WB	4" HIGH PAINTED WOOD BASE W/ WOOD	P-2	PAINT - ENAMEL FINISH
SHOE		CEILING	
CTB	CERAMIC TILE BASE	PATCH EXISTING CEILING	
ETR	EXISTING TO REMAIN	GYP. BD.	GYPSUM BOARD

ROOM FINISH SCHEDULE

Number	Name	Floor Finish	Wall Base	Wall Material	Wall Finish	Ceiling Material	Ceiling Finish	Ceiling Height
1	Bedroom	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
2	Mud Room	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
3	NIC	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
4	Bathroom	TILE	TILE	GYP BD	P-1	GYP BD	P-1	8' - 6"
5	Sunroom	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
6	Garage	CONC UNF	CONC	GYP BD	P-1	GYP BD	P-1	8' - 11 1/2"

GENERAL NOTES

DO NOT CONNECT DOWNSPOUTS OR SURFACE DRAINAGE TO SEWERS. ALL DOWNSPOUTS SHALL DRAIN FREE-FALL ON TO SPLASH BLOCKS DIRECTED AWAY FROM ADJACENT PROPERTY.

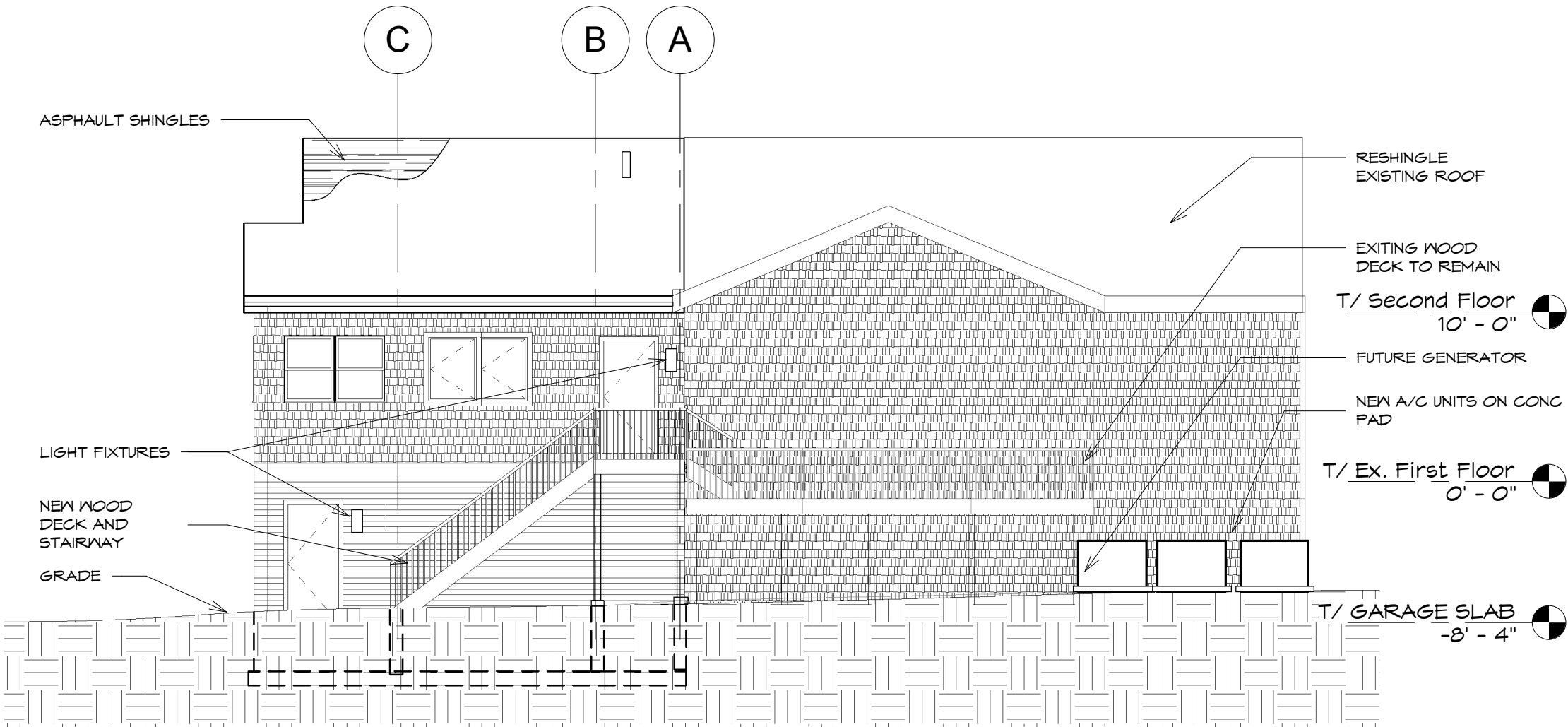
WINDOW GENERAL NOTES

NOTE ALL EGRESS WINDOWS SHALL MEET THE 5.7 SF AREA AND MINIMUM 44" HEIGHT FROM FINISH FLOOR TO BOTTOM OF THE WINDOW OPENING.

LIGHT & VENT SCHEDULE

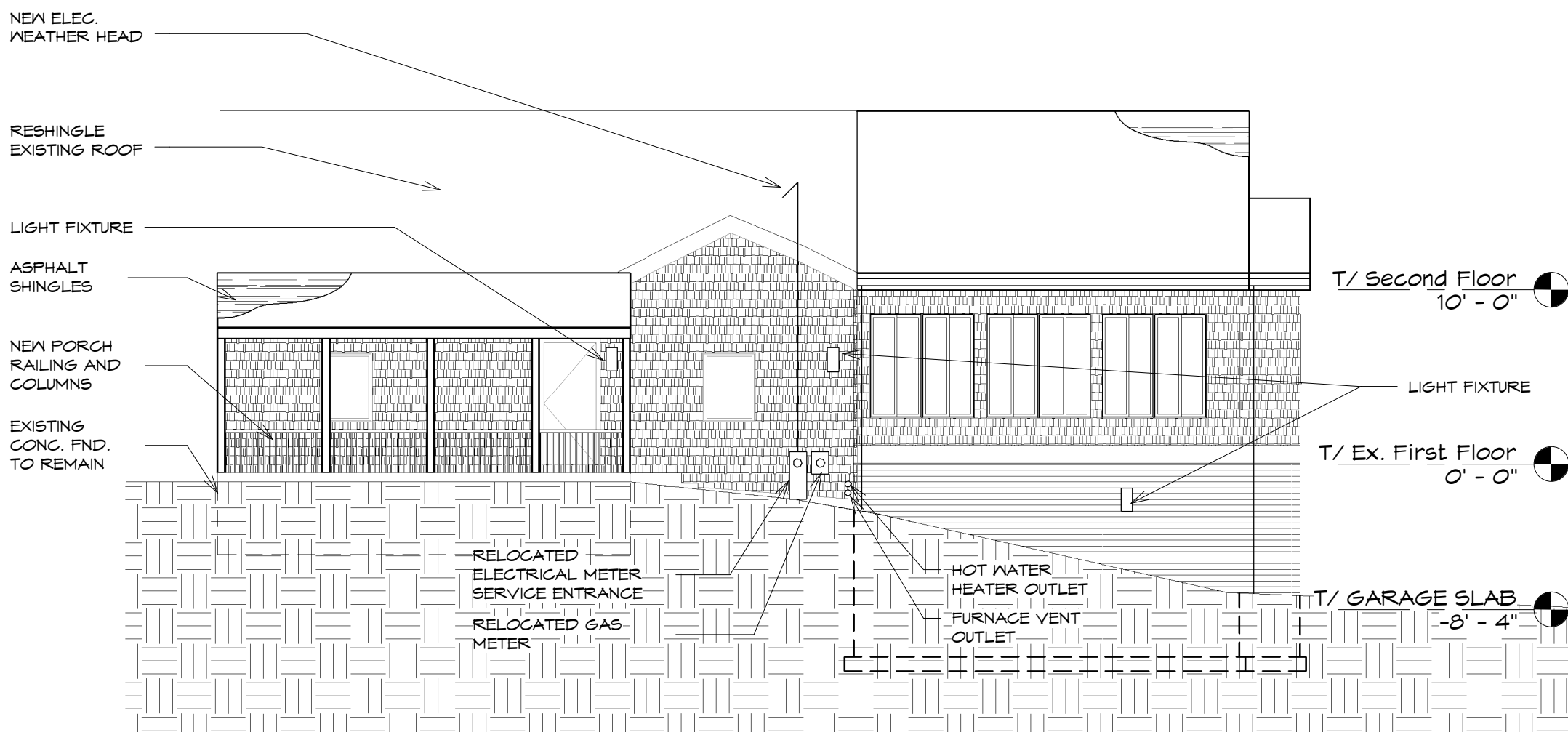
#	ROOM NAME	AREA	REQUIRED LT.	ACTUAL LT.	REQUIRED VENT	ACTUAL VENT
1	Bedroom	344 sf	28	68	12	34
2	Mud Room	33 sf	N/A	N/A	N/A	N/A
3	NIC	82 sf	N/A	N/A	N/A	N/A
4	Bathroom	93 sf	N/A	N/A	93 CFM	100 CFM
5	Sunroom	414 sf	33	162	15	81
6	Garage	973 sf	N/A	N/A	N/A	N/A

NOTE: ARTIFICIAL LIGHTING & VENTILATION SHALL BE ADDED TO SPACES WHERE NATURAL LIGHTING & VENTILATION REQUIREMENTS ARE NOT MET.



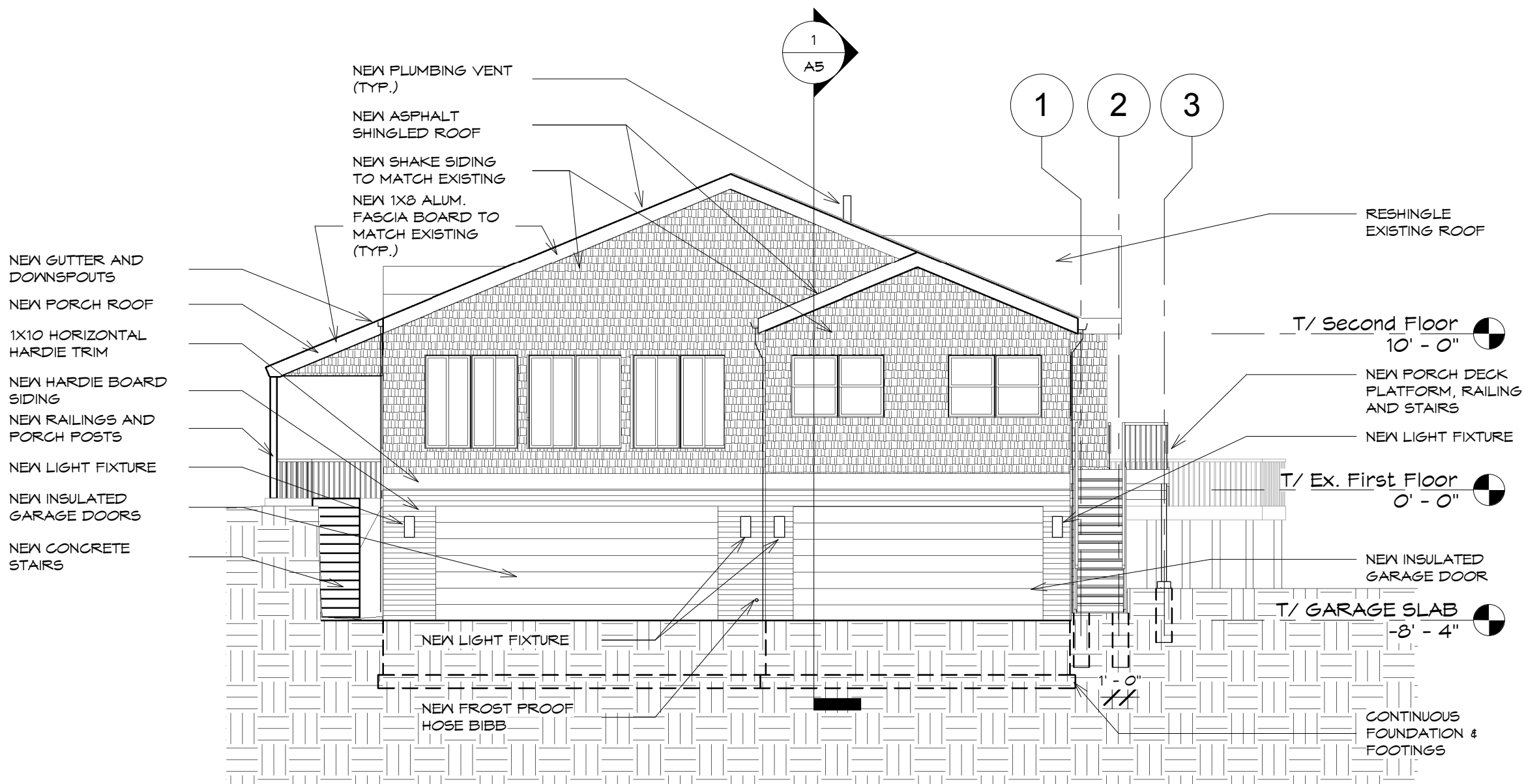
2 North Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS

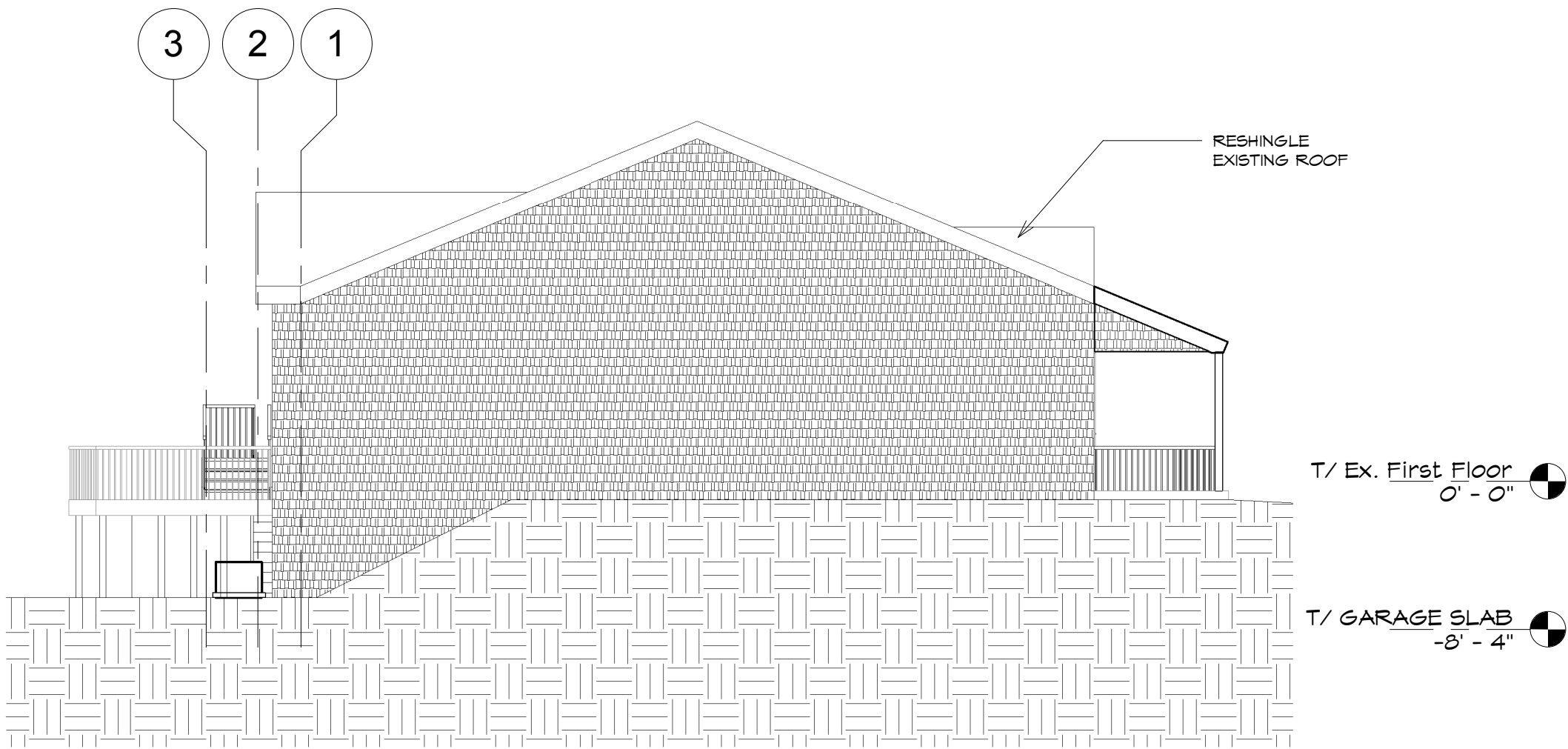


3 South Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS



1 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS

General Notes

No. Revision/Issue Date

Firm Name and Address
FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
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Project Name and Address
Home Addition & Renovation
Dr. & Mrs. Lance Lambert
864 Bemis Road
Glen Ellyn, IL 60137

Project 17048 Sheet
Date 03/09/2018
Scale AS NOTED
A2

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FLINT ARCHITECTS LLC

Petition for June 12, 2018 Zoning meeting in regard to remodeling plans for 864 Bemis Road, Glen Ellyn.

We the undersigned have no objection to the remodeling plans as presented to the Village of Glen Ellyn for the house at 864 Bemis Road owned by Martha and Lance Lambert. Permitting these Variances would not create a negative impact to the surrounding homes in our opinion.

The existing house, built in 1953, does not comply with the current Village of Glen Ellyn zoning standards. A variance is requested in order to remodel. The new addition is planned to match the current line of the existing front of the house facing the street, and the remodeled porch to match the dimensions of the current porch. The side yard set back is included.

Name	address	phone	email	Date
Christopher Long	355 Ridge Road	630-432-3365	CH-LONG-2000 @YAHOO.COM	6/5/18

Andrew Dorfeld	364 Danby Dr.	630-730-1613	domid77@gmail.com	6/5/18
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NOA Wiegel	812 Bemis	630-858-1748	KSWEIGEL@gmail.com	
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Ray Wiegel	892 Bemis			
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Name	address	phone	email

phone

email

Jim & Laura Gatto 880 Dennis Rd

650-730 555 2722

Liquid Tera
revised

~~in Room~~ 841 Marston Ave 8417-4327 846-3

8.17-9.6.3

227

10-11-12

Kellogg's 1990

1000

1073-1966

1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 26

SSS Petrus Ro

David Murphy

Jan 3 Jim Taylor 856 Burns Rd 630 704-2000

Iskander

Page 3
Lambert

Petition for June 12, 2018 Zoning meeting in regard to remodeling plans for 864 Bemis Road, Glen Ellyn.

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Name address phone email

Richard Wagner 875 Bemis Rd 630-913-4201 rickw@comcast.net

Beth Wagner 875 Bemis Rd 630-790-0909 6/10/18

Robert M. 888 Bemis Rd 630-544-5899 6/10/18

Christine Mays 888 Bemis Rd 630-310-0727 6/10/18



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Agreement
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3397)

DOC ID: 3397

Approve a License Agreement for Outdoor Seating for The Joy Bar Located at 548 Crescent Boulevard (Planning and Development Director Hulseberg)

Background: Since 1995, the Village Board has authorized one or more License Agreements for outdoor patio seating, hot dog and gelato sales, wind enclosures and related items to be located on the public sidewalk in the Central Business District. This year, the Planning and Development Department mailed draft license agreements to fourteen (14) restaurants and two (2) mobile cart owners who had previously expressed interest in locating structures on the public sidewalk in the downtown.

Issues: The Joy Bar, located at 548 Crescent Boulevard, has submitted a new request for outdoor seating on the public sidewalk. The business has not previously had outdoor seating. The signed license agreement for The Joy Bar is attached and ready for Village Board consideration. Blackberry Market, Einstein's Bagels, Fire + Wine, Heaven-Lee Hot Dogs, Javi's Burritos, Starbucks, Sunset Slush, Rue, Main Street Pub, and Chocolaterie Stam have previously received license agreements this year. License agreements that have been previously approved by the Village Board, can be approved administratively by the Village Manager in subsequent years. Since this is the first year for The Joy Bar, the request requires Village Board approval.

Recommendations: A draft license agreement is attached for outdoor seating in the public right-of-way for The Joy Bar located at 548 Crescent Boulevard. The applicant has submitted all the required information including the \$50 license agreement fee, signed license agreement and certificate of liability insurance.

Action Requested: It is requested that the Village Board make a motion to approve a license agreement for The Joy Bar located at 548 Crescent Boulevard.

List of Attachments: The Joy Bar License Agreement

Cc: Phil Norton, Police Chief
Carol White, Executive Director, Alliance of Downtown Glen Ellyn
Megan Scheck, The Joy Bar
Meredith Hannah, Economic Development Coordinator

ATTACHMENTS:

- The Joy Bar - 548 Crescent Blvd - License Agreement (PDF)

License Agreement

This Agreement, made and entered into as of this 26 day of May, 2018, effective the _____ day of _____, 20____, by and between the Village of Glen Ellyn ("Licensor") and The Joy Bar ("Licensee") pertaining to the property located at 548 Crescent Blvd Glen Ellyn, Illinois 60137.

1. **Purpose:** Licensor hereby grants to Licensee, and Licensee hereby accepts, a license to (a) install, maintain and operate for the term hereof, tables and chairs in compliance with the site plan approved by the Village and attached hereto as Exhibit "A", including the agreed upon number and location of tables and chairs on the sidewalk and the right-of-way in front of the above listed address, the licensed area, (b) maintain a trash receptacle in accordance with the standards contained below, and (c) install and maintain landscape planters in accordance with the standards contained below and with the following terms, covenants and conditions.

2. **Terms:** This Agreement shall expire December 31, 2018 or the date the insurance required hereunder expires, whichever comes first. This Agreement may be renewed only through the action of the Village of Glen Ellyn. Licensee may terminate this Agreement immediately by providing written notice to Licensor. Licensor may terminate this Agreement at any time during the term of this Agreement by notifying Licensee of this intention at least 7 days prior to the termination date.

3. **Rent and License Fee:** For the purposes of this license, no rent will be paid by Licensee to Licensor. A fee of \$50.00 has been paid by Licensee to Licensor for the issuance of this License Agreement.

4. **Permits and Licenses:** Licensee, at its sole effort and expense, shall conform to the Village Code and DuPage County Health Department regulations.

5. **Installation of Street Furniture:**

a. **Tables and Chairs:** Licensee is permitted to locate on the sidewalk portion of the right-of-way the number of tables and chairs specified in the site plan for this location. The table tops shall not exceed the diameter and size indicated on the site plan. Tables and chairs shall be located so that a five-foot wide passage is maintained along the sidewalk at all times. Use of the public right-of-way shall be conducted in a manner that does not interfere with pedestrian use of the sidewalk. All items placed on the sidewalk shall not obstruct ingress to and egress from the licensed business or any other business. Licensee shall allow restaurant patrons to dine on tables and chairs in the licensed area described above, but at no time shall cooking or food preparation be permitted on the public right-of-way. At a minimum, the public right-of-way shall be cleaned once daily. Umbrellas, approved for use as part of this license agreement, shall be removed from the public sidewalk at the end of each business day.

b. **Trash Receptacle:** Licensee shall maintain trash receptacle(s) located in proximity to the tables and chairs in a neat and orderly manner, and the Licensor shall ensure that a garbage hauling firm removes the trash from the receptacle on a regular schedule. However, **it shall be the responsibility of Licensee to empty the receptacle(s) more frequently, if necessary.** Licensee shall ensure the receptacle(s) are covered on the top at all times, except if lid removal is required during emptying. Licensor is the owner of the trash receptacle(s).

c. **Landscape Planters:** Licensee shall install and maintain a minimum of two (2) landscape planters, planted with flowering annuals and/or perennials, located in conformance with the site plan. The planters shall contain a minimum total of 432 square inches (3 square feet) of planted landscaping. The planters shall be a minimum of 10 inches in height, shall not exceed 30 inches in height and shall be constructed of metal, terra cotta, masonry, wood or similar materials; plastic planters shall be prohibited. The planters shall be placed up against building in a location that does not obstruct the public right-of-way and sidewalk. At all times, a minimum 5-foot wide pathway on the sidewalk shall remain free and clear of obstructions. Licensee shall replace dead landscape plants as needed to maintain the planters in a clean and neat manner and shall water plants on an as-needed basis during the entire period of time that table and chairs are located on the public sidewalk. Failure to maintain live plants as required by this agreement may result in licensor terminating this agreement with 7 days' written notice to licensee, and the tables and chairs shall be immediately removed from the public sidewalk.

6. **Maintenance:** Licensee shall agree to maintain the licensed area and the nearby sidewalk in a clean, healthy and attractive condition. If Licensee ceases to so maintain the licensed area and the nearby sidewalk, Licensor may require Licensee to pay for additional cleanup costs. Further, Licensor may, upon notice as set forth below, terminate this agreement and require the permanent removal of the tables and chairs from the licensed area in advance of the expiration date of this Agreement. No furniture or other structures shall be affixed or attached to the public sidewalk. The licensee shall be responsible to the Village for any damage occurring to the public sidewalk or public improvements where such damage arises from or occurs as a consequence of the presence and/or operation of structures, equipment or furniture permitted by this license agreement. The Village may repair or replace such improvement in its discretion and shall charge the cost of such repair or replacement to the permit holder.

7. **Removal:** Upon the expiration or the termination of this License, Licensee shall remove the tables and chairs from the licensed area.

8. **Termination:** If Licensee fails in any respect to perform any agreements, covenants or obligations in this License, then and in such event, Licensor, after providing at least 7 days written notice to Licensee, may terminate this License Agreement or may cure such failure or default on behalf of and at the expense of Licensee.

9. **Notice:** Notice hereunder shall be in writing and effected either by personal delivery or by depositing the same in an official U.S. mail receptacle as certified mail, return receipt requested, postage paid, addressed to:

If to Licensor:
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

If to Licensee:
To the above-listed applicant and business address

or to such other address as either party may from time to time designate. Any notice given under this Agreement shall be in writing and deemed received when personally delivered or, if mailed, three days after placing same in an official U.S. mail receptacle.

10. **Assignment:** Licensee may not assign or transfer this License without prior written consent of Licensor. Any attempted assignment or transfer in violation of this paragraph shall be void and confer no rights upon any third person. This license agreement shall not confer any property rights in the underlying Village right-of-way.

11. **Defend and Hold Harmless:** Licensee shall be required to hold harmless Licensor, its officers, employees and independent contractors from any claim or demand or damage to property or injury, including death to persons, which arise out of in any way the exercise by Licensee of its rights under this License. Licensee shall be required to pay for the cost of defense and hold harmless Licensor, its officers, employees and independent contractors against any judgment and to pay any settlement arising out of such claim or demand, including but not limited to, the full costs of the defense of Licensor, its employees, officers and independent contractors through the employment of experts approved by the parties defended, provided, however, that such approval shall not be unreasonably withheld.

12. **Liability Insurance:** Licensee shall purchase and maintain comprehensive general liability insurance of \$2 million each occurrence, providing occurrence coverage for Licensee from claims for damages because of bodily injury, death of any person or property damage resulting from the use of the public right-of-way. Licensor shall be named, by endorsement, as an additional insured on the policy. The policy of insurance and certificates thereof shall contain provision or endorsement that the coverage reported will not be canceled, materially changed, or renewal refused, until at least 30 days prior written notice shall be given by certified mail to the insured and Licensor. Licensee shall deliver a duplicate of the policy or certificate of insurance acceptable to Licensor prior to the execution of this Agreement by the Village Board.

13. **Miscellaneous:**

a. This Agreement constitutes the entire understanding of the parties and supersedes any prior written or oral negotiations or understandings.

b. It is the intention of the parties hereto that this License shall be construed and enforced in accordance with the laws of the State of Illinois.

c. If any provision of this License is held invalid or unenforceable, the remainder of this License shall not be affected thereby, and each other provision of this License shall be valid and enforceable to the fullest extent permitted by law.

d. Licensee shall pay any expenses incurred by Licensor in defending the validity of its right to enter into a License Agreement for the use of sidewalk premises by a private party.

DATED as of the date first set forth above.

LICENSOR:

Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

LICENSEE:

The Joy Bar
548 CRESCENT BLVD
GLEN ELLYN, IL 60137

By: _____

Name: _____

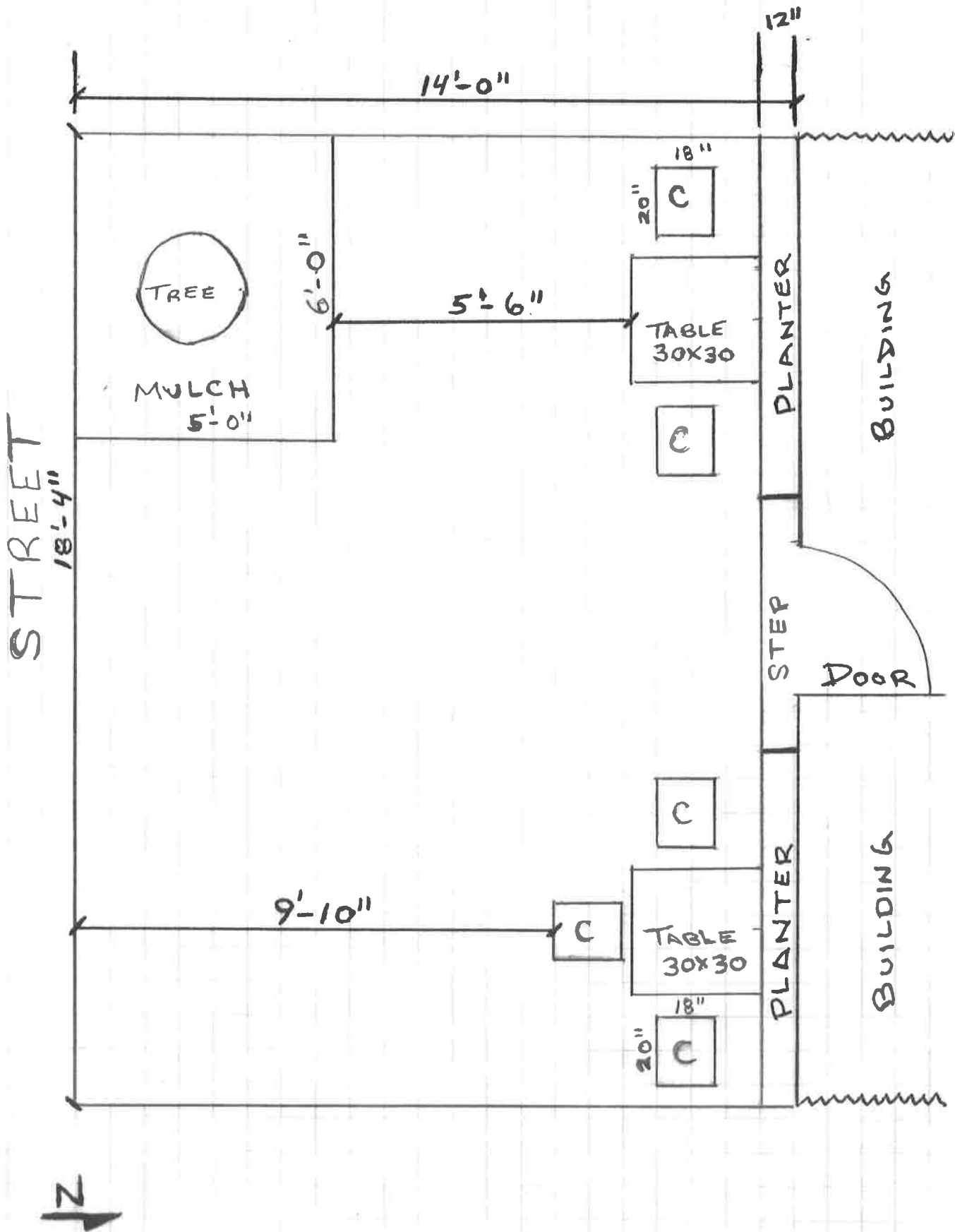
Title: _____

By: MEGAN SCHECK

Name: THE JOY BAR

Title: OWNER

THE JOY BAR OUTDOOR SEATING CONFIGURATION





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Ordinance
Prepared By: Angela Andrianopoulos

SCHEDULED

ORDINANCE 6616

DOC ID: 3418

**Ordinance No. 6616, An Ordinance of the Village of Glen Ellyn,
DuPage County, Illinois, Ascertaining the Prevailing Rate of Wages
for Laborers, Workers, and Mechanics Employed by Contractors
Performing Public Works for the Village (Village Attorney Mathews)**

Background

The Village is required to adopt a prevailing wage ordinance on an annual basis for any Village department that might be engaged in "public works" projects, including Public Works, Village Links/Reserve22 and Facilities Maintenance. This is a statutory requirement. The ordinance establishes wages at various levels depending upon the labor market location within the state.

Action Requested

Approve an Ordinance Ascertaining the Prevailing Rate of Wages for Laborers, Workers, and Mechanics Employed by Contractors Performing Public Works for the Village.

Ordinance 6616

Meeting of June 25, 2018



Village of Glen Ellyn

Ordinance No. 6616

**An Ordinance of the Village of Glen Ellyn,
DuPage County, Illinois,
Ascertaining the Prevailing Rate of Wages for Laborers,
Workers, and Mechanics Employed by Contractors Performing
Public Works for the Village**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK

535 DUANE STREET

Ordinance No. 6616

**An Ordinance of the Village of Glen Ellyn,
DuPage County, Illinois,
Ascertaining the Prevailing Rate of Wages for Laborers,
Workers, and Mechanics Employed by Contractors Performing
Public Works for the Village**

Whereas, the State of Illinois has enacted "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the state, county, city, or any public body or any political subdivision or by anyone under contract for public works," approved June 26, 1941, as amended, being Chapter 820 ILCS 130/1-12, Illinois Compiled Statutes; and

Whereas, the aforesaid Act requires that the Village of Glen Ellyn, Illinois, investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics, and other workers in the locality of DuPage County employed in performing construction of public works for the Village of Glen Ellyn;

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: To the extent and as required by "An Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works," approved June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in construction of public works coming under the jurisdiction of the Village of Glen Ellyn is hereby ascertained to be the same as the prevailing

rate of wages for construction work in the DuPage County area as determined by the Illinois Department of Labor for September 2017 a copy of that determination being attached hereto as Exhibit "A" and incorporated herein by reference. The definition of any terms appearing in this Ordinance which are also used in the aforesaid Act shall be the same as in said Act.

Section Two: Nothing herein shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works of the Village of Glen Ellyn to the extent required by the aforesaid Act.

Section Three: The Village Clerk shall publicly post or keep available for inspection by any interested party in the main office of the Village of Glen Ellyn this determination of such prevailing rate of wage.

Section Four: The Village Clerk shall mail a copy of this determination to any employer and to any association of employers and to any person or association of employees who have filed, or file their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

Section Five: The Village Clerk shall promptly file a certified copy of this Ordinance with both the Secretary of State Index Division and the Department of Labor of the State of Illinois.

Section Six: The Village Clerk shall cause a notice to be published in a newspaper of general circulation within the area that the determination of prevailing wages has been made. Said notice shall conform substantially to the notice attached hereto as Exhibit "B." Such

Ordinance 6616

Meeting of June 25, 2018

publication shall constitute notice that this is the determination of the Village of Glen Ellyn and is effective.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____.

Ayes:		Diane McGinley Craig Pryde John Kenwood		Pete Ladesic Bill Enright		Mark Senak Gary Fasules
Nayes:		Diane McGinley Craig Pryde John Kenwood		Pete Ladesic Bill Enright		Mark Senak Gary Fasules
Absent:		Diane McGinley Craig Pryde John Kenwood		Pete Ladesic Bill Enright		Mark Senak Gary Fasules

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____.

Village President

Attest:

Village Clerk

VILLAGE SEAL

(Published in pamphlet form and posted this _____ day of _____.)

ATTACHMENTS:

- Dupage County Prevailing Wage Rates 9-2017 (PDF)
- 2018 Prevailing Wage Rate Notice (PDF)

Prevailing Wage rates for DuPage County effective Sept. 1, 2017												
Trade Title	Region	Type	Class	Base Wage	Fore-man Wage	M-F OT	OSA	OSH	H/W	Pension	Vacation	Training
ASBESTOS ABT-GEN	ALL	ALL		41.20	42.20	1.5	1.5	2	14.65	12.32	0.00	0.50
ASBESTOS ABT-MEC	ALL	BLD		37.46	39.96	1.5	1.5	2	11.62	11.06	0.00	0.72
BOILERMAKER	ALL	BLD		48.49	52.86	2	2	2	6.97	19.61	0.00	0.90
BRICK MASON	ALL	BLD		45.38	49.92	1.5	1.5	2	10.45	16.68	0.00	0.90
CARPENTER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.87	0.00	0.63
CEMENT MASON	ALL	ALL		44.25	46.25	2	1.5	2	14.00	17.16	0.00	0.92
CERAMIC TILE FNSHER	ALL	BLD		38.56	38.56	1.5	1.5	2	10.65	11.18	0.00	0.68
COMMUNICATION TECH	ALL	BLD		33.38	36.18	1.5	1.5	2	12.35	19.21	1.45	0.61
ELECTRIC PWR EQMT OP	ALL	ALL		37.89	51.48	1.5	1.5	2	5.00	11.75	0.00	0.38
ELECTRIC PWR EQMT OP	ALL	HWY		41.45	56.38	1.5	1.5	2	5.50	12.87	0.00	0.73
ELECTRIC PWR GRNDMAN	ALL	ALL		29.30	51.48	1.5	1.5	2	5.00	9.09	0.00	0.29
ELECTRIC PWR GRNDMAN	ALL	HWY		32.00	56.38	1.5	1.5	2	5.50	9.92	0.00	0.66
ELECTRIC PWR LINEMAN	ALL	ALL		45.36	51.48	1.5	1.5	2	5.00	14.06	0.00	0.45
ELECTRIC PWR LINEMAN	ALL	HWY		49.67	56.38	1.5	1.5	2	5.50	15.40	0.00	0.88
ELECTRIC PWR TRK DRV	ALL	ALL		30.34	51.48	1.5	1.5	2	5.00	9.40	0.00	0.30
ELECTRIC PWR TRK DRV	ALL	HWY		33.14	56.38	1.5	1.5	2	5.50	10.29	0.00	0.59
ELECTRICIAN	ALL	BLD		39.26	43.26	1.5	1.5	2	12.35	22.08	4.93	0.68
ELEVATOR CONSTRUCTOR	ALL	BLD		51.94	58.43	2	2	2	14.43	14.96	4.16	0.90
FENCE ERECTOR	NE	ALL		39.58	41.58	1.5	1.5	2	13.40	13.90	0.00	0.40
FENCE ERECTOR	W	ALL		45.06	48.66	2	2	2	10.52	20.76	0.00	0.70
GLAZIER	ALL	BLD		42.45	43.95	1.5	1.5	2	14.04	20.14	0.00	0.94
HT/FROST INSULATOR	ALL	BLD		50.50	53.00	1.5	1.5	2	12.12	12.96	0.00	0.72
IRON WORKER	E	ALL		47.33	49.33	2	2	2	14.15	22.39	0.00	0.35
IRON WORKER	W	ALL		45.61	49.25	2	2	2	11.52	22.65	0.00	0.81
LABORER	ALL	ALL		41.20	41.95	1.5	1.5	2	14.65	12.32	0.00	0.50

LATHER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.87	0.00	0.63
MACHINIST	ALL	BLD		47.56	50.06	1.5	1.5	2	7.05	8.95	1.85	1.47
MARBLE FINISHERS	ALL	ALL		33.95	33.95	1.5	1.5	2	10.45	15.52	0.00	0.47
MARBLE MASON	ALL	BLD		44.63	49.09	1.5	1.5	2	10.45	16.28	0.00	0.59
MATERIAL TESTER I	ALL	ALL		31.20	31.20	1.5	1.5	2	14.65	12.32	0.00	0.50
MATERIALS TESTER II	ALL	ALL		36.20	36.20	1.5	1.5	2	14.65	12.32	0.00	0.50
MILLWRIGHT	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.87	0.00	0.63
OPERATING ENGINEER	ALL	BLD	1	50.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	2	48.80	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	3	46.25	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	4	44.50	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	5	53.85	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	6	51.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	7	53.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	FLT		38.00	38.00	1.5	1.5	2	18.05	13.60	1.90	1.30
OPERATING ENGINEER	ALL	HWY	1	48.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	2	47.75	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	3	45.70	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	4	44.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	5	43.10	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	6	51.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	7	49.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
ORNAMNTL IRON WORKER	E	ALL		46.75	49.25	2	2	2	13.90	19.79	0.00	0.75
ORNAMNTL IRON WORKER	W	ALL		45.06	48.66	2	2	2	10.52	20.76	0.00	0.70
PAINTER	ALL	ALL		44.18	46.18	1.5	1.5	1.5	10.30	8.20	0.00	1.35
PAINTER SIGNS	ALL	BLD		37.45	42.05	1.5	1.5	2	2.60	3.18	0.00	0.00
PILEDRIIVER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.87	0.00	0.63
PIPEFITTER	ALL	BLD		47.50	50.50	1.5	1.5	2	10.05	17.85	0.00	2.12
PLASTERER	ALL	BLD		42.75	45.31	1.5	1.5	2	14.00	15.71	0.00	0.89
PLUMBER	ALL	BLD		49.25	52.20	1.5	1.5	2	14.34	13.35	0.00	1.28

ROOFER	ALL	BLD		42.30	45.30	1.5	1.5	2	9.08	12.14	0.00	0.58
SHEETMETAL WORKER	ALL	BLD		45.77	47.77	1.5	1.5	2	10.65	14.10	0.00	0.82
SPRINKLER FITTER	ALL	BLD		47.20	49.20	1.5	1.5	2	12.25	11.55	0.00	0.55
STEEL ERECTOR	E	ALL		42.07	44.07	2	2	2	13.45	19.59	0.00	0.35
STEEL ERECTOR	W	ALL		45.06	48.66	2	2	2	10.52	20.76	0.00	0.70
STONE MASON	ALL	BLD		45.38	49.92	1.5	1.5	2	10.45	16.68	0.00	0.90
TERRAZZO FINISHER	ALL	BLD		40.54	40.54	1.5	1.5	2	10.65	12.76	0.00	0.73
TERRAZZO MASON	ALL	BLD		44.38	47.88	1.5	1.5	2	10.65	14.15	0.00	0.82
TILE MASON	ALL	BLD		45.49	49.49	1.5	1.5	2	10.65	13.88	0.00	0.86
TRAFFIC SAFETY WRKR	ALL	HWY		33.50	35.10	1.5	1.5	2	8.10	7.62	0.00	0.25
TRUCK DRIVER	ALL	ALL	1	36.30	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	2	36.45	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	3	36.65	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	4	36.85	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TUCKPOINTER	ALL	BLD		44.17	45.17	1.5	1.5	2	10.45	15.04	0.00	0.88

Legend

M-F OT Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.

OSA Overtime pay required for every hour worked on Saturdays

OSH Overtime pay required for every hour worked on Sundays and Holidays

H/W Health/Welfare benefit

Explanations DUPAGE COUNTY

IRON WORKERS AND FENCE ERECTOR (WEST) - West of Route 53.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

TRAFFIC SAFETY - work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS TECHNICIAN

Low voltage installation, maintenance and removal of telecommunication facilities (voice, sound, data and video) including telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, micro waves, V-SAT, bypass, CATV, WAN (wide area networks), LAN (local area networks), and ISDN (integrated system digital network), pulling of wire in raceways, but not the installation of raceways.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum;

Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types; Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.;

Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

OPERATING ENGINEER - FLOATING

Diver. Diver Wet Tender, Diver Tender, ROV Pilot, ROV Tender

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

MATERIAL TESTER & MATERIAL TESTER/INSPECTOR I AND II

Notwithstanding the difference in the classification title, the classification entitled "Material Tester I" involves the same job duties as the classification entitled "Material Tester/Inspector I". Likewise, the classification entitled "Material Tester II" involves the same job duties as the classification entitled "Material Tester/Inspector II".

EXHIBIT B**Prevailing Wage Notice**

The President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance No. _____ascertaining the prevailing rate of wages in accordance with the Prevailing Wage Act, 820 ILCS 130/1, *et seq.*, at a meeting of the Village Board on the 25th day of June, 2018. Said ordinance lists the applicable prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in the construction of public works coming under the jurisdiction of the Village of Glen Ellyn, which is the same as determined by the Illinois Department of Labor for DuPage County for September 2017. The original ordinance is a part of the official records of the Village of Glen Ellyn and is on file and available for examination in the office of the Village Clerk of the Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois 60137.

Dated the 25th day of June, 2018.

John A. Chereskin
Village Clerk
Village of Glen Ellyn, Illinois



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Agreement
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6613

DOC ID: 3396

Ordinance No. 6613, An Ordinance Approving An Agreement for Professional Services Between Houseal Lavigne Associates, LLC and the Village of Glen Ellyn to Update the Village's Comprehensive Plan.

Background. On March 19, 2018, the Village Board instructed staff to issue a Request for Proposals (RFP) to update the Village's Comprehensive Plan (Plan). Pursuant to the Village Board's desire to update the Plan in a streamlined fashion (to be completed within 9 months rather than the typical 18 -24 months for a Comprehensive Plan update), staff focused the RFP to primarily focus the update on the three commercial areas in the Village. To further streamline the process, staff selected three experienced professional consulting firms known for the preparation of comprehensive plans in the Chicago area and limited the issuance of the RFP to these firms. The RFP was issued on May 14, 2018 with a submittal deadline date of May 25, 2018. All three firms that received the RFP submitted a proposal to the Village by the established deadline. Following the receipt of the proposals, staff performed a detailed review of all the proposals to determine the completeness and the quality of each proposal based on the requirements of the RFP. Staff then scored and assigned a ranking for each proposal based on this review (see attached charts).

Separate interviews with each of the three consulting firms occurred on June 11, 2018. The 9-member interview team consisted of staff from Planning and Development, Administration, and Public Works as well as the Village President. Each consulting firm was given 20-30 minutes to provide background on their firm, present their proposal and provide past examples and achievements. The presentations were followed by interview questions from staff. Each interview took approximately one hour. At the completion of the interviews, the interview team discussed the strengths and weaknesses of each firm and then ranked them. Staff then performed reference checks of the top two consulting firms by contacting a series of municipalities who had previously used the consulting firms to develop a Comprehensive Plan.

The timeframe for updating the Plan will move quickly with the contract tentatively to be awarded at the June 25, 2018 Village Board meeting. The project is expected to begin shortly thereafter with an anticipated completion date of March 25, 2019. Staff will work expeditiously with the chosen firm to ensure the project stays on pace with the timetable.

Staff Recommendation. Based on staff's evaluation of each proposal and consulting firm, including a review of the proposals, the interviews, similar work products, and the reference checks, staff is recommending the Village Board enter into an agreement with Houseal Lavigne Associates to perform the update to the Village's Comprehensive Plan.

Action Requested. Approve a contract with Houseal Lavigne Associates, LLC to perform the update to the Village's Comprehensive Plan, a form of which is attached hereto. Any changes to the

Ordinance 6613

Meeting of June 25, 2018

contract will be subject to Village Attorney review. An Ordinance approving the agreement is attached for the Board's consideration at the June 25, 2018 Village Board Meeting.

Attachments.

- Draft Ordinance
- Form of Contract – Exhibit “A”
- Comprehensive Plan RFP
- Proposal Review Spreadsheet
- Proposal Review Scoring
- Interview Notes
- Municipality Reference Checks
- Houseal Lavigne Associates Proposal

Cc: Greg Mathews, Village Attorney
John Houseal, Houseal Lavigne Associates



Village of Glen Ellyn

Ordinance No. 6613

**An Ordinance Approving
An Agreement for Professional Services Between
Houseal Lavigne Associates, LLC and the Village of Glen Ellyn
to Update the Village's Comprehensive Plan**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6613**An Ordinance Approving
An Agreement for Professional Services Between
Houseal Lavigne Associates, LLC and the Village of Glen Ellyn
to Update the Village's Comprehensive Plan**

Whereas, the Village adopted the current Comprehensive Plan in 2001 with the purpose of providing a vision for what the Village should look like in 2010; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is in the best interest of the Village to update the Comprehensive Plan; and

Whereas, the Village sent out a Request for Proposals to solicit proposals from qualified consultants to complete an update to the Comprehensive Plan; and

Whereas, three consulting firms submitted a proposal by the established deadline; and

Whereas, Village staff performed a detailed review of the submitted proposals and interviewed each of the three consulting firms; and

Whereas, following the interviews, staff selected two of the consulting firms as finalists and performed reference checks of the two; and

Whereas, based on the review of each proposal, the consultant interviews, and the results from the reference checks, staff has recommended the Village Board enter into an agreement with Houseal Lavigne Associates to perform the update to the Village's Comprehensive Plan.

Now Therefore be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: That the findings of fact set forth hereinabove are hereby adopted as the findings of the President and Board of Trustees of the Village of Glen Ellyn.

Section Two: That the contract with Houseal Lavigne Associates, LLC for professional services, pursuant to the form thereof attached hereto as Exhibit “A”, is hereby approved in an amount not to exceed \$122,000, with any changes to the contract subject to the approval of the Village Attorney.

Section Three: That the President and Village Clerk are hereby authorized and directed to enter into said contract on behalf of the Village of Glen Ellyn and to do all things necessary to carry out the terms of said contract.

Section Four: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ordinance 6613

Meeting of June 25, 2018

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the ____ day of _____, 20____.)

ATTACHMENTS:

- Comprehensive Plan RFP (PDF)
- Proposal Review Spreadsheet (PDF)
- Proposal Review Scoring (PDF)
- Interview Notes (PDF)
- Municipality Reference Checks (PDF)
- Houseal Lavigne Proposal (PDF)
- Draft Contract - Exhibit A (PDF)

REQUEST FOR PROPOSALS
VILLAGE OF GLEN ELLYN COMPREHENSIVE PLAN UPDATE
May 14, 2018

Overview

The Village of Glen Ellyn, Illinois (“Village”) is seeking the services of a qualified consultant or team with expertise in planning and economic development to provide services to update specific sections of the Village’s Comprehensive Plan (“Comp Plan”) and incorporate into the Comp Plan changes in land use and zoning that have occurred since the Comp Plan was last updated in 2001. Respondents should have experience in citizen involvement, downtown planning, urban design, historic preservation, economic development and market analysis and should be familiar with the Village and the surrounding region. The final product is expected to be an updated comprehensive plan for the entire Village that can be implemented over a 10 to 15 year period.

Background

The Village is located approximately 25 miles west of Chicago and has a population of approximately 28,000. The Village is an attractive and desirable suburban community noted for its quality residential neighborhoods, “small-town” atmosphere, historic downtown, and variety of public and institutional amenities. Although it is primarily a single-family detached residential community, there has become a growing need for more diverse housing options, such as townhomes, condominiums, and apartments. The Village has three main commercial areas including the downtown commercial district, the Roosevelt Road corridor, and the historic Stacy’s Corners enclave. The downtown covers about .14 square miles and contains two zoning districts, the C5A Central Retail Core Subdistrict and the C5B Central Service Subdistrict. The Roosevelt Road Corridor is approximately 2.5 miles in length and extends across the entire length of the Village from east to west. The corridor is comprised mainly of the Village’s C3 Service Commercial District and includes a mix of large retail, restaurant, service, and office use. The historic Stacy’s Corners enclave is located on the far north side of the Village and is approximately 11 acres. This area is made up of the Village’s C2 Community Commercial District containing smaller service and retail uses while maintaining its historic significance. There are a number of historic buildings in both the downtown and Stacy’s Corners districts and several new commercial structures on Roosevelt Road. The Village contains two Tax Increment Financing districts – one for the entire downtown and one encompassing approximately one-third of the Roosevelt Road corridor – as well as eight Special Service Areas located throughout the Village. While the economic recovery over the last six years has brought modest commercial growth back to the Village’s commercial areas, the recession of 2008 saw the closure of several large commercial anchor tenants. Furthermore, several large, long standing commercial tenants in the downtown have closed, providing an opportunity for redeveloping and repurposing these spaces to further the Village’s goal of an 18-hour downtown attraction.

History of the Glen Ellyn Comprehensive Plans

The Village’s previous Comprehensive Plans were adopted in 1971, 1986 and 2001. The 2001 Plan provides a vision for what the Village will look like in the year 2010. It was intended to be implemented over a 10 to 15 year period of time and the goals and information within the plan have become obsolete. As demonstrated below, the Village has changed significantly over the last 17 years since the adoption of the Comp Plan:

- Since the 2001 Comprehensive Plan, the Village has adopted a Downtown Strategic Plan (2009), and a Wayfinding Signage Plan (2013), which are currently being implemented. A Streetscape and Parking Study, a Two-Way Traffic Study and an Underpass/Overpass Study have been completed and have provided the Village with updated information and recommendations. The Village is currently performing Phase I engineering for a pedestrian underpass at the Metra train station. Phase II engineering is underway for a pedestrian underpass at the intersection of the UP-West railroad and Taylor Street, just east of the downtown district. Detailed engineering plans for the downtown streetscape are currently underway with anticipated utility and streetscape improvements expected to occur in 2019. An update to the 2001 Comprehensive Plan would give the Village the opportunity to integrate this new information into a guiding document that will provide a consistent vision for the Village.

- Areas earmarked for development in the 2001 Comprehensive Plan have long since been developed and there are new sites (particularly on Roosevelt Road and the Central Business District) that are now prime for redevelopment.
- The 2007-2008 recession and the recovery that followed have had an impact on the Village's development over the years, which the 2001 Plan could not have anticipated. As an example, the Roosevelt Road corridor has experienced a dramatic turnover of businesses with major employers and retailers going out of business, and new service industries, retail/ restaurant concepts have emerged. The office market has contracted and new investment in new office and commercial space is needed.
- The Village has been promoting significant redevelopment sites in the downtown which have not experienced successful progress. There may be a need for further analysis to identify the optimal number of residential units for the downtown and the desired retail/service mix in the downtown retail core.
- The Village's population is aging; the median age is 40.6 years old (CMAP, 2014) compared to 34.2 years old (Census, 1990). The Village consists of primarily single-family residential land uses; new housing products and supportive land use planning may need to be considered in order to allow members of the community to age in place.
- The physical boundaries of the Village have changed since the last Comprehensive Plan was adopted: hundreds of properties have been annexed into the Village's limits, new boundary line agreements have been adopted with the surrounding communities and new annexation agreements have been approved with unincorporated properties at the Village's periphery.

Scope of Work

The update of the Comp Plan will include only Sections 2, 3, & 4 of the existing 2001 Comp Plan with a focus on the Downtown and the Roosevelt Road commercial corridor. The update to Section 1 will be drafted by staff and Section 5 will be reformatted into a separate community profile document. The selected consultant will be expected to work with Village staff throughout the update process. The project will begin with a kickoff meeting with a small workgroup that will include the selected consultant, planning staff, two representatives of the Village Board, two representatives of the Plan Commission, the Village Manager, Assistant Village Manager, and the Economic Development Coordinator. The Village Board's perspective of the update to the Comp Plan will be discussed during this initial meeting. This workgroup will be available to meet a few times during the project.

In preparing the plan, the selected consultant will be expected to include the following elements in the Comp Plan at a minimum:

Public Input/Process

- The consultant will create and host a website page dedicated to the Comp Plan update
- The website page should allow citizens to register for progress updates by email
- The consultant will conduct one online digital community survey
- The consultant will provide digital updates the Village can distribute through its social media outlets
- The informal Village workgroup will meet approximately 3 times during the plan development process
- The Plan Commission will conduct the formal public input meetings in the latter portion of the process and will hold approximately 3 public hearings
- The Village Board will consider formal adoption of the updated Comp Plan

Analysis

The final product should include a multiplicity of visual aides to clarify suggestions and recommendations and will also be expected to include the following components:

- Incorporation of Village plans and studies adopted since the 2001 Comprehensive Plan into the updated Comp Plan for a unified document
- Identification of new redevelopment sites throughout the Village
- Update of the Downtown Sub-area Plan, (to be completed within 6 months of start date), including:

- Assessing the appropriateness of the Village’s height and bulk restrictions in the downtown to encourage redevelopment
- Identifying parking issues and needs in the downtown and recommendation of solutions
- Identifying the optimal number and type of residential units and desired retail/service mix for downtown
- Suggesting tools to encourage redevelopment of key sites
- Update of the Roosevelt Road and Stacy’s Corners Sub-area Plans
- Recommendation of changes to the Zoning Code to reflect provisions of the revised Comp Plan
- Prioritization of recommendations
- Review of potential funding sources for recommendations
- A process to ensure the Comp Plan is regularly amended to remain relevant and up to date

Timeline

Village issues RFP:	May 14, 2018
Proposals due:	May 25, 2018
Interviews:	June 11, 2018
Contract Award:	June 25, 2018
Complete Project:	March 25, 2019

Submission Requirements

-
- Proposals should be submitted in both electronic and hard copy version – one copy of each.
 - 1-4 page Statement of Qualifications (summarizing the particular advantages of the team for this RFP, brief history and overview of the firm, familiarity with Glen Ellyn and the surrounding area, specific experience in the preparation of a Comprehensive Plan, and list of enclosed materials)
 - Statement of approach that would be used to complete the project
 - Key team member resumes/qualifications and proposed role on the team
 - At least three references, with contact information, preferably from comparable projects within the last 5 years
 - Estimated timeframe needed to complete the project (not to exceed 9 months)
 - Fee proposal including estimated total cost and hourly rates for proposed team members

Budget

-
- The Village has budgeted \$125,000 to update the Comprehensive Plan.

Inquiries

All inquiries should be directed to:

Staci Hulseberg, AICP
Planning and Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5241
Email: shulseberg@glenellyn.org

Deadline and Format

-
- All responses should be submitted to the attention of Planning and Development Director Staci Hulseberg no later than **May 25, 2018**.
 - Proposals should be submitted in both electronic and hard copy version – one copy of each.

**2018 Comprehensive Plan Proposal Update
Evaluation for Conformance with RFP**

Consultant	Principal	Scope of work addressed	Experience doing Comp Plans	Experience in GE (bonus)	Resumes	References	Samples of relevant work	Schedule	Cost	Additional Comments
Houseal Lavigne Associates, LLC 188 W. Randolph Street, Suite 200 Chicago, IL 60601 312-372-1008	John Houseal	Yes	Yes	Yes	Yes	Yes - 6	Yes	July 2018 - March 2019	\$122,100	Very thorough proposal; most familiar with GE; timeline appropriate
Teska Associates 627 Grove Street Evanston, IL 60201 847-869-2015	Michael Blue	Yes	Yes	No	Yes	Yes - 8	Yes	July 2018 - March 2019	\$122,000	Very thorough proposal; responsive to RFP; examples of work impressive
The Lakota Group 116 West Illinois Street Floor 7 Chicago, Illinois 60654 312-467-5445	Scott Freres	Yes	Yes	Yes	Yes	Yes - 4	Yes	July 2018 - February 2019	\$115,799	High quality deliverables; samples of work are very good.

Created by Planning & Development; Evan Clements; June 6, 2018; Updated June 15, 2018

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Comprehensive Plan Update Weighted Evaluation				
	Weight	Houseal Lavigne Associates, LLC 188 W. Randolph Street, Suite 200 Chicago, IL 60601 312-372-1008	Teska Associates 627 Grove Street Evanston, IL 60201 847-869-2015	The Lakota Group 116 West Illinois Street Floor 7 Chicago, Illinois 60654 312-467-5445
Was the scope of work required addressed?	20	5	5	2
Does the firm have experience doing Comp Plan?	20	5	4	3
Does the firm have experience with the Village?	5	5	0	2
Did the firm provide resumes and to what quality?	10	5	5	5
Did the firm provide references?	10	5	5	4
What was the quality of work provided in samples?	15	4	4	4
Did the firm provide a reasonable schedule to complete the project?	10	5	5	5
Were the projected costs acceptable?	10	4	4	5
Total Score	100	95	86	72
Rating		1	2	3

Each Firm is rated 1-5; 5 being the most desirable, 1 being the least desirable

Total Score = sum of the (weight X Firm score) /5 (possible points)

Maximum point value = 100

Created by Planning and Development; Evan Clements; June 6, 2018; Updated June 15, 2018

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Comprehensive Plan Update Consultant Post-Interview Discussion June 11, 2018

Members of the interview team:

Diane McGinley, Village President; Mark Franz, Village Manager; Staci Hulseberg, Planning and Development Director; Bill Homer, Assistant Village Manager; Richard Daubert, Professional Engineer; Meredith Hannah, Economic Development Coordinator; John Sterrett, Planner; Kelly Purvis, Planner; Evan Clements, Planning Intern

The following comments were shared by members of the interview team following each interview. Consulting firms are listed in the order of the interview group's rankings:

1. Houseal Lavigne Associates:

Strengths

- Wide variety of tools in their tool box
- Top notch technology
- Local focus with national best practices
- Highly familiar with Glen Ellyn
- Very impressive, energetic and intelligent presentation
- High quality end product
- Ability to integrate data with our GIS (if we have the capacity to utilize)
- The team took the time to put together a map of GE and their thoughts about the Village

Weaknesses

- Concerns about them telling us what we need with little input from staff or community
- Worried about the team using a "Plug and Play" model by only reusing template from other communities' plans
- The amount of meetings they proposed was low (4) – concerns with this being an insufficient amount and cost increases resulting from adding necessary meetings

Other Observations

- They prepare sub-area plans that create development scenarios, "set the table and let the developers come to dinner"
- Economic/Market analysis is interwoven throughout their process and in the document
- They have two economic/marketing experts on staff so they do not need to team with another company
- They propose a parcel by parcel analysis to make sure they provide detailed recommendations
- They state that they are careful not to set up unachievable expectations

2. Teska Associates:**Strengths**

- Their proposal clearly followed the RFP
- They proposed 9 meetings, which Village staff believes would be appropriate
- Principals have experience working for municipalities
- They suggested the right mix of proposed events and activities
- Their sub-consultants, including Valerie S Kretchmer Associates, were very impressive
- The concept of predictability was particularly intriguing and would be very valuable
- Familiar with the issues that the Village is facing
- Known for their implementation and engagement strategies

Weaknesses

- The presenters had a tone of sarcasm and negativity towards some topics
- They did not interview strongly
- The formal presentation was an overview of the firm with few specific details about the Village
- The appropriate staff were not present for the interview
- They did not show, nor were they able to sufficiently explain the technology tools they would be able to employ

Other Observations

- They recommended scheduling all meetings at the beginning of the process to ensure timeline for the project is followed
- Had a focus on “placemaking”
- Recommended field trip with Plan Commission/Working Group
- Landscape architecture is a key component
- Would incorporate a “development process” evaluation

3. The Lakota Group:**Strengths**

- They have realistic expectations
- They want to work with younger generation to craft a plan that will make kids stay
- They think education is a natural part of public engagement

Weaknesses

- Only 2-3 Comp Plans done a year
- Public input too extensive for our needs
- Would use considerable amount of staff time
- Plan examples were not as impressive as the other teams

- Proposing more meetings than could be accommodated in the timeframe
- Did not follow many elements of the proposal
- Not familiar with GE and it didn't seem like they did much research on GE
- The suggested the Comp plan Update would only be valid for 5 years

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Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Houseal Lavigne Associates**

Date: **June 12, 2018**

Name: **Stan Popavich**

Community: **Village of Downers Grove**

Phone Number: **630-434-6893**

Type of project the firm worked on: **Comprehensive Plan in 2011**

1. Who was the project manager?

John Houseal & Devin Lavigne

2. Did they stay on budget?

Yes – added some additional items, amended contract

3. Was the community pleased with the outcome of the project?

Yes

4. What went wrong, if anything?

Nothing

5. How would you suggest they could have improved?

Clearly define timeframe, be clear on needs for documents, set up schedules in advance

6. What other issues should we be aware of?

None

7. Would you hire them again?

Yes, they were great to work with.

Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Houseal Lavigne Associates**

Date: **June 19, 2018**

Name: **Ryan Franklin**

Community: **Village of Schaumburg**

Phone Number: **847-923-3857**

Type of project the firm worked on: **Comprehensive Plan – 2018**

1. Who was the project manager?

**Julie Fitzgerald
Ryan Franklin**

2. Did they stay on budget?

Yes.

3. Was the community pleased with the outcome of the project?

Yes.

4. What went wrong, if anything?

The project took longer than anticipated (not HLA's fault). The village decided to extend the project to allow more public input during summer concerts etc. Additionally, the project team changed due to medical leaves (village and consultant).

5. How would you suggest they could have improved?

I do not have any suggestions

6. What other issues should we be aware of?

I cannot think of any issues you should be aware of regarding HLA.

7. Would you hire them again?

Yes, overall we had a positive experience with HLA.

Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Houseal Lavigne Associates**

Date: **June 12, 2018**

Name: **Craig Failor**

Community: **Oak Park**

Phone Number: **708-358-5418**

Type of project the firm worked on: **Comprehensive Plan in 2014**

1. Who was the project manager?

I was.

2. Did they stay on budget?

Yes. They actually did more than what in their scope without charge.

3. Was the community pleased with the outcome of the project?

Yes. There is always some criticism, but on the most part, yes pleased. The Village Board was as well.

4. What went wrong, if anything?

Nothing of significance. We held multiple public meetings. One of which was a series of three evening sessions. Each session had about 10 breaks out groups. A few more experienced facilitators would have helped.

5. How would you suggest they could have improved?

Prepare for anything. We made some 11th hour changes in midst of the public meetings.

6. What other issues should we be aware of?

Can't think of any.

7. Would you hire them again?

Yes.

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Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Teska Associates**

Date: **June 18, 2018**

Name: **Jon Proulx**

Community: **Village of Plainfield**

Phone Number: **815-609-6139**

Type of project the firm worked on: **Comprehensive Plan Update – 2013**

1. Who was the project manager?

Mike Hoffman

2. Did they stay on budget?

Yes. There were no disagreements over scope of work, straight forward.

3. Was the community pleased with the outcome of the project?

Yes, very much so. They had good involvement with elected officials and Plan Commission. Good consensus building and community engagement.

4. What went wrong, if anything?

Nothing that I can think of.

5. How would you suggest they could have improved?

Nothing.

6. What other issues should we be aware of?

None.

7. Would you hire them again?

Did zoning code update, original comp plan and update. They very much get the business of municipal planning work. They are good at speaking in the public forum and with elected officials. We have used them for many projects and will continue to hire them in the future.

Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Teska Associates** Date: **June 18, 2018**

Name: **Ron Mentzer Director of Community and Economic Development**

Community: **City of Warrenville**

Phone Number: **630-393-5745**

Type of project the firm worked on: **Strategic/Economic Development Plan, Subarea Land Use Plan, TIF Redevelopment Plan**

1. Who was the project manager?
 - a. **Michael Blue – Strategic/ED Plan and Subarea Plan**
 - b. **Michael Hoffman – TIF Plan**

2. Did they stay on budget?

Yes.

3. Was the community pleased with the outcome of the project?

Yes.

4. What went wrong, if anything?

A former employee of Teska that worked on the sub-area plan was a bit weak in writing and public speaking skills. However, that person no longer works for the firm. No issues on Strategic/Economic Development Plan and TIF redevelopment plan.

5. How would you suggest they could have improved?

Internal quality control

6. What other issues should we be aware of?

None.

7. Would you hire them again?

Yes...especially if Michael Blue or Michael Hoffman was involved.

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Village of Glen Ellyn Consultant Reference Check Form

Reference Check For: **Teska Associates** Date: **June 12, 2018**

Name: **Peter Crummins, Community Development Coordinator**

Community: **Village of Winfield**

Phone Number: **630-933-7117**

Type of project the firm worked on: **Comprehensive Plan in 2014**

1. Who was the project manager?

Kon Savoy

2. Did they stay on budget?

Yes

3. Was the community pleased with the outcome of the project?

Yes

4. What went wrong, if anything?

Nothing. They did a good job staying on pace with the project.

5. How would you suggest they could have improved?

No improvements needed. Teska had done previous work with Winfield in the past so they are very familiar with the community.

6. What other issues should we be aware of?

None

7. Would you hire them again?

Yes. They had used them previously before the Comprehensive Plan in 2014 as well.

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Village of Glen Ellyn, Illinois

Comprehensive Plan Update Proposal

June 4, 2018

Firm Information

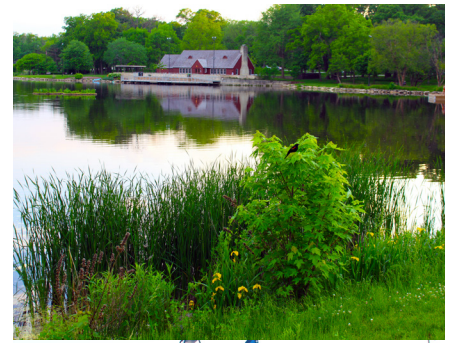
Houseal Lavigne Associates, LLC

188 W. Randolph Street, Suite 200
Chicago, IL 60601
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June 4, 2018

Village of Glen Ellyn
Attn: Staci Hulseberg, AICP
Planning and Development Director
535 Duane Street
Glen Ellyn, IL 60137

Dear Ms. Hulseberg,

Houseal Lavigne Associates is pleased to submit this proposal for the Village of Glen Ellyn's Comprehensive Plan Update. We believe our Project Team is uniquely qualified to undertake this assignment, bringing local insight, expertise, and understanding together with national experience gained from working with communities throughout the Chicago Region and the rest of the country. Our staff of professionals provide the skills necessary to create a responsive, detailed, visionary, and achievable plan for Glen Ellyn. We are committed to excellence and available to undertake the Comprehensive Plan Update assignment immediately upon selection.

Houseal Lavigne Associates is an award-winning community planning, urban design, and economic development consulting firm with extensive experience in a range of assignments, including comprehensive planning, outreach and facilitation, multidimensional planning, redevelopment projects, transit-oriented development, parks and open space, transportation planning, and project financing and implementation. We worked with more than 250 communities throughout the country, including Glen Ellyn. In our history, we have directed more than 70 comprehensive plans, 90 corridor plans, 35 downtown and TOD plans, 40 special area plans, 25 traditional and form-based zoning ordinances, 17 design guideline assignments, and much more. In addition to our work for the Village of Glen Ellyn, Houseal Lavigne Associates has developed successful planning projects in nearby communities such as Bartlett, Downers Grove, Elgin, Elmhurst, Hinsdale, Lisle, Lombard, Oakbrook Terrace, Oak Brook, Naperville, and St. Charles.

Over the last 14 years, Houseal Lavigne Associates has received numerous awards and accolades, including 11 awards for "Best Plan" from several state chapters of the American Planning Association (APA). Most recently, our firm was awarded the 2014 National Planning Excellence Award for an Emerging Planning and Design Firm from the APA, this prestigious award recognizes our innovative approach to planning, implementation success, creative and effective outreach, integration of new technologies, industry leading graphic communication, and our overall influence on the profession of planning in the United States.

For this assignment, we are joined by **Kenig, Lindgren, O'Hara, Aboona, Inc.**, a full service engineering and transportation consulting firm, who brings their own extensive experience working within the Village of Glen Ellyn, most notably through prior experience analyzing parking issues for the Village's Downtown.

We appreciate the opportunity to be considered for this important project and look forward to the prospect of working with you and entire Glen Ellyn community on the development of the comprehensive plan update. If you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

Houseal Lavigne Associates

John Houseal, FAICP

Principal

**HOUSEAL LAVIGNE
ASSOCIATES, LLC**

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SECTION 1

STATEMENT OF QUALIFICATIONS

SECTION 1

STATEMENT OF QUALIFICATIONS

Our project team for the Comprehensive Plan Update assignment is made up of a team of professionals with specialized expertise in all areas of comprehensive planning, downtown and corridor planning, neighborhood and special area planning, zoning, economic development and market analysis, community outreach and engagement, and implementation. Our Team has been specifically assembled to provide the Village of Glen Ellyn with a responsive, effective, creative, and specifically unique plan for this important assignment.

Houseal Lavigne Associates (HLA) was founded in 2004 by Partners John Houseal and Devin Lavigne. Since its inception, HLA has been nationally recognized for its integrity, innovative leadership in planning, and constantly identifying and developing new techniques and tools to engage residents, find new ways to visualize data, and create better workflows and methods to develop and communicate plans and concepts.

Our staff of professionals not only provide the skills necessary to create a responsive, detailed, visionary, and achievable plan for the Village of Glen Ellyn, as we have done in the past, but is committed to our core principles for excellence, delivering the highest-quality services, and available to undertake this comprehensive plan update assignment immediately upon selection.



Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) is a transportation planning and traffic engineering firm that has served the public and private sector for over 20 years from its headquarters in Rosemont, Illinois. KLOA has partnered with Houseal Lavigne Associates on almost a dozen projects, including the recent Comprehensive Plan Update with the Village of Schaumburg, and will once again be joining our firm for this Comprehensive Plan Update assignment.

KLOA brings considerable experience in the Village of Glen Ellyn having completed more than 25 traffic studies over the past 20 years, either directly for the Village or for private developments within its limits, including: circulation plans, parking demand studies, and traffic control plans. Studies have been completed for such projects as the Glen Ellyn Crossing retail center, Holes & Knolls Miniature Golf Course, DuPage Medical Group Immediate Care, Diamonte Montessori School, Wal-Mart Expansion, The Fresh Market, Andy's Frozen Custard/395 Roosevelt Road, Nicor Gas reporting center, Oberweis Ice Cream/Dairy Store, Autumn Leaves Assisted Living, Jimmy John's restaurant, BMO Harris Bank, Walgreens (Main St), and Poss Trail subdivision, among many others.

Additionally, The Village of Glen Ellyn retained KLOA, as a subconsultant to Walker Parking, to analyze traffic circulation and examine the operation of the one-way roads in and near the Village's Central Business District to determine the feasibility of converting them to two-way traffic. These services were a key initiative of Glen Ellyn's 2009 Downtown Strategic Plan implementation.



SERVICES

- Comprehensive Planning
- Market & Demographic Analysis
- Fiscal/Economic Impact Analysis
- Development Services
- Downtown Planning
- Transit Oriented Development
- Corridor Planning
- Neighborhood & Subarea Planning
- Zoning/Regulatory Controls
- Design Guidelines
- Land Planning & Site Design
- Park & Recreation & Trail Master Planning
- Retainer Services



RECENT AWARDS

2017

IL APA - Outreach Award
Envision Oak Park Comprehensive Plan

2016

MN APA - Innovation Award
St. Cloud Comprehensive Plan

2015

MI APA - Daniel Burnham Award (Best Plan)
Imagine Flint Master Plan

Michigan Chapter of Congress for the
New Urbanism - Mackinaw Prize
Imagine Flint Master Plan

2014

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm
MI APA - Planning Excellence Award for Public
Outreach - Imagine Flint Master Plan

IA APA - Daniel Burnham Award (Best Plan)
Coralville Community Plan

2013

Kane County Plan of the Year Award
City of St. Charles Comprehensive Plan

2012

IL APA - Daniel Burnham Award (Best Plan)
Village of Downers Grove Comprehensive Plan

ACEC Illinois - Merit Award - Studies & Research
IL 47 Corridor Plan

Chaddick Institute - Development Regulation Award
Oak Brook Commercial Areas Master Plan

2011

IL APA - Gold Award - Implementation
Village of Bartlett Town Center

Comprehensive Plan Experience

Houseal Lavigne Associates strengthens communities through creative, dynamic, and viable approaches to planning, design, and development. From updating comprehensive plans, assessing market viability, revitalizing commercial corridors and downtown cores, to creating context-sensitive zoning regulations, Houseal Lavigne Associates provides the expertise necessary to improve the relationship between people and their environment.

The comprehensive plans developed by Houseal Lavigne Associates have proven to skillfully protect our clients' important existing community features and resources, coordinate new growth and development within their boundaries, and establish a strong, positive community image and identity—all while administering sound implementation strategies. Our comprehensive plans are detailed, concise, and graphically rich, as well as based on extensive community outreach.

The Comprehensive Plan for Glen Ellyn should provide a foundation for decision-making that is based on an understanding of existing plans and conditions, as well as future potential, community consensus, and a shared vision.

The list below outlines our experience in preparing Comprehensive Plans:

- Benton Harbor, MI
- Brownsburg, IN
- Bristol, VA
- Carpentersville, IL
- Coralville, IA
- Council Bluffs, IA
- Crest Hill
- Crothersville, IN
- Culver, IN
- Edinburgh, IN
- Fairview Heights, IL
- Flint, MI
- Forest Park
- Frederick, CO
- Greater Bridgeport Region, CT
- Grundy County
- Harwood Heights
- Hawthorn Woods
- Hudson, OH
- Itasca
- Jackson, MO
- Jackson, TN
- Kenilworth
- Lake Barrington
- Lansing
- Lincolnwood
- Lynwood
- Machesney Park
- Marion, IA
- McHenry County
- Melrose Park
- Montgomery
- Morton Grove
- Mundelein
- Muskogee, OK
- Niles
- Northbrook
- Oak Park
- Palos Heights
- Palos Park
- Pleasant Hill, IA
- Plainfield, IN
- Richton Park
- River Forest
- South Chicago Heights
- Springfield-Sangamon County
- South Beloit
- Streamwood
- St. Cloud, MN
- Sugar Grove
- Tipton County, IN
- Tipton, IN
- Westmont
- Wilmette
- Windsor, CO

Local Experience

In addition to the Downtown Streetscape Plan our firm developed for the Village of Glen Ellyn in 2013, **Houseal Lavigne Associates** brings extensive experience providing planning services within DuPage, and nearby, Counties. These plans include, but are not limited to:

- Bartlett
- Downers Grove
- Elmhurst
- Geneva
- Hinsdale
- Lisle
- Lombard
- Oakbrook Terrace
- Oak Brook
- Naperville
- Schaumburg
- St. Charles
- West Chicago
- Westmont
- Winfield
- Woodridge

Examples of Plans completed in the last five years include:

Village of Downers Grove, Illinois Comprehensive Plan

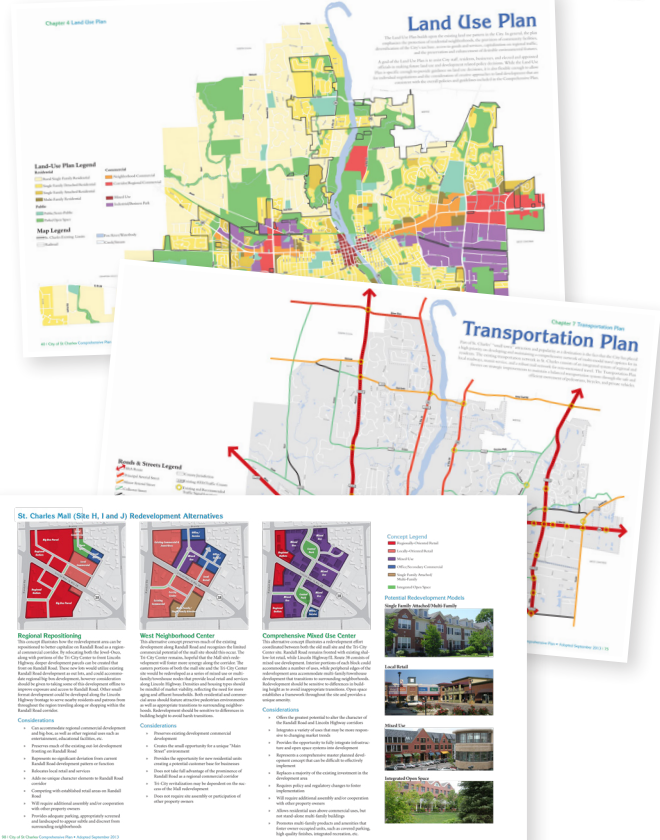
Building on the success of the Total Community Development 3 (TCD3) process, an extensive eight-month community outreach campaign involving more than a thousand residents and used as a foundation for prioritizing community issues and objectives, **Houseal Lavigne Associates** directed the update of the Downers Grove Comprehensive Plan. The Plan provides detailed recommendations for several sub-areas within the Village, including the Downtown and the Ogden Avenue Corridor, as well as plans for all areas of the Village, including land use and development, transportation, community facilities, environmental features and open space, and much more. Since the last Plan's adoption in 1965, the Village has experienced significant population growth, as well as socio-economic and physical changes.

The Plan was created to better address the changing needs of the Village's commercial and industrial areas while protecting and enhancing its attractive and well established residential neighborhoods. In 2012 the Downers Grove Comprehensive Plan received the Daniel Burnham Award by the Illinois Chapter of the American Planning Association for the best Comprehensive Plan in the State.



City of St. Charles, Illinois Comprehensive Plan & Comprehensive Plan Update

The City of St. Charles, which straddles the picturesque Fox River, is a community with a rich history, an engaged citizenry, historic architecture, and strong sense of community pride. First adopted in 2013 and then updated in 2017, **Houseal Lavigne Associates** has continued to work with the community to develop its comprehensive plan, which sets a course to guide land use decisions and improve upon its legacy, while maintaining an eye toward the future. Historically, St. Charles has experienced much of its growth through annexation. However with limited opportunities for outward growth, the Plan's emphasis was placed on improving the City's existing neighborhoods and commercial centers, providing policies and recommendations to address infill development and revitalization. In addition to a Land Use Plan, plans and policies for the City's residential and commercial areas were prepared, along with detailed subarea plans for Randall Road, Main Street/IL Route 64, Kirk Road/IL Route 25, and Downtown.



SECTION 2

STATEMENT OF APPROACH

SECTION 2

STATEMENT OF APPROACH

PROJECT UNDERSTANDING

Glen Ellyn's existing Comprehensive Plan has served the community well since its adoption in 2001, and many of its components remain applicable. However, during the past 17 years the Village has experienced many changes, including growth through annexation, business turnover, construction of new community facilities, and the establishment of the Village's first TIF Districts.

In order for the new Comprehensive Plan to position the Village well for the next decade and beyond, it is important to recognize some of the key influential issues and elements going forward. The following highlights our preliminary understanding of the issues to be considered, including key areas of the Village.

While the following text should not be considered to be an exhaustive list of all the issues, nor make predetermined recommendations, it is intended to highlight an enhanced understanding of the Village's history and existing conditions, as well as what must be considered in the planning process.

Downtown

Like many downtowns throughout the country, Downtown Glen Ellyn has, and continues to experience, a transformation. In the past 17 years, the Village has seen the departure of its grocery store (McChesney and Miller), hardware store (Soukup's), and two pharmacies (Schmid's and Craig's). It has also seen long-standing retailers, such as Giesche and Katy's, close. While other businesses have come and gone during that timeframe as well, the above represents losses that can change the character and dynamic of a Downtown. Where some communities have struggled to fill vacancies, or attract new viable businesses, Glen Ellyn has been fortunate. New businesses have moved in and are essentially creating a synergy among uses. Craig's was replaced by Blackberry Market, a thriving family oriented bakery/restaurant that has expanded into other vacant/underutilized storefronts. The space formally occupied by Soukup's is being converted into multiple restaurants, and Schmid's will soon house a local brew pub. Other restaurants and niche retailers have been added and some existing businesses have repositioned themselves to create an environment that is as much about an experience as it is shopping and dining.

Two significant vacancies, however, remain. The former Giesche site has been the subject of several redevelopment proposals, some of which have included the Village-owned parking lot immediately to the north. A recent mixed-use proposal, in some form, may be approved during the Comprehensive Plan process. The former McChesney site has also had several development proposals, but at this time, plans remain speculative. It is nearly certain, that during the life of the new Comprehensive Plan, these and other sites such as the Crescent Street lot will be redeveloped. The Comprehensive Plan update must consider the development potential and the corresponding impact/influence on the Downtown and the Village overall.

Two additional Downtown issues that will be addressed during the life of the new Plan include parking and specifically the location/locations for structured parking, a pedestrian underpass at the tracks, and the construction of new Metra Station.



Stacy's Corners

This area has for decades been the subject of speculation as well as controversy within the community. Whether referred to as “five corners” or Stacy’s Corners, every resident is familiar with this location. While there is not a consensus to the best use for the location, most agree that the area is generally underutilized and could provide a better northern gateway to the Village. The new Comprehensive Plan must address the treatment of this high-profile area while carefully balancing redevelopment potential with the traditional historic character and uses such as Stacy’s Tavern. For many visitors to the area, such as individuals attending soccer or softball games at Ackerman Park, this is their first impression of Glen Ellyn.

Roosevelt Road

As State Route 38, Roosevelt Road is a major east-west thoroughfare connecting the City of Chicago to the far western suburbs. It is also a major commercial corridor and sales-tax generator for the Village. Like the Downtown, Roosevelt Road has experienced significant changes since the adoption of the existing comprehensive plan; however, its form and function remain the same. Equally, it is expected that the corridor will experience additional changes over the next 15 to 20 years, but its economic role will be even further enhanced. To that end, as an IDOT-controlled road, it is important the Village continue to work closely with the agency on everything from wayfinding signage, to curb-cuts and signal timing. As with Stacy’s Corners, Roosevelt Road is the first, and in some cases, only impression of the Village for many shoppers and visitors.

The Village has done an excellent job of creating a unique sense of place and character that distinguishes the Glen Ellyn stretch of the road from that of Wheaton and Lombard. However, many of the streetscape and signage improvements are showing wear and suffering from deferred maintenance.

The recently implemented TIF District covering much of the corridor will, barring any changes, continue through the life of this Comprehensive Plan update. Redevelopment and investment—including the new Panera and CVS at Nicoll Way, the demolition of an old hotel property, and the conversion of the former Dominicks to a Pete’s Fresh Market—are examples of recent reinvestment and indications of a positive trend. Although the economic downturn of the late 2000s slowed redevelopment, the corridor is healthier and more vibrant today than it was 20 years ago. The market area is extremely competitive and many retailers and developers are targeting a market area rather than a specific municipality. The new Comprehensive Plan must ensure that properties and businesses have a competitive edge.



Quality of Life

Few communities have the assets and amenities that Glen Ellyn has to offer to existing and prospective residents. As a firm, Houseal Lavigne Associates has worked in hundreds of communities throughout the country, and the vision for most of our other clients is to obtain just a few of the things that Glen Ellyn already possesses. Expansive public parks and recreation sites exist within the Village, including sports complexes such as Ackerman and Village Green, Village Links golf course, Sunset Pool, the Prairie path, and perhaps the jewel of the Village, Lake Ellyn. Top-rated schools and the College of DuPage are among other assets the Village can leverage in keeping and attracting residents and businesses. Access to a variety of shopping, dining, and entertainment amenities within the Village is another. Finally, easy access to transit, including Metra and Pace, as well proximity to major interstates and arterials provide access to jobs and education in the City of Chicago and throughout DuPage County.

Maintaining all the Village's assets while preparing for changes necessary to compete in the next decade and beyond need to be clearly articulated in the Comprehensive Plan.

Infrastructure

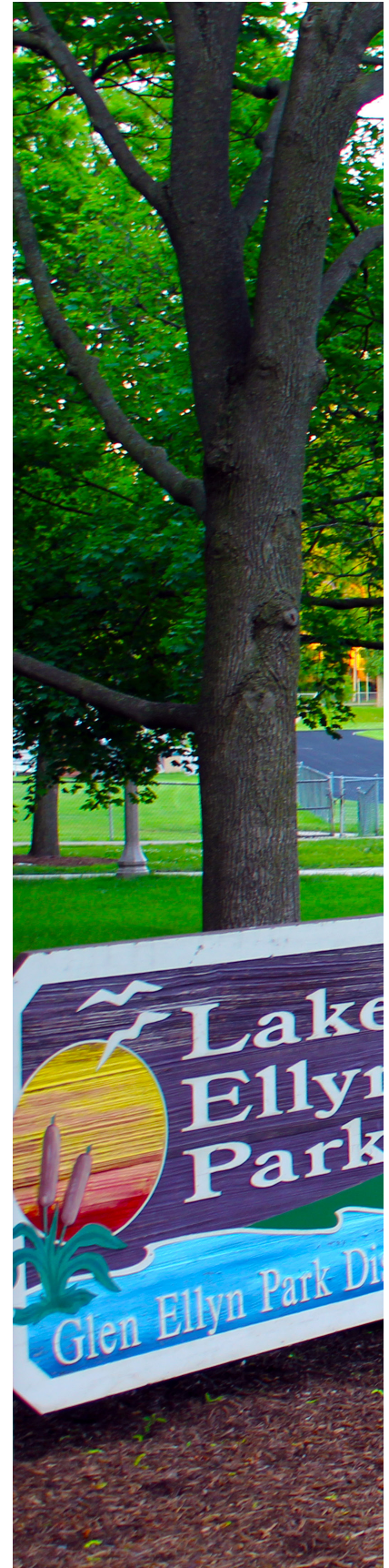
The new Comprehensive Plan must provide the recommendations and guidance for Village leaders to craft meaningful and informed policies. Doing so will require recognizing and addressing issues and challenges within the Village. For example, while the Village has been generally proactive in conducting street repairs, resurfacing, sewer and waterline replacement, and other improvements, the fact remains that the Village has been established for a significant length of time and so has much of the infrastructure. Maintaining what is below the surface is as important, if not more important, than what is above. It is imperative that the Village continue its diligence in maintaining and replacing its infrastructure.

Revenue Generation

The Village continues to find ways to diversify its tax base and offset its reliance on property taxes. The attraction of new restaurants and tax-generating uses within the Village's primary commercial areas are extremely important. The cost of implementing Downtown improvements (including structured parking), continuing the streets program, and other infrastructure improvements are expensive ventures that will need to be funded over the next several years. Glen Ellyn has been fortunate in that it has always been a fiscally sound and responsible municipality while still maintaining reserve funds. The Comprehensive Plan must ensure that recommendations are economically and fiscally feasible.

Zoning Regulations

The Village's zoning must be carefully evaluated to ensure that it continues to attract and serve businesses and new development. In the last 20 years, the Village implemented major changes to its zoning ordinance, in part, as a response to teardowns. Modifications have also been made to zoning within commercial areas, including establishing the C5A and C5B Districts Downtown, which were established to delineate a boundary between the historic core and the rest of Downtown. Changes in development influences and pressures may require additional revisions. While this does not say any of these existing regulations should change, the Comprehensive Plan will need to examine the entire Zoning Code and identify potential conflicts.



SCOPE OF WORK

The following Scope of Work has been prepared in response to the Village's request for proposals. The Scope of Work recognizes that the Village wishes to concentrate the consultant's efforts on specific sections of the Plan and that Village staff will undertake other components.

Step 1: Project initiation

To "kick-off" the planning process, we will conduct a meeting(s) with the project "Workgroup," which we anticipate will consist of staff, and elected and appointed officials, as defined in the request for proposals. These meetings will help establish a project framework before any community outreach activities commence.

1a. Workgroup coordination meeting

Before beginning work on the project, Houseal Lavigne Associates will meet with the Workgroup to (1) review the project scope, schedule, and deliverables; (2) begin to identify data needs and critical issues; and (3) clarify any outstanding matters. We anticipate having a high level of direct interaction and communication with staff and the Workgroup and are committed to participating in regular coordination meetings and conference calls throughout the planning process.

Step 2. Community outreach and engagement

We understand that the Village has a specific structure desired for public participation. We will work closely with staff to amend and refine the process as needed. While Community Outreach is defined as a separate project step for proposal purposes, elements of outreach will take place throughout the the planning process.

2a. Press releases, notices, and newsletter articles

We will work with Village staff to develop press releases, newsletter articles, and other means of public notice at different points in the planning process. These items will be disseminated on various platforms, including the Village's website, local newspapers, and local media outlets.

2b. Interactive project website

We will design and host an interactive project website that is linked to the Village's website. This website can be used to post project schedules and meeting dates, display documents, address frequently asked questions, and host a community discussion forum. The website will be the "one-stop shop" for information related to the comprehensive planning process. In addition—if desired by the Village—the website will include two sets of survey questionnaires: one targeted at residents and another at Glen Ellyn's business community.

2c. Social media

If desired, we can integrate the project into the Village's existing social media accounts. For those residents that use social media platforms to stay informed, this is essential.

2d. map.social

As an innovative feature of our proposed scope of work, we will feature map.social, a web-based community issues mapping tool as part of Glen Ellyn's planning process. Developed and used exclusively by Houseal Lavigne Associates, this award-winning tool allows website visitors to identify, map, and comment on geographic areas of concern and valued community amenities. Map.social simplifies the mapping process and familiarizes residents with all areas of the community in a manner that is exciting, interactive, and effective. Input from residents allows us to create a composite map of community issues to assist with the establishment of Plan goals.

Step 3. Data collection and existing conditions analysis

This step of the project will include the analysis of existing conditions and future possibilities within the community. It will be based on information provided by the Village as well as feedback from community service providers. In addition, we will utilize information collected during field reconnaissance, obtained from surveys and inventories, and derived from planning analyses.

3a. Review of past plans, studies, and reports

We will conduct a thorough review of Glen Ellyn's existing Comprehensive Plan along with other previously prepared plans, studies, and reports relevant to the planning process. This review process will help to (1) identify recently adopted Village policies that need to be reflected in the new Comprehensive Plan, (2) assess changes within the community that have occurred since the adoption of previous plans, (3) find conflicts between, or deficiencies within, existing plans, and (4) determine the validity of previously collected data.

3b. Demographic analysis and market overview

We will prepare a demographic analysis of Glen Ellyn that will include an analysis of recent trends in population, households, income, age, and labor force/employment. We will concurrently formulate a market overview to assess high-level supply and demand trends, particularly as they relate to attracting and retaining residents and businesses.

Analysis will assess the development potential for a range of uses, including residential, retail, restaurant, service, entertainment, and office. A housing analysis will document the Village's existing residential inventory and identify the need/potential by product and price points (both owner-occupied and rental).

It is our understanding that the Village would like to have a separate Community Profile Document based on this information. We will work closely with Village staff to define the structure of this deliverable.

3c. Existing land use and development

We will prepare an existing land use map comprised of all parcels within the Village's planning jurisdiction and then analyze this map to identify functional land use areas, compatible and incompatible land use arrangements, and other issues related to existing land use and development conditions.

3d. Zoning and development controls

We will conduct a technical analysis and sustainability audit of Glen Ellyn's current zoning and development controls. This process will allow us to (1) assess how well current regulations effect established Village policy and integrate with other ordinances and initiatives, (2) summarize consistencies or inconsistencies in the current code, and (3) evaluate general strengths and weaknesses of existing regulations—especially related to structure, organization, clarity, usability, district standards, regulations of general applicability, definitions, and procedures.

3e. Community facilities

We anticipate that much of the information related to community facilities will be provided by Village staff. To supplement this, however, we will prepare a facilities survey for community service providers and will use the results—together with fieldwork and other research—to prepare a community facilities inventory, including detailed map exhibits. This will include the Police Department, The Glen Ellyn Fire Company, Park District, and Public Works Department. We will work closely with School Districts 41, 89, and 87 to identify anticipated need/location for expansion and/or new facilities. We will coordinate with Village staff and officials as it relates to the College of DuPage.

3f. Infrastructure and transportation

We will assess existing transportation infrastructure in the Village, working with Village staff and other jurisdictions and agencies, including Milton Township, DuPage County and IDOT, as well as data garnered from field observations.

The analysis will include strategies to enhance pedestrian movement and manage the transportation system to meet future needs of potential redevelopment scenarios. As part of the transportation analysis, the following elements will be evaluated and graphically presented:

- Street characteristics, including lanes, operations (one-way/two-way), width, and street distribution;
 - Transportation use such as bus route, truck route, bicycle lanes, and non-motorized facilities;
 - Current road designations and functional classifications;
 - Potential traffic control changes; and
 - Typical cross sections related to current and future needs.
- An analysis of existing parking conditions and recommendations will also be conducted and also highlighted in the Downtown analysis.

3g. Issues and opportunities memo

The project team will outline the existing conditions analysis in a technical memo detailing issues, opportunities, and trends that will be addressed in the Comprehensive Plan. This working document will serve as a foundation for future steps in the planning process.

3h. Workgroup coordination meeting

In this meeting with the Workgroup, we will review the information contained in the issues and opportunities memo. We will also work to ensure that substantive comments provided the group are integrated into our ensuing plan development.

3i. Plan Commission meeting

The primary purpose of this meeting of the Plan Commission will be to present the findings of the issues and opportunities memo and provide an update to the planning process.

Step 4. Subarea plans

We will review the existing subarea plans for the Downtown, Stacy's Corners, and Roosevelt Road areas. Understanding that elements of each plan remain relevant, our approach to each subarea will vary. Within each subarea we will prepare detailed development visualizations, including potential revenue generation and a fiscal analysis. Up to six sites will be evaluated that may be divided equally between the three subareas or more heavily weighted to a specific area.

Understanding that it is desired to have the Downtown subarea expedited ahead of the final Plan document, we will work to complete all three subareas within six months from the start of the project.

4a. Roosevelt Road

We will examine opportunities to catalyze recent and ongoing changes as well as implementing those things that can act as catalysts themselves. Using the market analysis prepared in the existing conditions analysis, we will identify market-supported development potentials within the corridor.

Development visualization may include improvements to Market Place, Pickwick, and Baker Hill, as well as redevelopment of the existing hotel property east of Park and the office buildings east of Nicol on both sides of the street. Additional assemblage opportunities of smaller commercial sites west of Main Street to the Village boundary with Wheaton will also be identified. In addition, opportunities to leverage the Roosevelt Road TIF will be identified.

4b. Stacy's Corners

As highlighted in our project understanding, development at Stacy's Corner is a sensitive community issue. We will examine market-driven development potential and prepare visualization plans for the area. The sub-area plan would be designed to build off of and complement recent street improvements, traffic circulation, and the Walgreens development, as well as being sensitive to the historic Stacy's Tavern.

We will coordinate with the Workgroup regarding the approach to the southwest corner of Main Street and St. Charles Road. We will also discuss the extent of development considerations and property assemblage to the north and south of the Main Street/Geneva Road/St. Charles Road intersection. The western edge of the study area, in particular, begins to infringe on residential neighborhoods as well as Forest Glen Elementary School. Redevelopment must be sensitive to these neighborhoods and existing uses.

4c. Downtown

Building on the Downtown and Streetscape and Parking Plans, as well as proposed and pending development plans, we will prepare projections for supportable development including multi-family housing (owner-occupied and rental), retail, restaurant, service, and office uses.

An analysis of parking conditions and recommendations for improvements will also be conducted. This will include recent Village Board direction to examine structured parking, specifically at the Civic Center site.

Development visualization may include the (1) Metra station redevelopment; (2) Main Street parking lot (as well as contiguous St. Petronille surface lot); (3) Crescent commuter lot; and (4) former McChesney site.

As with Roosevelt Road, opportunities to leverage the Downtown TIF will be identified.

Step 5. Community-wide plans and policies

This step of the project will entail the preparation of plans that are consistent with Glen Ellyn's reputation as an exceptionally livable community. At a minimum, plans will address core planning themes, including land use and development, multi-modal transportation, public services and facilities, and parks and open space. In addition, these plans will include a comprehensive implementation program, detailing actionable strategies to ensure essential elements of the Comprehensive Plan are fully realized.

5a. Land use plan

The land use and development plan will include recommendations and policies for all land use areas in the Village. We will identify existing land uses and provide future land use designations for all areas within the Village's planning jurisdiction. The land use and development plan will utilize text and illustrative maps and graphics to communicate planning concepts and best practices. It will clearly articulate recommendations related to the character and intensity of future development in Glen Ellyn over the next 10 to 20 years. In addition, we will assess how well current zoning districts match the adopted future land use plan and existing development patterns and determine where current regulations meet or fail to meet public expectations as articulated during the planning process.

5b. Neighborhoods and commercial area framework plans

In addition to a Village-wide Land Use Plan and Map, the Land Use Plan will also include more specific framework plans and policies for both major land use divisions, including Residential Areas/Neighborhoods Plan and Policies and Commercial Areas Plans and Policies. The Residential Areas Framework Plan will explore opportunities and policies to stabilize existing neighborhoods while expanding housing opportunities, and the Commercial Areas Framework Plan will explore opportunities for economic development and expansion of the Village's tax base.

5c. Recreation, open space, and environmental features plan

The Comprehensive Plan will recognize the importance of the Village's natural resources and its established parks and recreation system. Plan recommendations will promote preservation and enhancement of parks and open space as well as improving their accessibility throughout the Village.

5d. Transportation plan

We will develop a multi-modal transportation plan that will include a series of strategies that address transportation and infrastructure issues identified in the existing conditions analysis and support land use recommendations. In addition, the project team will prepare a map that depicts the recommended transportation and infrastructure improvements and opportunities.

5e. Community facilities plan

The community facilities plan will identify and inventory all community facilities in the Village and include recommendations and policies for new facilities, as well as intergovernmental coordination and cooperation. This element of the Plan will employ the use of highly illustrative maps and graphics to effectively communicate planning concepts and principles.

5f. Implementation plan

As a final component of the community-wide plans and policies, Houseal Lavigne Associates will prepare an implementation program that will describe the actions required to carry out the policies contained in the Comprehensive Plan, including immediate, short-term, and long-range strategies and recommendations related to zoning and other land use regulations, priority improvement projects and redevelopment sites, Capital Improvement Program projects, funding sources and implementation methods, timing and prioritization, metrics and performance indicators, and general administration and management of the Comprehensive Plan.

We will coordinate with Village staff and officials to ensure that implementation recommendations are both practical and actionable.

Step 6. Comprehensive Plan documents and adoption

The culmination of the planning process will be the preparation of the final Comprehensive Plan document that will be reviewed and recommended by the Plan Commission and adopted by the Village Board.

6a. Draft Comprehensive Plan document

Utilizing work completed in the preceding steps of the project, the project team will prepare a draft Comprehensive Plan document for review by the Workgroup and the Plan Commission in preparation for presentation to the public.

6b. Workgroup coordination meeting

In the final Workgroup meeting, we will compile any feedback and comments related to the draft Comprehensive Plan. In addition, we will coordinate the next steps in the adoption process, including public meetings and hearings.

6c. Public hearing process

The Project Team, in conjunction with the Workgroup, will present the final Comprehensive Plan to the Plan Commission at a series of public hearings. It is anticipated that three public hearings will take place. Following input and direction from those meetings, the Plan will be finalized and sent to the Village Board for final review, input, and formal adoption.

6d. Final Comprehensive Plan presentation to Village Board and adoption

The Final Plan will be presented to the Village Board for final input, review, and consideration for adoption. Once the Comprehensive Plan has been adopted by the Village Board, we will provide Village staff with the final plan in both hard copy and digital formats.

It is our understanding that the Village desires to have a separate Community Profile Document as an outcome of the Comprehensive Plan process. We will work with Village staff and the Workgroup to define the composition and structure of the document.

SECTION 3
KEY TEAM MEMBERS

SECTION 3

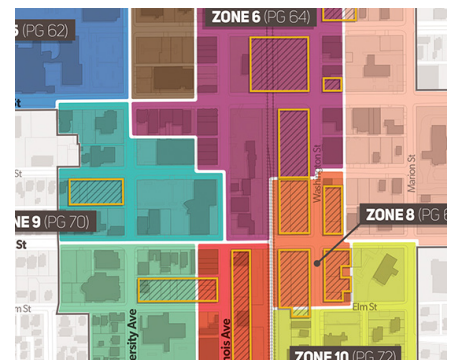
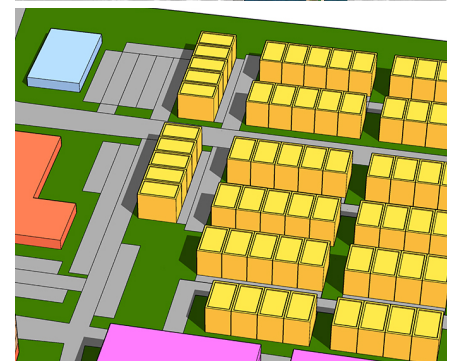
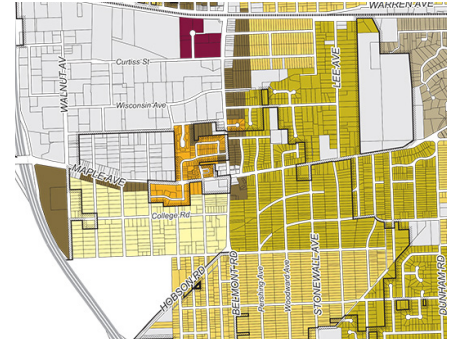
KEY TEAM MEMBERS

Our professional staff not only provides the skills necessary to create a responsive, detailed, visionary, and achievable plan for the Village of Glen Ellyn, but is committed to our core principles for excellence, delivering the highest-quality services, and available to undertake this Comprehensive Plan Update assignment immediately upon selection.

The key team members assigned to this project provide a collaboration of the disciplines necessary to develop creative solutions that ensure compatibility between the existing, new, built, and natural environments. For this important assignment, **Co-founder John Houseal** will serve as Principal-in-Charge, leading our project team, as well as overseeing the project's community engagement tasks and overseeing regulatory analysis. He will be supported by Houseal Lavigne Associates' full bench of talented professionals, including **Principals Devin Lavigne** and **Nik Davis**, who will oversee visualizations, graphics creation, and Final Plan composition; **Principal Associate Todd Meyer**, who specializes in urban planning and land use planning; and **Senior Associate Michio Murakishi**, whose experience in market analysis, economic development, and fiscal analysis will augment the expertise brought to the project by **Principal, Dan Gardner**, who will provide project support.

KLOA will contribute transportation planning and traffic analysis during this project. **Eric Russell** will be the lead Transportation Planning expert and will assess all modes of transportation and parking issues and needs within Glen Ellyn's Downtown. **Robert Casiello** will be the project engineer for Transportation Planning and will actively manage the project on a day-to-day basis. Both Mr. Russell and Mr. Casiello have significant experience with local and regional planning-related issues and bring a proven project methodology to the project.

Complete resumes for the key personnel from Houseal Lavigne Associates and KLOA may be found on the following pages.





John A. Houseal, FAICP

Principal | Co-Founder

John is a Principal and Co-founder of Houseal Lavigne Associates and has established himself as one of the region's top urban planning professionals. John's reputation and expertise within the profession as a leader in urban planning, contemporary development practices, and community outreach has garnered him wide recognition and numerous planning awards. John has been a featured speaker at national, regional, state, and local events and conferences for issues related to urban planning, zoning, transportation, context sensitive design, and the environment. John is recognized as one of the top community facilitators, consensus builders, and citizen participation experts in the region.

John maintains professional memberships with Lambda Alpha International, American Planning Association, the American Institute of Certified Planners, the National Trust for Historic Preservation, and Urban Land Institute. John received a Bachelor of Science in environmental sciences from University of Michigan and a Master of Environmental Planning for environmental and urban planning from Arizona State University. John is also an AICP inducted Fellow and certification instructor and has been responsible for preparing planners for professional certification since 2005.

Prior to co-founding Houseal Lavigne Associates, John was a Principal and the Director of Urban Planning for URS Corporation, a global multi-disciplinary engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, John oversaw and directed the firm's urban planning and community development projects, often coordinating on assignments throughout the country. Prior to being the Director of Urban Planning for URS Corporation, John was a Principal with Trkla, Pettigrew, Allen and Payne (TPAP), a prominent planning and economic development firm in Chicago. While a Principal at TPAP, John directed a wide range of urban planning and community development assignments throughout the Midwest.

From revitalization plans for Chicago's south side neighborhoods to regional highway corridor studies, John has directed, managed, and assisted with a wide range of planning assignments. John has directed a number planning and development related assignments in several states, including comprehensive plans, corridor plans, downtown plans, neighborhood plans, master development/site plans, and more. John has also directed the zoning updates and amendments, as well as the creation of entirely new zoning ordinances, sign ordinances, planned unit development ordinances, overlay districts, and design and development guidelines.

Several unique and very significant assignments have been directed by John and provided significant momentum in his career, including the IDOT SWS Tools for Balanced Growth Study, which was the State of Illinois' first balance growth initiative; the Cap the Ike Study, which was a study examining the creation of "new land" by capping the Eisenhower Expressway for approximately 1.5 miles; and an FAA funded study to examine land use compatibility and the O'Hare Modernization Project (OMP). As project director, John's leadership skills and planning and design expertise were pivotal to the success of these, and many other assignments.

John has received several professional planning awards and distinctions, including an ILAPA Gold Award for Planning; an ILAPA Silver Award for Plan Implementation; an ILAPA Award for Planning Education; ILAPA Awards for Strategic Planning; the DePaul University Chaddick Institute Development Award; the Greater OBCC Commercial Revitalization Award, APA National Excellence Award, and induction into Lambda Alpha International, an international honorary fraternity for professional excellence in the field of land economics.

Education

Bachelor of Environmental Sciences
University of Michigan

Master of Environmental Planning
Arizona State University

Memberships

American Planning Association

American Institute of Certified Planners
inducted Fellow

Lambda Alpha International

OPRF Community Foundation
Board of Directors

Awards

2017 APA-IL Outreach Award
Envision Oak Park Comprehensive Plan

2014 APA National Award for Excellence
Emerging Planning and Design Firm

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

2014 APA-IA Daniel Burnham Award
Coralville Community Plan

2012 APA-IL Daniel Burnham Award
Downers Grove Comprehensive Plan

2010 APA-IL Strategic Plan Award
River Forest Corridors Plan

2009 APA-IL Implementation Award
Ogden Avenue Enhancement Initiative

2007 APA-IL Daniel Burnham Award
Carpentersville Comprehensive Plan

2007 APA-IL Implementation Award
Palos Park Strategic Plan

DePaul University's Chaddick Institute for
Metropolitan Development Award 2012
Oak Brook Commercial Areas Plan 2008
Algonquin Downtown Plan

Commercial Revitalization Award
Oak Brook Commercial Areas Plan
Greater OBCC 2009

AICP Certification Instructor

APA National and APA State Chapters
2005 to present

John A. Houseal, FAICP

Project Experience

Comprehensive Plans

60+ Comprehensive Plans including:

- Benton Harbor, MI
- Brookfield
- Brownsburg, IN
- Byron
- Carpentersville
- Coralville, IA
- Council Bluffs, IA
- Countryside
- Davis Junction
- Downers Grove
- Edinburgh, IN
- Evergreen Park
- Fairview Heights
- Flint, MI
- Frederick, CO
- Forest Park
- Geneva
- Glen Ellyn
- Greater Bridgeport Region, CT
- Hammond, IN
- Harwood Heights
- Homer Glen
- Jackson, MO
- Jackson, TN
- Kenilworth
- Lynwood
- Lansing
- Marion, IA
- Mattoon
- Maywood
- Melrose Park
- Montgomery
- Morton Grove
- Mundelein
- Niles
- Oakbrook Terrace
- Oak Park
- Palos Heights
- Palos Park
- Pleasant Hill, IA
- Prairie Grove
- River Forest
- St. Charles
- St. Cloud, MN
- Sugar Grove
- Tipton, IN
- Tipton County, IN
- Westmont
- Whiting, IN
- Windsor, CO

Downtown Planning

30+ Downtown Plans including:

- Algonquin Downtown Plan
- Downers Grove Downtown
- Forest Park Madison Street Corridor
- Geneva Downtown Master Plan
- Huntly Downtown Master Plan
- McHenry Downtown Plan
- Melrose Park Historic Broadway Avenue District Plan
- Morton Downtown Master Plan
- Murray, KY Main Street Plan
- Round Lake Downtown Plan
- Oshkosh, WI Downtown Plan
- Winfield Downtown/TOD Plan

Special Area Planning

50+ Special Area Plans, including:

- Bellwood TOD master Development Plan
- Bellwood St. Charles Road Corridor/TOD Plan
- Countryside Dansher Industrial Park Subarea Plan
- Glenview The Glen Parcel 24 Master Plan
- Island Lake Commercial Areas Master Plan
- Marengo TOD & Western Corridor Planning Area
- Melrose Park Rose trail Neighborhood Master Plan
- Montgomery Preserve Subarea Master Plan
- Naperville Martin Mitchell Campus Master Plan
- Oak Brook Commercial Areas Master Plan
- Oakbrook Terrace Unit 5 Area Master Plan
- Palos Park Commercial Areas Master Plan
- Prairie Grove River Front Vision
- Rolling Meadows Golf Road Corridor Mobility Plan
- South Chicago Heights Station Area Plan
- Skokie Dempster Station Area Plan

Corridor Planning

70+ Corridor Plans including:

- Bellwood - Mannheim Road Corridor; 25th Avenue Corridor Plan
- Brookfield - Ogden Ave. Corridor Plan; 47th Street Corridor Plan; 31st Street Corridor Plan
- Carpentersville - IL Route 31 Corridor Plan; IL Route 25 Corridor Plan; Randall Road Corridor Plan
- Countryside - LaGrange Road Corridor Plan; Joliet Road Corridor Plan; Road Corridor Plan
- Davis Junction - IL Route 172 Corridor Plan
- Hinsdale - Odgen Avenue Corridor Plan
- IL 47 Corridor Study
- Kenilworth - Green Bay Road Corridor Plan
- Lockport - I-355 Corridor Master Plan
- Melrose Park - Lake Street Corridor Plan; Broadway Avenue Corridor Plan; North Avenue Corridor Plan
- Melrose Park Broadway Avenue Corridor Plan
- Montgomery - Montgomery Road Corridor Plan; Blackberry Creek Corridor Plan
- Naperville - Ogden Avenue Enhancement Study
- Oak Brook - 22nd Street Corridor Plan
- Palos Heights - Harlem Avenue Corridor Plan
- Portage, IN - Highway 20 Corridor Plan
- River Forest Corridors Plan- Madison Street Corridor Plan; North Avenue Corridor Plan; Lake Street Corridor Plan; Harlem Avenue Corridor Plan
- Traverse City, MI- Eight Street Corridor Plan; East Front Street Corridor Plan West Front Street Corridor Plan Garfield Avenue Corridor Plan 14th Street Corridor Plan

Zoning & Design Guidelines

30 Zoning & Design Guidelines

Assignments, including:

- Benton Harbor, MI
- Bloomington
- Brookfield
- Carpentersville
- Cary
- Chicago
- Dunwoody, GA
- Fairview Heights
- Flint, MI
- Geneva
- Harwood Heights
- Hinsdale
- Kenilworth
- Marion, IA
- McHenry
- Melrose Park
- Montgomery
- Muskogee, OK
- Murray, KY
- Northbrook
- Oak Brook
- Oakbrook Terrace
- Pace TOD Guidelines Manual
- Palos Park
- Palos Heights
- Prairie Grove
- Richton Park
- River Forest
- Wilmette

Strategic Planning

- Fond du Lac, WI
- Morton Grove
- Palos Park
- Warrenville
- West Chicago

Retainer Services

- Brookfield
- Davis Junction
- Forest Park
- Harwood Heights
- Kenilworth
- Lockport
- Melrose Park
- Montgomery
- Oakbrook Terrace
- Palos Park
- Prairie Grove
- River Forest
- Round Lake
- Winnetka



Devin J. Lavigne, AICP, LEED AP

Principal | Co-Founder

Devin is a Principal and Cofounder of Houseal Lavigne Associates with special expertise in urban design, land-use planning, site planning, land planning, land-use regulation, graphic illustration and development visualization, geographic information systems, and web development. Devin received his Bachelor of Science from the School of Urban and Regional Planning at Ryerson Polytechnic University in Toronto Ontario.

Education

Bachelor of Science
School of Urban and Regional Planning
Ryerson Polytechnic University

Memberships

American Planning Association
American Institute of Certified Planners
National Trust for Historic Preservation
Congress for the New Urbanism
Urban Land Institute

Awards

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm;
2014
Daniel Burnham Award
Downers Grove Comprehensive Plan
American Planning Association
Illinois Chapter, 2012
Daniel Burnham Award
McHenry County 2030 Comprehensive Plan
American Planning Association
Illinois Chapter, 2010
"Best Practice" Gold Award
Planning Mapper
American Planning Association
Illinois Chapter, 2010
SketchUp Design Award Google.com
"Plan" Gold Award
Carpentersville Comprehensive Plan
American Planning Association
Illinois Chapter, 2007
"Project, Tool, or Program" Gold Award
Planningprep.com
American Planning Association
Illinois Chapter, 2007

Lecturing/Instruction

UP 426 Urban Design Studio
University of Illinois at Urbana Champaign
2012 to present

AICP Certification Instructor

2005 to present APA Illinois Chapter
2008 APA Missouri & Kansas Chapters
2012 to Present National (D.C.) APA Chapter
www.planningprep.com - site co-creator

Devin is regarded as one of the profession's top designers and graphic specialists. Devin has presented at both national and state planning conferences about the importance in graphics and instructed on how best to communicate plans and planning concepts as well as the importance of development visualization. Devin has garnered national attention and has helped distinguish the firm's body work. At the American Planning Association's 2010 National Conference his presentation Better Graphics, Better Plans was regarded as "best in show" and at 2008 National Conference, Devin's SketchUp! portfolio was presented by Google to show planners how the software can be used by the profession.

In 2005 Houseal Lavigne Associated completed a project for NAVTEQ (Chicago Landmarks & Districts Study), the world's largest employer of map making professionals. Houseal Lavigne Associates was hired to identify key corridors and community areas for more detailed mapping in portable GPS devices. NAVTEQ used the final product to secure additional capital for research and development, and has applied mapping styles presented by Houseal Lavigne Associates into mapping programs to better present data.

Prior to co-founding Houseal Lavigne Associates, Devin was the Senior Planning Manager for URS Corporation, a global multi-disciplined engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, Devin managed, directed and provided technical assistance to numerous studies. Devin joined URS through their acquisition of Trkla, Pettigrew, Allen and Payne (TPAP) a prominent planning and economic development firm in the City of Chicago.

Devin has managed, directed, authored and contributed to more than 100 planning studies, including a number of downtown plans, corridor plans, subarea plans, park master plans, and comprehensive plans throughout the country.

In addition to his responsibilities at Houseal Lavigne Associates, Devin is an adjunct lecturer at the School of Urban and Regional Planning at the University of Illinois in Champaign-Urbana. In 2011 Devin was asked by the school to revive the program's urban design studio, UP 426. The program introduces both graduate and undergraduate students to urban design and includes instruction on urban design analysis and planning graphics.

Devin maintains professional memberships with the American Planning Association, the American Institute of Certified Planners, the Congress for New Urbanism, the National Trust for Historic Preservation, Urban Land Institute and the National Association of Photoshop Professionals.

Devin J. Lavigne, AICP, LEED AP

Project Experience

Comprehensive Plans

40 Comprehensive Plans
Including:

- Brookfield
- Brownsburg, IN
- Carpentersville
- Coralville, IA
- Countryside
- Council Bluffs, IA
- Downers Grove
- Flint, MI
- Itasca
- Kenilworth
- Machesney Park
- Marion, IA
- McHenry County
- Melrose Park
- Montgomery
- Muskogee, OK
- Niles
- Oakbrook Terrace
- North Aurora
- Palos Park
- Prairie Grove
- Plainfield, IN
- River Forest
- Sugar Grove
- St. Charles
- St. Cloud

Downtown Planning

20 Downtown Plans including:

- Carbondale
- Downers Grove
- Downers Grove Pattern Book
- St. Charles
- St. Cloud
- Geneva
- Huntley
- McHenry
- Murray, KY
- Morton
- Round Lake
- Winfield, Downtown

Design and Development Guidelines

15 Guidelines including:

- Downers Grove
- Prairie Grove
- St. Charles
- Kenilworth
- McHenry
- Huntley
- IL Route 47
- Brookfield
- Round Lake
- Westmont
- Hinsdale
- Traverse City, MI

Corridor Planning

50 Corridor Plans including:

- Brookfield, Ogden Avenue Corridor Plan
- Carpentersville, IL Route 31 Corridor Plan
- Countryside, LaGrange Road Corridor Plan
- Downers Grove, Ogden Avenue Corridor Plan
- Hinsdale, Ogden Avenue Corridor Plan
- Homer Glen, 159th Street Corridor Plan
- Illinois Route 47 Corridor Plan
- Kenilworth, Green Bay Road Corridor Plan
- Melrose Park, Broadway Avenue Corridor Plan
- Montgomery, Orchard Road/Blackberry Creek Corridor Plan
- Naperville, Ogden Avenue Enhancement Study
- Oak Brook, 22nd Street Corridor Plan
- River Forest, Corridors Plan
- St. Charles, Main Street & Randall Road
- Westmont, Ogden Avenue Corridor Plan
- Traverse City Corridors Master Plan

Visualization & Illustration

25 assignments including:

- Carson City, NV Carson City Center
- Firestone Retail Development
- Westfield, Old Orchard Signage
- Naperville Park District, Naperville Riverwalk 3D Illustration
- Peoria River Trail Development Visualization
- Forest Park Shopping Plaza Redevelopment Sketch
- Center, Chicago Grove Shopping Center Redevelopment Sketch
- Plaza, Maywood River Pointe Plaza Rendering
- HOA, Las Vegas, NV, Taos Estates Entry Monument Render
- Machesney Park, Machesney Mall Redevelopment Concept
- Kenilworth, Green Bay Road Redevelopment Site Illustration
- Bellwood, TOD Development Visualization
- Hanover Park/Irving Park Road Development Concepts

Zoning & Regulatory

10 Studies including:

- Chicago, Broadway Avenue Zoning & Market Study
- City of Countryside Landscaping Ordinance
- City of Hammond, IN Landscaping Ordinance
- Westfield Old Orchard Signage Plan
- Westfield Hawthorn Woods Signage Study
- Green Bay Road Shadow Study
- Oakbrook Terrace Zoning Revisions

Parks & Recreation

10 Parks and Recreation assignments including:

- Geneva, Open Space & Recreation Master Plan
- Naperville Park District, Parks, Open Space & Recreation Master Plan
- Homer Glen, Open Space & Recreation Master Plan
- Naperville Park District, Naperville Trails Master Plan
- Robbins Green, Community Plan
- Machesney Park, Open Space Plan

Special Area Planning (TOD, Neighborhoods, Special District)

8 Special Area Plans including:

- Chicago, Stockyards Market & Land Use Analysis
- Countryside, Dansher Industrial Park Subarea Plan
- Oak Brook, Oak Brook Commercial Areas Master Plan
- South Chicago Heights, Station Area Plan
- Marengo, Transit Oriented Development Plan
- Naperville, Martin Mitchell Campus Master Plan
- Oakbrook Terrace, Unit 5 Area Master Plan
- Winfield, Downtown Winfield Marketing & Capacity Study
- Dunwoody, Village Master Plan
- Dunwoody, Georgetown/North Shallowford Road Master Plan
- Tulsa, OK Sector Plans

Special Projects

- NAVTEQ Chicago Landmarks & Districts Study
- IDOT Tools for Balanced Growth
- Healthy Chicago 2.0
- Chicago Neighborhoods Now

Strategic Planning

3 Strategic Plans, including:

- Oak Brook
- Palos Park
- Warrenville



Nikolas Davis, ASLA

Principal

Nik brings more than 10 years of professional design and planning experience to Houseal Lavigne Associates and as a Principal manages much of the firm's versatile studio work, as well as hones skill specializations in urban design, landscape architecture, site plan development, streetscape design, and sustainability planning, from the individual lot level up to the regional scale. He provides the connection between the planmaking process and document creation, focusing on concept and site design, graphics, document layout, geographic information and cartographic renderings, and urban-form 3d modeling, using a breadth of software tools and drafting techniques.

Education

Bachelor of Science in Landscape Architecture, Purdue University

Memberships

American Society of Landscape Architects

ASLA Positions

ILASLA Allied Professionals Liaison

ILASLA Legacy Project Co-Chair

Past ILASLA Public Awareness Chair

Past ILASLA External Communications Officer

Presentations

A Pedestrian's PedPeeves

Fast and Funny Planning Presentation

2015 National APA Planning Conference

New Tools for Zoning & Development Visualization

2013 National APA Planning Conference

Putting Zoning on the Map

APA-CMS January, 2012

Integrating Sustainability

Into Development Regulations

October 2011, APA-IL State Conference

Awards

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

Winnebago County 2030 Land Resource Management Plan,
Honor Award for Environmental Stewardship, Illinois American Society of Landscape Architects, 2009

Nik has a diverse background in urban planning and design with experience in the preparation of research and inventory materials, site analysis maps, framework plans, preparation of conceptual development plans for a full range of residential, commercial, mixed-use, office and industrial park developments, and commercial corridors. Nik has extensive experience in landscape and planting design which includes conducting site visits and creating inventory and analysis maps, developing project bases, drafting general development and preliminary plans, producing hand and computer rendered sketches and plans, and submitting construction documents, specifications, plant list schedules, and cost estimates for review and installation.

Prior to joining Houseal Lavigne Associates, Nik worked for consulting firms specializing in landscape architecture, streetscape design, urban design, zoning, and development planning. Nik has a Bachelor of Science in Landscape Architecture from Purdue University. He is a member of the American Society of Landscape Architects (ASLA), and some of his past work has been awarded recognition in sustainability and environmental stewardship.

Nikolas Davis, ASLA

Project Experience

Comprehensive Plans

30+ Comprehensive Plans including:

- Aurora, CO
- Bentonville, AR
- Bristol, VA
- Buffalo, NY
- Cary
- Chicago Neighborhoods Now
- Council Bluffs, IA
- Eden Prairie, MN
- Elgin
- Flint Master Plan, MI
- Fort Dodge, IA*
- Frederick, CO
- Hudson, OH
- Lynwood
- Maywood
- New Buffalo, MI
- Pingree Grove
- Richton Park
- St. Charles
- St. Cloud, MN
- Westmont
- Windsor, CO

Downtown/TOD Plans

- Buffalo, NY BOAs*
- Chicago - Pilsen, South Chicago, North Lawndale
- Carbondale
- Carson City
- Elmhurst
- Fort Dodge, IA
- Geneva, IL
- Hopkinsville, KY
- Hudson, OH
- Lisle
- Oshkosh, WI
- Peoria Heights
- Rolling Meadows
- Terre Haute*

Corridors

25+ Corridors Plans including:

- Ames, IA
- Bentonville, AR
- Des Plaines*
- Elmhurst
- Island Lake
- Homer Glen
- Kenilworth
- New Lenox
- Oak Brook
- Park Ridge*
- Peoria Heights
- Portage, IN
- Rolling Meadows
- Traverse City, MI

Design Guidelines & Standards

- Chicago - Archer & Halsted
- Council Bluffs, IA
- Fort Dodge, IA*
- Mundelein
- Pace TOD Guidelines Manual

Zoning/Form-Based Codes

25+ Zoning/Form-Based

Codes including:

- Baltimore, MD*
- Bentonville, AR
- Buffalo, NY*
- Cleveland Heights, OH*
- Council Bluffs, IA*
- Dunwoody, GA
- Flint, MI
- Fort Dodge, IA*
- Hinsdale*
- LaGrange Park*
- Mundelein*
- Muskogee, OK
- New Orleans, LA*
- Park Ridge*
- Riverside*
- Wilmette*
- Winnebago County*

Design Development & Concept Designs

50+ Design Development & Concept Designs including:

- Bensenville*
- Chicago
- Crystal Lake
- Deerfield*
- Grayslake*
- Lincolnwood*
- Mokena*
- New Lenox*
- Richton Park*
- St. Cloud, MN
- Olympia Fields*
- Oswego - Prairie Market*

Streetscape Designs

25+ Streetscape Designs including:

- Bourbonnais
- Bradley - Broadway Street
- Chicago - 87th & Stony, Lake Street, Uptown-Broadway Avenue, Auburn Gresham-79th Street
- Des Plaines
- Elmhurst - North York
- Glen Ellyn
- Grayslake
- Huntley
- New Buffalo, MI
- Richton Park

Landscape Designs

30+ Planting Designs including:

- Burr Ridge
- Chicago - Shetland, Metraflex, Dima Properties
- Deerfield
- Glenview
- Huntley
- New Lenox
- Olympia Fields
- Oswego
- St. Charles*
- Yorkville
- Rockford

* Work performed at another firm



Daniel T. Gardner

Principal

Dan Gardner has over twenty years of experience in planning, development, and real estate, with experience in both the private and public sectors. Prior to joining Houseal Lavigne Associates in 2007, Dan was the Director of Consulting Services for a prominent Chicago based real estate advisory firm where he directed numerous complex municipal projects related to fiscal, economic, and market analysis. Dan was also a Senior Manager with the Chicago office of Economics Research Associates (ERA), an international economic and real estate consulting firm where he was responsible for business development and overseeing both national and international projects.

His professional experience has involved projects ranging from the revitalization of large urban areas in Chicago, Milwaukee, and Omaha to small rural communities throughout the Midwest. His past projects include: analyzing market potential for residential, retail, office, entertainment and industrial development; instituting economic development programs and incentives; preparing grant applications for state and federal funds; facilitating community outreach; preparing developer requests for proposals and a range of related assignments.

In addition to his professional experience, Dan has served on several elected and appointed boards, commissions and advisory committees. His combination of professional and government experience gives him a unique perspective that is beneficial to clients. He understands and can relate to issues and concerns facing both private developers and public officials.

Dan was an elected Trustee for the Village of Glen Ellyn, Illinois (population 27,000) from 2003 to 2007, and prior to that served as the Chairman of the Village's Plan Commission. He currently serves on a Process Improvement Team to improve the business and economic climate in the Village. Throughout his tenure the Village maintained a balanced budget and significant cash reserves. From 2007 to 2012 he was a member of the Executive Committee of the Du Page County Community Development Commission and the Du Page County HOME Advisory Group, preparing policy recommendations and overseeing the allocation of millions of dollars in CDBG and HUD funds.

Dan has a Masters Degree in Public Administration (MPA) from the Illinois Institute of Technology (IIT) and a Bachelors of Science from Loyola University Chicago. In 2007 he was inducted into Lambda Alpha International, an organization recognizing career accomplishments in land economics. He is a member of the Urban Land Institute (ULI) where he formerly served on the Chicago Policy Committee and he is an active member of Illinois City/County Management Association (ILCMA) and the Illinois Development Council (IDC).

He is well versed in public speaking and meeting facilitation, having conducted hundreds of meetings throughout his professional and civic career. He routinely presents to professional organizations and serves as a guest speaker on a variety of topics related to planning and development issues. He has also authored or coauthored articles for professional publications and journals.

Education

Bachelor of Science, Loyola University
Masters of Public Administration,
Illinois Institute of Technology

Boards and Commissions

Served on Executive Committee
Du Page County Community Development
Commission
Du Page County HOME
Advisory Group
Village of Glen Ellyn Board of Trustees
Village of Glen Ellyn Plan Commission

Memberships

Urban Land Institute
Illinois City/County
Management Association
Illinois Development Council
Lambda Alpha International
National Charrette Institute Certified

Publications

"The Importance of Intergovernmental
Relationships " for ILCMA August 2008
"Incorporating Technology into Community
Outreach" for ILCMA October 2009

Daniel T. Gardner

Project Experience

Comprehensive Plans

- Benton Harbor, MI
- Brownsburg, IN
- Marion, IA
- Downers Grove
- Freeport
- Mundelein
- Highwood
- Glen Ellyn
- Jackson, MO
- Kenilworth
- Machesney Park
- Muskogee, OK
- Palos Heights
- Palos Park
- St. Charles

Downtown Planning

- Clarendon Hills
- Franklin Park
- Geneva
- Huntley
- Morton
- Round Lake
- Shorewood, WI
- Skokie
- Winfield

Zoning & Regulatory

Zoning and Regulatory Studies including:

- River Forest
Zoning Ordinance Updates

Strategic Planning

- Oak Brook
- Lombard

Special Area Planning (TOD, Neighborhoods, Special District)

- Oak Brook, Oak Brook
Commercial Areas Master Plan
- South Chicago Heights,
Station Area Plan
- Marengo, TOD & Western
Corridor Planning Area
- Lincolnwood Business Park
- Lake Barrington Business Park
- Bartlett Town Center

Corridor Planning

- City of Bellevue, NE
- Bellwood, Manheim Road
Corridor
- City of Chicago, Lincoln Square
- City of Chicago, Commercial
Avenue
- Freeport, West Galena Avenue
- Kane and McHenry Counties,
Illinois Route 47
- Lockport, I-355 Corridor
Master Plan
- Milwaukee, WI, 27th Street
- Naperville, 75th Street Market
Study
- Oak Brook, 22nd Street
Corridor Plan
- Omaha, NE, Maple Street
- River Forest, Village
Corridors Plan
- Traverse City, MI (Study of 5
corridors)
- Rolling Meadows, Golf Road

Fiscal & Economic Impact Analysis

- Du Page County, Impact of
O'Hare Airport expansion
- Village of Channahon
- City of Chicago
- Village of Glenview
- Village of Hoffman Estates
- Village of West Dundee
- Village of Plainfield
- City of Naperville
- Village of North Barrington

Special Projects

- Du Page County, Impact of
Airport expansion
- Lombard, Downtown Vision
- New Urbanism Analysis of mall
redevelopment sites
- IL Housing Dev. Auth. (IHDA)
Tax Credit Studies
- Commonwealth Edison
Valuation for easements

Market & Demographic Analysis

- Chicago
- Clarendon Hills
- Du Page County
- IL Housing Dev. Auth. (IHDA)
- Jackson, MO
- Kane County
- Marion, IA
- McHenry County
- Milwaukee, WI
- Mount Prospect
- Naperville
- North Barrington
- Oak Brook
- Omaha, NE
- Oklahoma City, OK
- Park Forest
- Skokie
- Mundelein
- Lockport
- South Chicago Heights
- Benton Harbor, MI
- Madison, AL
- Downers Grove
- Highwood
- Lombard
- Huntley
- River Forest
- Freeport
- Jackson, MO
- Marion, IA
- Macomb
- Peoria
- Bellevue, NE
- Carpentersville
- Cleveland, OH
- Colorado Springs, CO
- Coppell, TX
- Council Bluffs, IA
- Denver, CO
- Dubuque, IA
- East Dubuque
- Grayslake
- International development
in Asia
- Indianapolis, IN

Market & Demographic Analysis Continued

- Channahon
- Flint, MI
- Johnsbury
- Kalamazoo, MI
- Lake Barrington
- Mount Prospect
- Nassau County, NY
- Palos Heights
- Palos Park
- Park Ridge
- Philadelphia, PA
- Rockford
- Round Lake
- Savanna
- Shorewood, WI
- Skokie
- Troy, OH
- West Dundee

Development Services

Assessment of development potential and review of developer proformas for municipal and private sector clients in several municipalities including:

- Chicago
- Milwaukee, WI
- Omaha, NE
- Wheaton
- Hoffman Estates
- Prairie Grove
- Naperville
- River Forest

Department of Defense Projects

Base Redevelopment and Closure (BRAC) and United States Air Force base feasibility studies in:

- Alaska
- Texas
- Georgia
- Texas
- Florida
- Washington D.C.
- Idaho



Education

Bachelor of Landscape Architecture
Kansas State University

Urban Design Studies
Centro Studi Santa Chiara, Italy

Memberships

American Planning Association
American Society of Landscape Architects
Congress for the New Urbanism
Past Chair, Kansas State University
Landscape Architecture / Community
Planning Advisory Board
Urban Land Institute
ULI Urban Development / Mixed-Use
Product Council (Red Flight) - Chicago
ULI Urban Development / Mixed-Use
National Product Council (Purple Flight)

Awards

ASLA Saint Louis, Riverfront Fort Wayne
Phase 1 Schematic Design Document,
Merit Award, Planning & Communications
ASLA Texas, Riverfront Fort Wayne Master
Plan, Honor Award, Planning & Analysis
ASLA Texas, Nanguo Peach Garden Master
Plan, Honor Award, Planning & Analysis
ASLA Merit Award, Yuan Dang Lake
Conceptual Master Plan, Texas ASLA
Congress for New Urbanism Charter
Award, Dasve Village Master Plan
ASLA National Honor Award,
Dasve Master Plan
ASLA Merit Award, Yuan Dang Lake
Conceptual Master Plan, Texas ASLA
ASLA Merit Award, East Taihu Lakefront
Master Plan, Illinois Chapter

Publications

"Exploring Cultural Urbanism: A rational
approach to creating authentic places..."
Planning Magazine, April 2014
"Cultural Urbanism: Studying local
traditions to create socially relevant
design" SWA Ideas | Praxis, October 2012
"Ten ways to climb the ladder: How
to succeed as a consultant..." Planning
Magazine, November 2006

Todd Meyer, PLA, CNU-A, LEED AP

Associate Principal

As a senior urban planning and design professional, Mr. Meyer began his career designing and implementing commercial and residential projects in a self-employed capacity in the Greater Saint Louis area. After graduating from Kansas State University, he worked on the West coast and in the Midwest for professional planning and design firms including EDAW, HOK and SWA on a wide variety of community planning and development projects. He has continued to work with public and private sector clients on projects of all types and scales including new towns, residential communities, districts, neighborhoods, corridors, mixed-use and transit-oriented development, urban infill, parks, open spaces, waterfronts, redevelopment strategies and smart growth initiatives.

As a Principal Associate with Houseal Lavigne Associates, Mr. Meyer's responsibilities include client communication, agency coordination, project management, planning and design oversight as well as business development activities. With project work across the U.S. and globally — including Latin America, Asia and the Middle-East — he has a broad range of professional experience on a variety of assignments. He possesses a strong knowledge of land planning and urban design issues and is excellent in communicating with clients to understand their needs and to help them to achieve their goals and objectives.

A common theme of Todd's work is to promote a 'triple bottom line' approach, including ecological, social and economic goals — as well as to integrate sustainable planning principles in his projects, including the U.S. Green Building Council's LEED-ND™ criteria. Inspired by Janine Benyus and Biomimicry 3.8, Todd has participated in the process of learning from and then emulating nature's forms, processes, and ecosystems to create more sustainable master plans and designs. This includes studying the ecology of a site and then working to emulate the native characteristics of the land in the post-development condition.

His professional interest is also to promote 'Cultural Urbanism' in his projects, working to celebrate our regional differences and create unique places for social interaction. As a daily part of his work with clients and project teams, he is committed to creating beautiful, functional and high-quality environments for people. This in part addresses physical infrastructure, but also considers the natural systems that shape our urban areas, using appropriate materials and making the right choices for the environment. He also seeks to stimulate cities, neighborhoods and districts to be active and energetic in economic investment and unique cultural expression.

Todd is an active member of several professional organizations, particularly the Urban Land Institute (ULI). As a result of frequent interaction with public officials and private investors, he understands real estate development, including project planning, site selection, feasibility analysis, entitlements, design and construction. This includes balancing the desire to create high-quality places with the fact that many investment decisions are driven by ROI and IRR from a cost-benefit perspective. In an era of public-private partnerships, this approach of including all parties in the master-planning process and conversation about prospective projects has proven critical to success.

Mr. Meyer subscribes to the principles of the Charter for the New Urbanism, which seeks to curb suburban sprawl and promote authentic urban neighborhoods that are compact, walkable, provide an interesting mix of uses and promote a strong sense of identity and community for both visitors and residents. He believes as a society that we should promote our unique qualities and that not all places should look the same — or function in the same manner. His approach to planning is to be as rooted in the unique context and characteristics of the place as much as possible. Todd is fun, has a sense of humor and is easy to work with!

Todd Meyer, PLA, CNU-A, LEED AP

Project Experience

191st Street Corridor, Mokena, Illinois

Land use plan update and form-based code overlay for a large land area adjacent to the freeway

36th & Center Redevelopment, Omaha, Nebraska

Conceptual master plan for redevelopment and densification of a mixed-use suburban corridor

Argyle + Bryn Mawr CTA Stations, Chicago, Illinois

Detailed Design + Construction Documents for viaducts and station area improvements

Aurora Riverfront Park Aurora, Illinois

Conceptual landscape design for a riverfront park including ecological areas and recreational venues

Avanyu Community Hurricane, Utah

Conceptual master plan for a new residential community nestled into the hillside

Barksdale Redevelopment District Bossier City, Louisiana

A redevelopment plan for existing a commercial corridor, residential neighborhoods and open land

Basinview Planned Unit Development Klamath Falls, Oregon

A master plan for a large master-planned community on a steep hillside site with strong natural features

Centennial Celebration of Flight, Dayton, Ohio

Event plan and strategy for the 100-year celebration of the most notable invention of the Wright Brothers

Children's Memorial Hospital Chicago, Illinois

Site redevelopment options with extensive public input for a facility that was to be relocated

City Government Center Thousand Oaks, California

Detailed design and construction documents around a new building designed by Antoine Predock

CMAQ GOTO 2040 Arlington Heights, Illinois

Conceptual redevelopment plan for a primary arterial corridor located just north of Interstate 90/94

Elyson Master-Planned Community, West Houston, Texas

Detailed landscape design for Phase 1 of a new 5,000 acre development for Newland Communities

Ewing Waterfront Park Chicago, Illinois

Conceptual site plans to redevelop an urban site on the Calumet River with Metropolitan Planning Council

Grand Basin + Post Dispatch Lake, Saint Louis, Missouri

Master plan and detailed design for a 76-acre historic site built for the 1904 World's Fair in Forest Park

Garfield Boulevard corridor Chicago, Illinois

Corridor plan for the original Burnham-designed boulevard from Washington Park to Western Avenue

Green Valley Ranch Henderson, Nevada

Master land plan and detailed landscape design for a new residential community outside Las Vegas

Homestead Market Plaza Houston, Texas

Conceptual redevelopment plan options for an inner-city site in a disadvantaged neighborhood

Lincoln, Ashland + Belmont Chicago, Illinois

Detailed design and CD's for 12 blocks of urban streetscape in the Lakeview neighborhood

Marriott Multi-Hotel Complex Indianapolis, Indiana

Detailed master plan near the ballpark with views to the river and various hospitality product types

Metro Tourism Vision Detroit, Michigan

A brochure and renderings to indicate the variety of tourism options located throughout the City

Mid-America Center Council Bluffs, Iowa

Conceptual master plan for public realm improvements including streetscapes and sculptures

Motorola Headquarters Schaumburg, Illinois

Conceptual campus plan for perimeter landscape improvements and adjacent to various buildings

Obama Presidential Center Chicago, Illinois

Site analysis and site evaluation studies for potential sites including Washington and Jackson Parks

Old River Park Dayton, Ohio

Conceptual master plan for a private park originally designed by Frederick Law Olmstead, Jr.

Ovation Riverfront Development, Newport, Kentucky

Master plan for a mixed-use project on a former public housing site with views to downtown Cincinnati

Park Lane Redevelopment Reno, Nevada

Conceptual plan options for the redevelopment of a former mall into a mixed-use town center

Planned Manufacturing Districts Chicago, Illinois

A study of policy options for districts to promote preservation of assembly jobs within special areas

Penn State Behrend Erie, Pennsylvania

Conceptual development plans for three (3) parcels of land owned by and adjacent to the university

Peterkort TOD Development Beaverton, Oregon

Conceptual master plan for a private development adjacent to a light rail station and bus plaza

Police + Fireman's Memorial Plaza, Clayton, Missouri

Detailed design and construction documents for an urban park as a tribute to fallen public servants

Post Hurricane Katrina recovery, Moss Point, Mississippi

Master plan and form-based code for a small town that was flooded by storm surge during the storm

Redmond Ridge Community Redmond, Washington

Conceptual master plan for a new residential community located on a hillside site east of town

Richland Master Plan Belleville, Illinois

Conceptual master plan for new residential community on a former coal strip mine site

Riverfront Fort Wayne Fort Wayne, Indiana

Conceptual master plan for the riverfront district and promenade just north of the downtown CBD

Seattle Commons Seattle, Washington

Conceptual master plan for a redevelopment district at the south end of Lake Union focused on mixed-use

Saint Louis University High School, Saint Louis, Missouri

Campus master plan for a private high school focused on expansion and new sports facilities

University of Chicago Chicago, Illinois

Landscape design for the project entry and quad of the new Center for Physical + Computational Science

Upper Kirby Mixed-Use Houston, Texas

Conceptual development options and massing studies for redevelopment of an urban site

Vermillion Village Kanab, Utah

Conceptual master plan for a new residential community featuring a commercial town center

Walker Place Bossier City, Louisiana

Conceptual master plan options for a mixed-use town center development including retail and residential

Whirlpool Corporation Benton Harbor, Michigan

Campus master plan for expansion and enhancement of existing corporate R&D and distribution facilities

William Rainey Harper College, Palatine, Illinois

Campus master plan in preparation for new building construction and landscape enhancements



Mohit Maheshwari

Senior Associate

Education

Master of Landscape Architecture,
University of Minnesota, Minneapolis

Bachelor of Architecture, Lucknow
University, India

Certifications / Licenses

Registered Landscape Architect

State of Missouri

LEED, AP, USGBC

Master Gardener

Missouri Botanical Gardener

Mohit Maheshwari is a Senior Associate at Houseal Lavigne Associates and manages Parks and Recreation, Comprehensive Plans, and Urban Design projects for the firm. Mohit brings over 15 years of global professional experience in multi-disciplinary project environments with expertise in project management, site planning, streetscape, corridor plans, trails, community parks, urban design, landscape architecture, revitalization, and industrial master planning.

Mohit enjoys solving complex site development and infrastructure issues by using innovative strategies while thoroughly aware of site-based physical, environmental, and operational constraints. He is a problem solver and uses breadth of graphics and technical tools to steer the community to easily identify the urban design and planning issues they face and how these issues be resolved. He also has extensive knowledge in collecting, analyzing, interpreting and presenting planning data through effective field investigations, surveys and research skills. Mohit possesses strong interpersonal skills to effectively develop relationships with municipalities, community stakeholders, regulatory bodies, commissions, local governments, contractors, and citizens.

Prior to joining Houseal Lavigne Associates, Mohit worked for multinational consulting firm specializing in project management, community and industrial master planning, urban design, landscape architecture, and land use planning and zoning. Mohit holds a Master's degree in Landscape Architecture from the University of Minnesota, Minneapolis and Bachelor's degree in Architecture from the Lucknow University in India. He is a Licensed Landscape Architect and LEED Accredited Professional.

Mohit Maheshwari

Project Experience

Parks and Recreation Master Plan

- Fort Lupton, CO
- Galesburg, IL
- Kirkwood, MO*
- Jackson, TN
- St. Cloud, MN
- Camp Wyman, Wildwood MO*
- Millennium Park, Creve Coeur MO*
- Maryland Heights, MO*
- Buder Park, St. Louis County*

Master Planning

- Yanbu Industrial City Master Plan, KSA*
- Bad Gastein Ski Resort Area Plan, Austria
- Oak Brook Commercial Revitalization Plan IL
- Indian Head Park Triangle Site Redevelopment Plan IL
- Round Lake Heights Development Plan IL
- Choteau Island, IL*
- TEDA Golf Resort, China*
- Camp Wyman Master Plan, Wildwood MO*
- St. Peters Lakeside Office Park*
- North Central Missouri College, Trenton MO*
- Airlift Training Campus Master Plan, Little Rock AR*
- Central East Side Neighborhood Revitalization Plan*
- McCully Barracks, Germany*
- Hainerberg Housing Area Development Plan, Germany*

Community Planning

- Brentwood, MO
- Fort Lupton, CO
- Aurora, CO
- Marion IA
- Yuma Proving Ground, Yuma AZ*
- USAG Kaiserslautern, Germany*
- USAG Grafenwoehr, Germany*
- USAG Hoenfels, Germany*
- Fort Benning Real Property Master Plan*
- NAS Corpus Christi Plan*
- MCAS Cherry Point Plan*

Design and Construction

- Palo Verde Housing, Edwards Air Force, CA*
- River Des Peres Beautification and Greenway, MO*
- Royal Commission Headquarters Site Development and Landscape, KSA*
- Air Force Housing, Incirlik Air Force Base, Turkey*
- Microsoft Technology Center, Creve Coeur MO*
- Escorts Industries, India
- Radison Hotel, India
- Patni House, India

Urban Design Guidelines

- Fort Knox, KY*
- Downtown Fort Lupton, CO
- Triangle Site Design Guidelines, Indian Head Park, IL
- Fort Bragg, NC*
- Federal Law Enforcement Training Center, GA*
- Military Ocean Terminal, Sunny point, NC*
- USAG Benelux, Belgium*
- USAG Baumholder, Germany*
- Fort AP Hill, VA*
- Navy Operational Support Center Design Guide, PA and NY*

Facility Planning

- Net Zero Energy Installation Plan Plan, Sembach Germany*
- Net Zero Energy Installation Plan, Miesau Army Depot, Germany*
- Energy Condition Optimization Plan, JBER AK*
- Facility Use Study, Yuma AZ*
- Facility Use Study, Baumholder, Germany*
- Facility Use Study, Sembach, Germany*



Michio Murakishi

Senior Associate

Michio is a Senior Associate at Houseal Lavigne Associates bringing over 15 years of experience in community planning and economic development. Recognizing the significance of economic viability, he feels strongly that professional planning practices must be firmly rooted in financial and market realities, as well as pragmatic fiscal policies. To this end, Michio brings special expertise to the firm in the areas of economic development strategy, public-private deal negotiation, financial feasibility analysis, fiscal impact analysis, and market analysis. In addition to his practice leadership in these areas, Michio is responsible for the management of comprehensive, corridor, and subarea plan assignments in his role at Houseal Lavigne Associates.

Michio's consulting experience has concentrated principally on structuring complex real estate financial transactions for numerous public- and private-sector clients. He guides real estate development projects from the visioning stage through project implementation and construction, working closely with both municipalities and developers. His representative work includes the negotiation of a public-private financing structure for the \$110 million Wheeling Town Center mixed-use development project, providing development advisory services to the ownership group of the iconic Cermak Plaza shopping center, securing public funding in support of a LEED-certified renovation of the historic Inland Steel Building, and serving as lead TIF analyst on the Olympic Village financing plan included in the Chicago 2016 bid book submitted to the International Olympic Committee.

Prior to joining Houseal Lavigne Associates, Michio worked at the Bureau of Economic Development in the City of Chicago's Department of Planning and Development. Before that, he spent several years operating his own consulting practice, worked in the national Capital Markets group at Jones Lang LaSalle, and held a senior position at a Chicago-based development advisory firm. Michio received a Bachelor of Arts degree in Sociology from Michigan State University and attended the University of Cincinnati, where he earned a Master of Community Planning degree as a HUD Fellow.

Project Experience

Comprehensive Plans

- Ardmore, OK
- Aurora, CO
- Bentonville, AR
- Brentwood, MO
- Sioux City, IA

Development Advisory Services

- Chicago
- Evanston
- Hanover Park
- Lincolnshire
- Milwaukee, WI
- Oak Park
- Palatine
- Park Ridge
- Prospect Heights
- St. Charles

Subarea Plans

- Huntley
- Oshkosh, WI
- Peoria Heights

Public-Private Partnerships

- Capital Properties, Chicago
- Cermak Plaza Properties, LLC, Berwyn
- UJAMMA Construction, Inc., Chicago
- The Lynmark Group, Wheeling

Market Analysis

- Batavia
- Franklin Park
- Oak Creek
- Palos Park

Special Projects

- Chicago 2016, Olympic Village Financing Strategy
- Du Page County, O'Hare Airport Western Access
- Palos Park, Fiscal Impact Analysis
- Prairie Grove, Impact of Annexation

Eric D. Russell, PE, PTOE, PTP, LEED AP ND

Principal

**EDUCATION**

Bachelor of Science in Civil Engineering
University of Cincinnati

Master of Business Administration (Real Estate Development)
George Washington University

REGISTRATIONS

Professional Engineer in
State of Illinois (PE)

CERTIFICATIONS

Professional Traffic Operations
Engineer (PTOE)

Professional Transportation
Planner (PTP)

Traffic Signal Operations
Specialist (TSOS)

LEED Accredited Professional -
Neighborhood Development

PROFESSIONAL ASSOCIATIONS

Institute of Transportation
Engineers

American Planning
Association

Mr. Russell is a traffic and transportation engineer/planner with more than 25 years of experience. Prior to joining KLOA, Inc. Mr. Russell was a Principal Associate with Parsons Corporation (Barton-Aschman Associates, Inc.). He has served as project manager on a variety of public and private sector projects including multimodal transportation plans and corridor studies, traffic impact studies, parking demand studies, transportation management plans, roadway geometric concept plans, parking facility layout, trailblazing sign & pavement marking plans, traffic signal warrant studies, pedestrian safety studies & bicycle facility planning. He regularly appears as an expert witness at public hearings and community meetings. Mr. Russell also serves as a Commissioner on the Village of Long Grove Economic Development Commission.

Traffic Impact Studies -

Residential, commercial, retail, industrial, institutional, & mixed-use developments throughout greater Chicago & Washington, DC & in AZ, CA, CO, DE, IA, IL, IN, KY, MD, MI, MN, NC, NY, OH, PA, SD, VA & WI.

Transportation Plans -

Grundy Co, IL; Will Co, IL; Ames, IA; Bourbonnais, IL; Carbondale, IL; Cary, IL; Clarendon Hills, IL; Frankfort, IL; Gurnee, IL; Justice, IL; Lincolnwood, IL; Manhattan, IL; Oswego, IL; Ottawa, IL; New Lenox, IL; Plainfield, IL; Rock Island, IL; Round Lake Heights, IL; Schiller Park, IL; Schaumburg, IL; Streamwood, IL; Tinley Park, IL; Bolling AFB, Washington, DC.

Corridor Studies -

Lake Cook Rd, Buffalo Grove, IL; Golf Rd, Rolling Meadows, IL; Somonauk Rd, Cortland, IL; 47th St, La Grange, IL; Broadway Rd, Reed Rd, Brisbin Rd, Lisbon Rd & Saratoga Rd, Grundy Co, IL; WIKADUKE Trail, Kendall Co, IL; IL 53, Will Co, IL; Western Ave/Gregory St, Blue Island, IL; Chicago St, Joliet, IL; Kinzie, Armitage, Burnside, Pullman & Calumet Industrial Corridors, Chicago, IL; W. 79th St, Chicago, IL; Sheridan Rd, Chicago, IL; Union Station/North Capitol St, Washington, DC.

Traffic Circulation/Safety Studies -

Citywide, Darien, IL; Arlington Heights Memorial Library, Arlington Heights, IL; Naperville, IL; U of Chicago Lab Schools, Chicago, IL; Aptakisic JHS, Buffalo Grove, IL; Clarendon Hills MS, Clarendon Hills, IL; Oak Lawn HS, Oak Lawn, IL; Hinsdale MS & Hinsdale Central HS, Hinsdale, IL; Hinsdale South HS, Darien, IL; Lyons Twp HS, La Grange, IL; Metea Valley HS, Aurora, IL; Schaumburg Christian School, Schaumburg, IL; Sandwich HS, Sandwich, IL; New South Side HS, Chicago, IL; Johnson ES & Tioga ES, Bensenville, IL; Steeple Run ES, Naperville, IL.

Trailblazing Sign/Routing Plans -

Rivers Casino, Des Plaines, IL; Pullman National Monument, Chicago, IL; Northwestern Lake Forest Hospital, Lake Forest, IL; NAVSTA Great Lakes/Ft. Sheridan Housing, Highland Park, IL; ComEd Overhead Transmission Training Center, Sugar Grove, IL.

Pedestrian Safety Plans -

Safe Walking Routes to School plans, Oak Park, IL & River Forest, IL; Crossroads Business District, Wheeling, IL; 47th St & Gilbert Ave, La Grange, IL; W. Harrison St, Stony Island Ave, & Sheffield Ave/Belden Ave, Chicago, IL.

Medical Center Traffic/Parking Planning -

IL Medical District, John H. Stroger, Jr. Hospital, U of Chicago Medical Center, St. Bernard Hospital, Vencor Hospital North, Chicago, IL; Little Company of Mary Hospital, Evergreen Park, IL; Advocate Christ Medical Center, Oak Lawn, IL; Cleveland Clinic, Cleveland, OH; Physicians Memorial Hospital, La Plata, MD; Firelands Community Hospital, Sandusky, OH

College Campus Traffic/Parking Planning -

U of Chicago, DePaul U, Loyola U, St. Xavier U, U of Illinois-Chicago, Chicago, IL; Northern Illinois U, DeKalb, IL; Governors State U, University Park, IL; Iowa State U, Ames, IA.

Rec & Event Center Traffic/Parking Planning -

NIU Convocation Center, Elk Grove Park District Claes Pavilion, Woodridge Park District Athletic Rec Center, Park District of La Grange Rec Center; Park District of Highland Park Rosewood Beach Park; Evanston Sports Dome, Evanston Robert Crown Park redevelopment, Plainfield Park District Bott Park Rec Center; Niles Park District LoVerde Rec Center.

Parking Demand/Shared Parking Studies -

Uptown Park Ridge, IL; Uptown Blue Island, IL; Walgreens HQ, Deerfield, IL; Grainger HQ, Mettawa, IL; Greektown, Chicago, IL; Burlington Square Mall & Greektown Casino, Detroit, MI; Parkway Landing, Fremont, CA; Silver Creek Center, San Jose, CA; NewPark Technology Centre, Newark, CA; Hawthorn Race Course, Cicero, IL; St. Viator HS, Arlington Heights, IL; North Grand Mall, Ames, IA; Marriott-McDowell Mountains, Scottsdale, AZ; Celebration Station, Austin, TX; Fox College, Orland Park, IL; Shedd Aquarium, Chicago, IL; Brighton Park & Crawford Park Industrial Corridors, Chicago, IL; The Glen, Glenview, IL

Parking Design/Pavement Marking Plans -

Salisbury Mall, Salisbury, MD; Genesee Valley Center, Flint, MI; Stevenson Industrial Corridor, Chicago, IL; Metro Center Garage, Silver Spring, MD; proposed Redskins Football Stadium, Washington, DC; Aberdeen Train Station, Aberdeen, MD.

Bikeways -

Bicycle design standards, Montgomery Co, MD.

Maintenance of Traffic Plans -

Interstate 15, Salt Lake City, UT.

Interchange Feasibility Studies -

I-80/Brisbin Road, Grundy County, IL.



Robert A. Casiello, PE

Consultant



Mr. Casiello is a traffic and transportation engineer with four years of experience at KLOA, Inc. Prior to joining KLOA, Inc. Mr. Casiello was a student at The University of Iowa where he received his Masters in Urban and Regional Planning and Bachelors in Civil Engineering, both with a focus in Transportation. Mr. Casiello previously interned with the City of Naperville and the City of Batavia concentrating in GIS, traffic data collection, and traffic studies.

EDUCATION

Master of Science in Urban
and Regional Planning
(Transportation Planning
Concentration)
University of Iowa

Bachelor of Science in Civil
Engineering
University of Iowa

REGISTRATIONS

Professional Engineer in
State of Illinois

PROFESSIONAL ASSOCIATIONS

Institute of Transportation
Engineers

Traffic Impact Studies -

Commercial, industrial, institutional, residential, retail, and mixed-use developments throughout the greater Chicago area - Fulton West Development, West Loop McDonald's Headquarters, Pensacola Place Residential Expansion; Atwater Residential Development, Naperville, IL; North Shore School District 112 Campus Alternatives, Highland Park, IL.

Area-Wide Transportation Studies -

Performed studies to determine the impact of multiple developments within a relatively large study area. Projects include the Illinois Medical District (IMD) Gateway Center, Lakeshore East Planned Development, and River North Transportation Study in Chicago, IL.

Transit-Oriented Development (TOD) Transportation Studies -

Multiple studies for developments qualifying for the City of Chicago's TOD Ordinance.

Parking Studies -

Parking demand and feasibility studies throughout the greater Chicago area, including multiple residential developments and retail developments such as the Streets of Woodfield in Schaumburg, Illinois.

Corridor Studies -

Performed studies of multiple intersections within a corridor including Lisbon Road, Grundy County, IL; Normal Road, Northern Illinois University, DeKalb, IL.

Data Collection -

Supervised or collected transportation data, including traffic volume, vehicle classification, vehicular speed, origin-destination, bicycle and pedestrian volumes, and parking occupancy surveys throughout greater Chicago area.

SECTION 4 **REFERENCES**

SECTION 4

REFERENCES

At **Houseal Lavigne Associates**, we are proud of our work and the long-term relationships we maintain with all our clients. We believe each of these references demonstrate our ability to satisfy clients through an approach to planning that meets both the technical needs and financial expectations of our clients’ communities.

The following references include clients who have worked with Houseal Lavigne Associates to complete similar work within the past five years.

Client	Contact Name	Phone	Email
Village of Downers Grove, Illinois	Mike Baker, Deputy Village Manager	(630) 434-5500	mbaker@downers.us
City of St. Charles, Illinois	Rita Tungare, Director of Community Development	(630) 443-3676	rtungare@stcharlesil.gov
Village of Schaumburg, Illinois	Julie Fitzgerald, Director of Community Development	(847) 923-4430	jfitzgerald@ci.schaumburg.il.us
Village of Oak Park, Illinois	Craig Failor, Village Planner	(708) 358-5418	failor@oak-park.us
City of Hudson, Ohio	Mark Richardson, Director of Community Development	(330) 342-1888	mrichardson@hudson.oh.us
City of St. Cloud, Minnesota	Matt Glaesman, Community Development Director	(320) 255-7218	matt.glaesman@ci.stcloud.mn.us

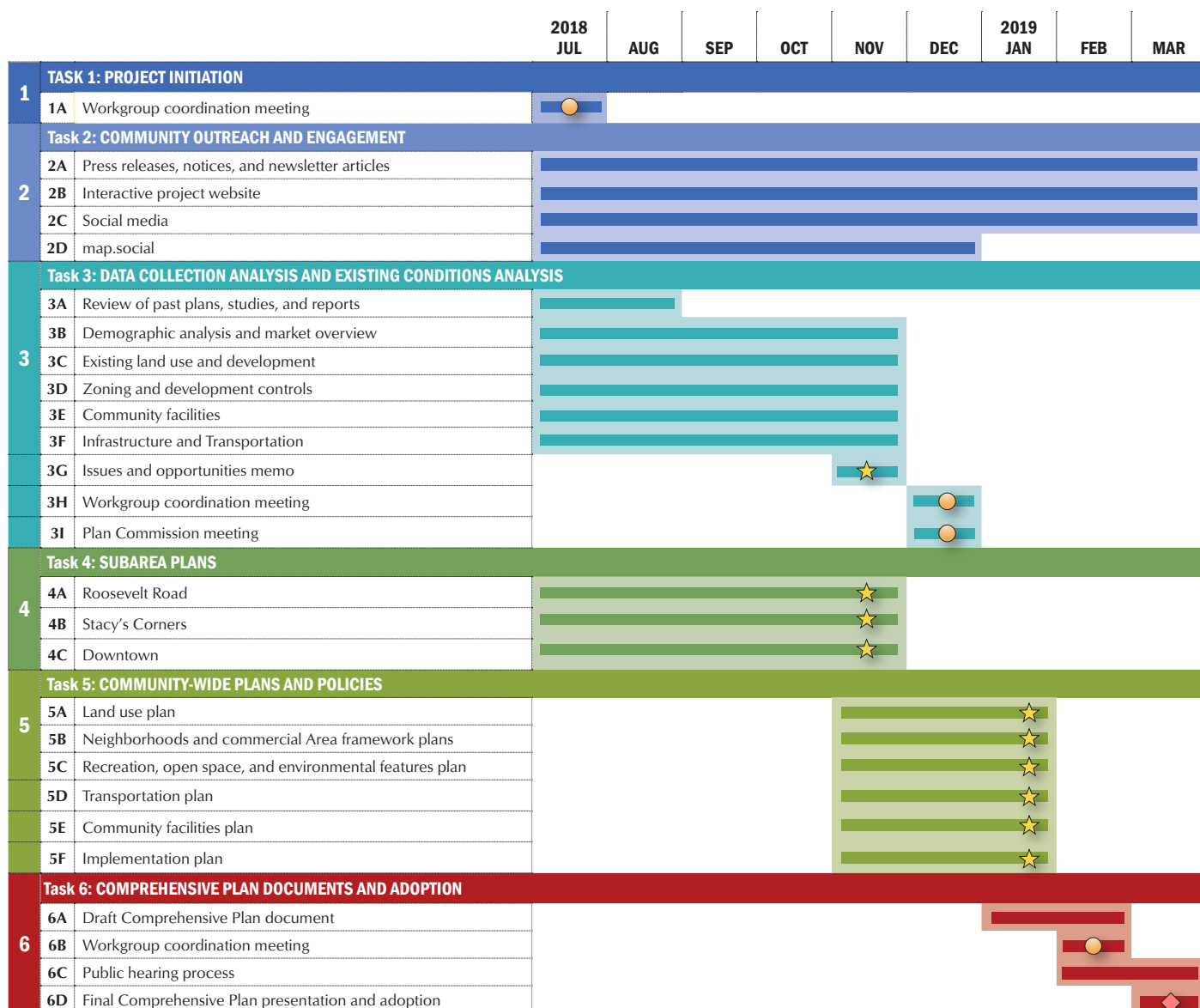
SECTION 5

PROJECT SCHEDULE

SECTION 5

PROJECT SCHEDULE

Houseal Lavigne Associates is prepared to meet the Village's timeframe to have the plan update adopted within nine months from the date of engagement. We will work closely with Village staff and officials in scheduling meetings and deliverables to adhere to this schedule. The following outlines a month by month project schedule for the project.



Legend for Diagram:



Denotes Meetings to be conducted by our Team



Denotes Events to be conducted by our Team



Denotes Deliverables to be produced by our Team

SECTION 6 **FEE PROPOSAL**

SECTION 6

FEE PROPOSAL

Houseal Lavigne Associates' estimated cost for completing the Scope of Work outlined in our proposal is \$122,100 and includes all project related expenses. The following outlines the project budget by major task and personnel.

	Houseal Lavigne Associates				KLOA			
	Principal	Senior Associate	Associate		Principal	Consultant Staff		
	\$185*	\$140*	\$110 *	Subtotal	\$145	\$105	Subtotal	Total
Task 1: PROJECT INITIATION								
Step 1: Total Hours	4	4	4	12	-	-		12
Step 1: Total Professional Fees	\$740	\$560	\$440	\$1,740	\$-	\$-	\$-	\$1,740
Phase 2: COMMUNITY OUTREACH AND ENGAGEMENT								
Step 2: Total Hours	20	16	32	68	-	-		68
Step 2: Total Professional Fees	\$3,700	\$2,240	\$3,520	\$9,460	\$-	\$-	\$-	\$9,460
Task 3: DATA COLLECTION AND ANALYSIS AND EXISTING CONDITIONS ANALYSIS								
Step 3: Total Hours	20	60	100	180	8	24	32	212
Step 3: Total Professional Fees	\$3,700	\$8,400	\$11,000	\$23,100	\$1,160	\$2,520	\$3,680	\$26,780
Task 4: SUBAREA PLANS								
Step 4: Total Hours	84	60	124	268	20	32	52	320
Step 4: Total Professional Fees	\$15,540	\$8,400	\$13,640	\$37,580	\$2,900	\$3,360	\$6,260	\$43,840
Task 5: COMMUNITY-WIDE PLANS AND POLICIES								
Step 5: Total Hours	32	40	110	182	8	16	24	206
Step 5: Total Professional Fees	\$5,920	\$5,600	\$12,100	\$23,620	\$1,160	\$1,680	\$2,840	\$26,460
Task 6: COMPREHENSIVE PLAN DOCUMENTS AND ADOPTION								
Step 6: Total Hours	28	16	40	84	8	8	16	100
Step 6: Total Professional Fees	\$5,180	\$2,240	\$4,400	\$11,820	\$1,160	\$840	\$2,000	\$13,820
PROJECT TOTALS								
TOTAL PROJECT HOURS				794			124	918
TOTAL PROJECT PROFESSIONAL FEES				\$107,320			\$14,780	\$122,100

Note: An * next to the above hourly rates denotes an average for the associated Staffs' level.

EXHIBIT "A"

DRAFT

PROFESSIONAL SERVICES AGREEMENT

JUNE __, 2018

BETWEEN

THE VILLAGE OF GLEN ELLYN, ILLINOIS

AND

HOUSEAL LAVIGNE ASSOCIATES, LLC.

**AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE VILLAGE OF GLEN ELLYN, ILLINOIS
AND
HOUSEAL LAVIGNE ASSOCIATES, LLC.**

THIS AGREEMENT, made and entered into this ____ day of _____, 2018, by and between HOUSEAL LAVIGNE ASSOCIATES LLC., an Illinois Limited Liability Company, with principal offices at 188 W. Randolph Street, Suite 200, Chicago, Illinois 60601 (hereinafter referred to as the "CONSULTANT"), and THE VILLAGE OF GLEN ELLYN, ILLINOIS, a municipal corporation of the State of Illinois, whose mailing address is Village of Glen Ellyn, 535 Duane St. Glen Ellyn, Illinois 60137 (hereinafter referred to as the "CLIENT").

WITNESSETH THAT:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish technical and professional assistance in connection with the preparation of a Comprehensive Plan Update (hereinafter referred to as the "PROJECT") and the CONSULTANT has signified its willingness to furnish technical and professional services to the CLIENT; and WHEREAS, the CONSULTANT represents to the CLIENT that it has sufficient expertise and resources to enable it to provide such advice and assistance to the CLIENT;

NOW, THEREFORE, the parties do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to perform in a good and professional manner those services described in Attachment A, *Comprehensive Plan Scope of Services*, copies of which are attached hereto and incorporated in this AGREEMENT. All documents, including but not limited to investigative studies, completed or partially completed drafts, graphics, charts, maps and tables produced by the CONSULTANT in the performance of these services shall be the property of the CLIENT during and upon completion of the services to be performed under this AGREEMENT. CONSULTANT shall retain all records, including but not limited to, payrolls, time records and research for a period of three years following the completion of the PROJECT.

B. Materials to be Provided by the Client

All existing information, data, reports and records which are useful for carrying out the work on this PROJECT and which are reasonably accessible to the CLIENT shall be furnished to the CONSULTANT in a timely manner. The completion of the services to be performed by the CONSULTANT under this AGREEMENT is contingent upon the receipt from the CLIENT, at no cost to the CONSULTANT, the data and reports and other material as described in Attachment A, Section 1, in a timely manner. If, by reason of any fault of CLIENT, the information, data, reports and records to be provided by the CLIENT are not made available to the CONSULTANT in a timely manner, the CONSULTANT may suspend work on the PROJECT, in accordance with paragraph I hereof, until such materials are provided. A written notice to the CLIENT must be provided by the CONSULTANT before any work is suspended on the PROJECT.

C. Meetings and Consultant Visits

The CONSULTANT shall attend meetings associated with the following tasks, as outlined in Attachment A, *Comprehensive Plan Scope of Services*, and up to seven (7) additional meetings, deemed reasonable and needed to complete the PROJECT, as determined by the CLIENT.

- Step 1a: Workgroup Coordination Meeting
- Step 3h: Workgroup Coordination Meeting
- Step 3i: Plan Commission Meeting
- Step 6b: Workgroup Coordination Meeting
- Step 6c: Public Hearing Process (anticipated up to 3 meetings)
- Step 6d: Presentation to Village Board

For purposes of this AGREEMENT, “meeting” shall mean a gathering requiring the attendance of the CONSULTANT, including workshops, presentations and public meetings. Public meetings shall be scheduled at least seven (7) to fifteen (15) days in advance. Attendance at additional meetings will be subject to the provisions of Article M (Extra Work) of this AGREEMENT. The CONSULTANT may conduct "site visits" to gather information, data, and perform field reconnaissance. These "site visits" shall not be counted as meetings under this AGREEMENT.

D. Deliverables

CONSULTANT agrees to provide products to the CLIENT as follows:

<u>Step</u>	<u>Deliverable</u>
2	Press releases, notices, and newsletter articles
2	Project website
2	Social media integration

- 2 Map.social
- 3 Issues and opportunities memorandum
- 4 Subarea plans (Roosevelt Road, Stacy's Corners, Downtown)
- 5 Community-wide plans and policies
- 7 Draft and Final comprehensive plan documents

The CONSULTANT will provide electronic copies in Portable Document Format (PDF) of all deliverables and ten (10) hard copies of the following deliverables: Issues and opportunities memo; Preliminary subarea plans; Draft comprehensive plan document; Final draft plan. Additional copies of deliverables requested by the CLIENT will be provided at an additional cost.

E. Changes

The CLIENT may, from time to time, request changes in Attachment A, *Comprehensive Plan Scope of Services*, of the services to be performed by the CONSULTANT hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon, shall be incorporated into written amendments to this AGREEMENT. All change made subject to Paragraph E (Changes) must follow the procedures set out in Paragraph M (Extra Work).

F. Consultant's Compensation

The CONSULTANT shall be compensated \$122,000 for services rendered under the terms of this AGREEMENT, and for directly related project expenses. The CONSULTANT shall not exceed this sum without specific written authorization from the CLIENT or an amendment to this AGREEMENT. The CONSULTANT represents and warrants that absent Extra Work, as referenced in Paragraph M hereof, all work to be performed under this AGREEMENT can and will be performed without exceeding the compensation amount

set forth above. Directly related job expenses including, but are not limited to: printing, graphic reproduction, mileage, mailing/delivery, the purchase of additional maps, plans and reports and other out-of-pocket expenses that are related to carrying out services under this AGREEMENT. The Internal Revenue Source's Standard Mileage Rate shall be used to calculate mileage costs, and all other directly related job expenses shall not be subject to a multiplier and shall represent actual costs incurred by the CONSULTANT.

G. Hourly Rates

The hourly rates in effect for purposes of this AGREEMENT are provided in Attachment A Section 3. The CONSULTANT reserves the right to request an increase in the hourly charge rates, but only after eighteen months following the date of this AGREEMENT and with the written approval of the CLIENT. The CLIENT shall be notified at least 30 days in advance of such a request for an increase.

H. Invoicing and Method of Payment

- (1) The CONSULTANT shall submit, on a monthly basis, invoices for services performed and reimbursable directly related job expenses incurred on the PROJECT during the billing period. Invoices are due and payable no later than thirty (30) days from the date of CLIENT's receipt of the invoice.
- (2) Each invoice shall include a summary of work completed, the number of hours each staff person has devoted to the PROJECT during the preceding period, each staff person's hourly rate and the extension of such hourly rate times the amount of time to the half-hour that person has spent working on the PROJECT. Invoices

shall also include a listing and the amount, at the actual cost thereof, for reimbursable directly related job expenses as defined in Paragraph F hereof.

I. Time of Performance

The services of the CONSULTANT shall begin upon delivery to the CONSULTANT of an executed copy of this AGREEMENT, and shall, absent causes beyond the reasonable control of the CONSULTANT, be completed within nine (9) months of delivery of said executed AGREEMENT. The completion of services by the CONSULTANT shall be, among other things, contingent upon the timely receipt of the materials, data, and other reports described in Attachment A, *Comprehensive Plan Scope of Services*, and upon the timely decisions to be made by the CLIENT. For the purpose of this AGREEMENT, “timely” shall mean that decisions be made by CLIENT within ten (10) working days after receipt of a written request from CONSULTANT requesting such decisions. If the requested decisions are not provided in a timely manner, or if the CLIENT requests that CONSULTANT perform Extra Work as defined in Paragraph M hereof, such as is not now included in Attachment A, the CONSULTANT, if agreed to by the CLIENT, may suspend work on the PROJECT or a portion of the PROJECT, and may extend the period of time allotted to perform the services identified in Attachment A under this AGREEMENT, to a mutually agreed upon period of time necessary to compensate for the delay or additional Extra Work.

J. Excusable Delays

The CONSULTANT and CLIENT shall not be in breach of this AGREEMENT by reason of any failure in performance of this AGREEMENT in accordance with its terms if such failure arises out of reasonable causes beyond the control and without the fault or

negligence of the CONSULTANT or CLIENT, respectively. Such causes may include, but are not restricted or limited to, acts of God or of the public enemy, acts of government in either its sovereign or contractual capacity, fires, floods, strikes, and unusually severe weather.

K. Termination

The CLIENT shall have the right to terminate this AGREEMENT by written prior notice to the CONSULTANT at least five (5) working days before the specified effective date of such termination. Upon termination under this provision, if there is no fault of the CONSULTANT, the CONSULTANT shall receive compensation and reimbursement for the work actually performed before the date of termination, in accordance with Paragraph F hereof, (Consultant's Compensation) of this AGREEMENT, less payment for services and expenses previously paid. If however, the City terminates the AGREEMENT because the CONSULTANT has failed to perform in accordance with this AGREEMENT, no further payment shall be made to the CONSULTANT. In such event, all finished and unfinished documents and work papers prepared by the CONSULTANT under this AGREEMENT shall become the property of the CLIENT. On receipt of said documents and work papers by the CLIENT, the CONSULTANT shall receive compensation and reimbursement for the work actually performed before the date of termination, in accordance with Paragraph F hereof, (Consultant's Compensation) of this AGREEMENT, less payment for services and expenses previously paid.

L. Non-discrimination

The CONSULTANT has an Affirmative Action program and shall engage in lawful employment practices. The CONSULTANT shall not fail, refuse to hire, discharge, or

otherwise discriminate against any individual with respect to his or her compensation, terms, conditions, or privileges of employment, because of such individual's race, color, religion, sex, national origin, or handicap unrelated to the individual's ability to perform the duties of the position.

M. Extra Work

If requested in writing by the CLIENT and approved by the CONSULTANT, the CONSULTANT shall be available to furnish, or obtain from others, Extra Work of the following types:

- (1) Extra work or extended services due to changes in the general scope of the PROJECT, including, but not limited to; changes in size, complexity or character of the work items; extension of PROJECT timeline through no fault of CONSULTANT; acceleration of the work schedule involving services beyond normal working hours; non-delivery of any materials, data, or other information to be furnished by the CLIENT or others not within the reasonable control of the CONSULTANT.
- (2) Attendance at additional meetings beyond those made part of the AGREEMENT.
- (3) Other additional services, requested and authorized in writing by the CLIENT, which are not otherwise provided for under this AGREEMENT. The compensation and schedule for completing Extra Work authorized by the CLIENT shall be subject to negotiation between the CLIENT and the CONSULTANT in accordance with the provisions of Paragraph E hereof (Changes) of this AGREEMENT. However, the hourly rate in effect at the time of

any change authorizing Extra Work will continue to be in effect for such Extra Work.

N. Client Representative to Consultant

The CLIENT designates Staci Hulseberg, Planning and Development Director Development Director (or her designee), to act as its representative with respect to the work to be performed under this AGREEMENT, and such person shall have authority to transmit instructions, receive information, interpret and define CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this AGREEMENT until the CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT designates John Houseal as the CONSULTANT's representatives to the CLIENT.

O. Conflict of Interest

The CONSULTANT certifies that to the best of its knowledge no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of this AGREEMENT. CONSULTANT shall not accept employment with other local governments having overlapping jurisdictions with the CLIENT for the duration of this assignment, unless specifically released in writing to do so by CLIENT.

P. Subcontractors

The CONSULTANT shall use a subcontractor to perform certain transportation and infrastructure related portions of the services. The subcontractor is KLOA. The CONSULTANT shall remain responsible for all services performed by subcontractors and

the subcontractor's compensation shall be included in the CONSULTANT's compensation as identified in Paragraph F.

Q. Independent Contractor

It is mutually understood and agreed, and it is the intent of CONSULTANT and CLIENT, that an independent contractor relationship be established and is hereby established under the terms and conditions of this AGREEMENT. Employees of the CLIENT are not, nor shall they be deemed to be, employees of CONSULTANT. Employees of CONSULTANT are not, nor shall they be deemed to be, employees of CLIENT.

R. Insurance

CONSULTANT and its Subcontractors shall maintain in force throughout the term of this AGREEMENT Workers Compensation and Commercial General Liability insurance, including non-owned auto coverage, for the entities involved and their employees, officers, and agents; both policies shall include waivers of subrogation. CONSULTANT shall provide proof of such insurance to CLIENT prior to beginning work. CONSULTANT hereby indemnifies and agrees to hold harmless CLIENT against any liability for bodily injury or property damage that may arise out of CONSULTANT'S negligent actions while performing in its obligations under this AGREEMENT, including those losses that are covered by such insurance. CONSULTANT hereby releases CLIENTS from any claim for liability by itself or a subcontractor, officer, agent, or employee, to the extent that such loss is covered by workers' compensation laws.

S. Entire Agreement

This AGREEMENT, including the attachments to this agreement, contains the entire agreement of the parties. It may not be changed orally but only by an amendment in writing executed by the parties to this AGREEMENT. No representations, warranties, undertakings or promises have been made by either party hereto unless expressly stated herein.

T. Notices

All notices, communications and/or demands given pursuant hereto shall be in writing and shall be deemed sufficient if delivered in person or sent by certified mail, return receipt requested, addressed as set forth in the first paragraph hereof. The date of mailing shall be deemed the date of service. Either party may change the address for notice by the aforesaid procedure.

U. Ownership of Work Product

All deliverables prepared pursuant to this AGREEMENT, in accordance with Paragraph D hereof (Deliverables), are the property of the CLIENT, although CONSULTANT may retain physical possession of them for the convenience of CLIENT. CLIENT shall have the unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any deliverable prepared under this AGREEMENT. Unless otherwise specified in writing by CLIENT, CONSULTANT may presume that any paper, electronic, or other document delivered to CLIENT is a public document.

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this AGREEMENT on the date and year first above written.

CONSULTANT:

CLIENT:

HOUSEAL LAVIGNE ASSOCCIATES, LLC.

VILLAGE OF GLEN ELLYN, IL

Name: John A. Houseal
Title: Principal

Name:
Title:

ATTACHMENT A**COMPREHENSIVE PLAN SCOPE OF SERVICES**

This section describes the Scope of Services for preparing the Village of Glen Ellyn Comprehensive Plan.

Section 1

Whereas the scope of services will be undertaken by the CONSULTANT, it is understood and agreed that the CLIENT will provide the following assistance to the CONSULTANT:

1. The CLIENT and the CONSULTANT will work together to schedule and arrange and provide notices for all meetings and workshops including contacting agencies, individuals and citizens to be invited to meetings.
2. The CLIENT, with the CONSULTANT'S assistance, will collect and compile previously prepared and available reports, projects, studies, maps and other data owned or in control of the CLIENT and that might be useful in the comprehensive planning assignment.
3. The CLIENT will provide to the CONSULTANT an up-to-date base map (electronic and hard copy) for the City, including GIS files and information.

Section 2

Comprehensive Plan Scope of Services

The following Scope of Work has been prepared in response to the Village's request for proposals. The Scope of Work recognizes that the Village wishes to concentrate the consultant's efforts on specific sections of the Plan and that Village staff will undertake other components.

Step 1: Project initiation

To "kick-off" the planning process, we will conduct a meeting(s) with the project "Workgroup," which we anticipate will consist of staff, and elected and appointed officials, as defined in the request for proposals. These meetings will help establish a project framework before any community outreach activities commence.

1a. Workgroup coordination meeting

Before beginning work on the project, Houseal Lavigne Associates will meet with the Workgroup to (1) review the project scope, schedule, and deliverables; (2) begin to identify data needs and critical issues; and (3) clarify any outstanding matters. We anticipate having a high level of direct interaction and communication with staff and the Workgroup and are committed to participating in regular coordination meetings and conference calls throughout the planning process.

Step 2. Community outreach and engagement

We understand that the Village has a specific structure desired for public participation. We will work closely with staff to amend and refine the process as needed. While Community Outreach is defined as a separate project step for proposal purposes, elements of outreach will take place throughout the the planning process.

2a. Press releases, notices, and newsletter articles

We will work with Village staff to develop press releases, newsletter articles, and other means of public notice at different points in the planning process. These items will be disseminated on various platforms, including the Village's website, local newspapers, and local media outlets.

2b. Interactive project website

We will design and host an interactive project website that is linked to the Village's website. This website can be used to post project schedules and meeting dates, display documents, address frequently asked questions, and host a community discussion forum. The website will be the "one-stop shop" for information related to the comprehensive planning process. In addition—if desired by the Village—the website will include two sets of survey questionnaires: one targeted at residents and another at Glen Ellyn's business community.

2c. Social media

If desired, we can integrate the project into the Village's existing social media accounts. For those residents that use social media platforms to stay informed, this is essential.

2d. map.social

As an innovative feature of our proposed scope of work, we will feature map.social, a web-based community issues mapping tool as part of Glen Ellyn's planning process. Developed and used exclusively

by Houseal Lavigne Associates, this award-winning tool allows website visitors to identify, map, and comment on geographic areas of concern and valued community amenities. Map.social simplifies the mapping process and familiarizes residents with all areas of the community in a manner that is exciting, interactive, and effective. Input from residents allows us to create a composite map of community issues to assist with the establishment of Plan goals.

Step 3. Data collection and existing conditions analysis

This step of the project will include the analysis of existing conditions and future possibilities within the community. It will be based on information provided by the Village as well as feedback from community service providers. In addition, we will utilize information collected during field reconnaissance, obtained from surveys and inventories, and derived from planning analyses.

3a. Review of past plans, studies, and reports

We will conduct a thorough review of Glen Ellyn's existing Comprehensive Plan along with other previously prepared plans, studies, and reports relevant to the planning process. This review process will help to (1) identify recently adopted Village policies that need to be reflected in the new Comprehensive Plan, (2) assess changes within the community that have occurred since the adoption of previous plans, (3) find conflicts between, or deficiencies within, existing plans, and (4) determine the validity of previously collected data.

3b. Demographic analysis and market overview

We will prepare a demographic analysis of Glen Ellyn that will include an analysis of recent trends in population, households, income, age, and labor force/employment. We will concurrently formulate a market overview to assess high-level supply and demand trends, particularly as they relate to attracting and retaining residents and businesses.

Analysis will assess the development potential for a range of uses, including residential, retail, restaurant, service, entertainment, and office. A housing analysis will document the Village's existing residential inventory and identify the need/potential by product and price points (both owner-occupied and rental).

It is our understanding that the Village would like to have a separate Community Profile Document based on this information. We will work closely with Village staff to define the structure of this deliverable.

3c. Existing land use and development

We will prepare an existing land use map comprised of all parcels within the Village's planning jurisdiction and then analyze this map to identify functional land use areas, compatible and incompatible land use arrangements, and other issues related to existing land use and development conditions.

3d. Zoning and development controls

We will conduct a technical analysis and sustainability audit of Glen Ellyn's current zoning and development controls. This process will allow us to (1) assess how well current regulations effect established Village policy and integrate with other ordinances and initiatives, (2) summarize consistencies or inconsistencies in the current code, and (3) evaluate general strengths and weaknesses of existing regulations—especially related to structure, organization, clarity, usability, district standards, regulations of general applicability, definitions, and procedures.

3e. Community facilities

We anticipate that much of the information related to community facilities will be provided by Village staff. To supplement this, however, we will prepare a facilities survey for community service providers and will use the results—together with fieldwork and other research—to prepare a community facilities inventory, including detailed map exhibits. This will include the Police Department, The Glen Ellyn Fire Company, Park District, and Public Works Department. We will work closely with School Districts 41, 89, and 87 to identify anticipated need/location for expansion and/or new facilities. We will coordinate with Village staff and officials as it relates to the College of DuPage.

3f. Infrastructure and transportation

We will assess existing transportation infrastructure in the Village, working with Village staff and other jurisdictions and agencies, including Milton Township, DuPage County and IDOT, as well as data garnered from field observations.

The analysis will include strategies to enhance pedestrian movement and manage the transportation system to meet future needs of potential redevelopment scenarios. As part of the transportation analysis, the following elements will be evaluated and graphically presented:

- Street characteristics, including lanes, operations (one-way/two-way), width, and street distribution;
- Transportation use such as bus route, truck route, bicycle lanes, and non-motorized facilities;
- Current road designations and functional classifications;
- Potential traffic control changes; and
- Typical cross sections related to current and future needs.

An analysis of existing parking conditions and recommendations will also be conducted and also highlighted in the Downtown analysis.

3g. Issues and opportunities memo

The project team will outline the existing conditions analysis in a technical memo detailing issues, opportunities, and trends that will be addressed in the Comprehensive Plan. This working document will serve as a foundation for future steps in the planning process.

3h. Workgroup coordination meeting

In this meeting with the Workgroup, we will review the information contained in the issues and opportunities memo. We will also work to ensure that substantive comments provided the group are integrated into our ensuing plan development.

3i. Plan Commission meeting

The primary purpose of this meeting of the Plan Commission will be to present the findings of the issues and opportunities memo and provide an update to the planning process.

Step 4. Subarea plans

We will review the existing subarea plans for the Downtown, Stacy's Corners, and Roosevelt Road areas. Understanding that elements of each plan remain relevant, our approach to each subarea will vary. Within each subarea we will prepare detailed development visualizations, including potential revenue generation

and a fiscal analysis. Up to six sites will be evaluated that may be divided equally between the three subareas or more heavily weighted to a specific area.

Understanding that it is desired to have the Downtown subarea expedited ahead of the final Plan document, we will work to complete all three subareas within six months from the start of the project.

4a. Roosevelt Road

We will examine opportunities to catalyze recent and ongoing changes as well as implementing those things that can act as catalysts themselves. Using the market analysis prepared in the existing conditions analysis, we will identify market-supported development potentials within the corridor.

Development visualization may include improvements to Market Place, Pickwick, and Baker Hill, as well as redevelopment of the existing hotel property east of Park and the office buildings east of Nicol on both sides of the street. Additional assemblage opportunities of smaller commercial sites west of Main Street to the Village boundary with Wheaton will also be identified. In addition, opportunities to leverage the Roosevelt Road TIF will be identified.

4b. Stacy's Corners

As highlighted in our project understanding, development at Stacy's Corner is a sensitive community issue. We will examine market-driven development potential and prepare visualization plans for the area. The subarea plan would be designed to build off of and complement recent street improvements, traffic circulation, and the Walgreens development, as well as being sensitive to the historic Stacy's Tavern.

We will coordinate with the Workgroup regarding the approach to the southwest corner of Main Street and St. Charles Road. We will also discuss the extent of development considerations and property assemblage to the north and south of the Main Street/Geneva Road/St. Charles Road intersection. The western edge of the study area, in particular, begins to infringe on residential neighborhoods as well as Forest Glen Elementary School. Redevelopment must be sensitive to these neighborhoods and existing uses.

4c. Downtown

Building on the Downtown and Streetscape and Parking Plans, as well as proposed and pending development plans, we will prepare projections for supportable development including multi-family housing (owner-occupied and rental), retail, restaurant, service, and office uses.

An analysis of parking conditions and recommendations for improvements will also be conducted. This will include recent Village Board direction to examine structured parking, specifically at the Civic Center site.

Development visualization may include the (1) Metra station redevelopment; (2) Main Street parking lot (as well as contiguous St. Petronille surface lot); (3) Crescent commuter lot; and (4) former McChesney site.

As with Roosevelt Road, opportunities to leverage the Downtown TIF will be identified.

Step 5. Community-wide plans and policies

This step of the project will entail the preparation of plans that are consistent with Glen Ellyn's reputation as an exceptionally livable community. At a minimum, plans will address core planning themes, including

land use and development, multi-modal transportation, public services and facilities, and parks and open space. In addition, these plans will include a comprehensive implementation program, detailing actionable strategies to ensure essential elements of the Comprehensive Plan are fully realized.

5a. Land use plan

The land use and development plan will include recommendations and policies for all land use areas in the Village. We will identify existing land uses and provide future land use designations for all areas within the Village's planning jurisdiction. The land use and development plan will utilize text and illustrative maps and graphics to communicate planning concepts and best practices. It will clearly articulate recommendations related to the character and intensity of future development in Glen Ellyn over the next 10 to 20 years. In addition, we will assess how well current zoning districts match the adopted future land use plan and existing development patterns and determine where current regulations meet or fail to meet public expectations as articulated during the planning process.

5b. Neighborhoods and commercial area framework plans

In addition to a Village-wide Land Use Plan and Map, the Land Use Plan will also include more specific framework plans and policies for both major land use divisions, including Residential Areas/Neighborhoods Plan and Policies and Commercial Areas Plans and Policies. The Residential Areas Framework Plan will explore opportunities and policies to stabilize existing neighborhoods while expanding housing opportunities, and the Commercial Areas Framework Plan will explore opportunities for economic development and expansion of the Village's tax base.

5c. Recreation, open space, and environmental features plan

The Comprehensive Plan will recognize the importance of the Village's natural resources and its established parks and recreation system. Plan recommendations will promote preservation and enhancement of parks and open space as well as improving their accessibility throughout the Village.

5d. Transportation plan

We will develop a multi-modal transportation plan that will include a series of strategies that address transportation and infrastructure issues identified in the existing conditions analysis and support land use recommendations. In addition, the project team will prepare a map that depicts the recommended transportation and infrastructure improvements and opportunities.

5e. Community facilities plan

The community facilities plan will identify and inventory all community facilities in the Village and include recommendations and policies for new facilities, as well as intergovernmental coordination and cooperation. This element of the Plan will employ the use of highly illustrative maps and graphics to effectively communicate planning concepts and principles.

5f. Implementation plan

As a final component of the community-wide plans and policies, Houseal Lavigne Associates will prepare an implementation program that will describe the actions required to carry out the policies contained in the Comprehensive Plan, including immediate, short-term, and long-range strategies and recommendations related to zoning and other land use regulations, priority improvement projects and redevelopment sites, Capital Improvement Program projects, funding sources and implementation methods, timing and prioritization, metrics and performance indicators, and general administration and management of the Comprehensive Plan.

We will coordinate with Village staff and officials to ensure that implementation recommendations are both practical and actionable.

Step 6. Comprehensive Plan documents and adoption

The culmination of the planning process will be the preparation of the final Comprehensive Plan document that will be reviewed and recommended by the Plan Commission and adopted by the Village Board.

6a. Draft Comprehensive Plan document

Utilizing work completed in the preceding steps of the project, the project team will prepare a draft Comprehensive Plan document for review by the Workgroup and the Plan Commission in preparation for presentation to the public.

6b. Workgroup coordination meeting

In the final Workgroup meeting, we will compile any feedback and comments related to the draft Comprehensive Plan. In addition, we will coordinate the next steps in the adoption process, including public meetings and hearings.

6c. Public hearing process

The Project Team, in conjunction with the Workgroup, will present the final Comprehensive Plan to the Plan Commission at a series of public hearings. It is anticipated that three public hearings will take place. Following input and direction from those meetings, the Plan will be finalized and sent to the Village Board for final review, input, and formal adoption.

6d. Final Comprehensive Plan presentation to Village Board and adoption

The Final Plan will be presented to the Village Board for final input, review, and consideration for adoption. Once the Comprehensive Plan has been adopted by the Village Board, we will provide Village staff with the final plan in both hard copy and digital formats.

It is our understanding that the Village desires to have a separate Community Profile Document as an outcome of the Comprehensive Plan process. We will work with Village staff and the Workgroup to define the composition and structure of the document.

Section 3

Comprehensive Plan Project Cost and Hourly Rates

The ***Proposed Project Cost*** is a not to exceed amount of **\$122,000**, including directly related project expenses, such as travel and printing.

HOURLY RATES

Houseal Lavigne Associates

Principal	\$175-\$205
Principal Associate.....	\$165-\$175
Senior Associate.....	\$135-\$145
Associate II	\$110-\$125
Associate	\$100-\$110
Technical/Clerical	\$65



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Agreement
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6614

DOC ID: 3393

Ordinance No. 6614, An Ordinance Annexing and Zoning a Portion of the Forest Preserve District of DuPage County's Churchill Woods Property Located South of St. Charles Road and West of I-355 into the Village of Glen Ellyn, Illinois.

Background.

On May 1, 2017, the Village of Glen Ellyn entered into an agreement with the DuPage County Forest Preserve District to lease two buildings within the Churchill Woods Forest Preserve property shown on the attached map. One of the buildings will be used by the Village for salt storage, and the other building is the McKee House. Both structures require alteration to be useful to the Village and both were located within the corporate limits of the Village of Lombard. In order to avoid having to go through the Village of Lombard for building permits to improve the structures, the Village amended its boundary line agreement with the Village of Lombard on April 9, 2018, so that the subject property could be annexed into the Village (prior to Glen Ellyn being able to provide water and sanitary service to the property). The Village of Lombard then disconnected the property from its jurisdiction on May 17, 2018. Subsequently, the DuPage County Forest Preserve District submitted a petition to the Village dated June 5, 2018 to annex this property and the property to the south, which provides contiguity.

Both properties to be annexed are now in Unincorporated DuPage County and are generally located west of I-355 and between St. Charles Road and Crescent Boulevard. If the properties are annexed, they will be automatically zoned RE - Residential Estate District in accordance with section 10-3-3 of the Zoning Code. This is the most restrictive of the residential districts, but staff feels that the property should be zoned CR - Conservation Recreation, since it is Forest Preserve District property. A public hearing will be held before the Plan Commission to rezone the properties if the Village Board approves the annexation.

As mentioned, the annexation of these properties would allow the Village more control over any proposed improvements to the leased structures on the northern parcel. In addition, annexation of these properties would give the Village contiguity to several other properties which have annexation agreements, including properties on Crescent Boulevard and Hill Avenue. With the incorporation of the Churchill Woods properties, the Village would expand its boundary to the eastern limits of its planning jurisdiction in the northeastern quadrant of the Village (with the exception of a few parcels which belong to ComEd).

Action Requested.

The Village Board is being asked to consider the annexation of two properties within the Churchill Woods Forest Preserve. An Ordinance approving the request has been prepared for the Village Board's consideration at the June 25, 2018 meeting.

Attachments. Map - Churchill Woods properties to be annexed

Ordinance 6614

Meeting of June 25, 2018

Ordinance

CC: William Heniff, Planning Director, Village of Lombard
Kevin Stough, DuPage County Forest Preserve District

Ordinance 6614

Meeting of June 25, 2018



Village of Glen Ellyn

Ordinance No. 6614

**An Ordinance Annexing and Zoning
a Portion of the Forest Preserve District of
DuPage County's Churchill Woods Property
Located South of St. Charles Road and West of I-355 into the Village
of Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance 6614

Meeting of June 25, 2018

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**An Ordinance Annexing and Zoning
a Portion of the Forest Preserve District of
DuPage County's Churchill Woods Property
Located South of St. Charles Road and West of I-355 into the Village of
Glen Ellyn, IL 60137**

Whereas, on May 1, 2017, the Village of Glen Ellyn ("Glen Ellyn" or "Village") and the Forest Preserve District of DuPage County ("Forest Preserve District") entered into a 50 year lease agreement to allow Glen Ellyn to use certain buildings within the Churchill Woods Forest Preserve; and

Whereas, the leased buildings are located on property that is legally described as "Parcel 1" on Exhibit "A", attached hereto and made a part hereof; and

Whereas, "Parcel 1" was within the corporate limits of the Village of Lombard ("Lombard") prior to the disconnection of the property on May 17, 2018; and

Whereas, Glen Ellyn and Lombard entered into a boundary line agreement on March 1, 2012 which was amended on September 14, 2015 to remove "Parcel 1" from Lombard's planning jurisdiction and to include it in Glen Ellyn's planning jurisdiction; and

Whereas, the boundary line agreement was further amended on April 9, 2018 to allow Glen Ellyn to annex "Parcel 1" prior to being able to provide utilities to the property; and

Whereas, "Parcel 2", also legally described on Exhibit "A" is not now within the corporate limits of any municipality but is contiguous to Glen Ellyn; and

Whereas, the Forest Preserve District has filed a written annexation petition with the Village Clerk of the Village of Glen Ellyn, to annex "Parcel 1" and "Parcel 2" pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, a copy of which is attached hereto as Exhibit "B"; and

Whereas, the properties to be annexed are identified on the Plat of Annexation prepared by Gentile and Associates, a reduced copy of which is attached hereto as Exhibit “C”; and

Whereas, legal notices regarding the intention of the Village to annex the properties have been sent to all persons and public bodies required to receive such notice by State statute; and

Whereas, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Chapter 65, Sections 5/7-1-1 and 5/7-1-2 of the Illinois Compiled Statutes; and

Whereas, it is deemed to be in the best interest of the Village of Glen Ellyn that said property be annexed thereto.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact set forth hereinabove in the recitals are hereby adopted by the President and Board of Trustees of the Village of Glen Ellyn.

Section Two: Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the subject properties, legally described in Exhibit “A”, and the adjacent rights-of-way are hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois.

Section Three: The Village President and Village Clerk are hereby authorized to execute the Plat of Annexation for the properties, a reduced copy of which is attached hereto as Exhibit “C”.

Section Four: In accordance with Section 10-3-3, the properties shall be automatically zoned RE Residential Estate zoning district upon annexation. The Village of Glen Ellyn Zoning Map shall be and is hereby amended to show the subject properties as incorporated within the Village limits and zoned as RE Residential Estate zoning district.

Section Five: The Village Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the DuPage County Recorder.

Ordinance 6614

Meeting of June 25, 2018

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this ____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Ordinance 6614

Meeting of June 25, 2018

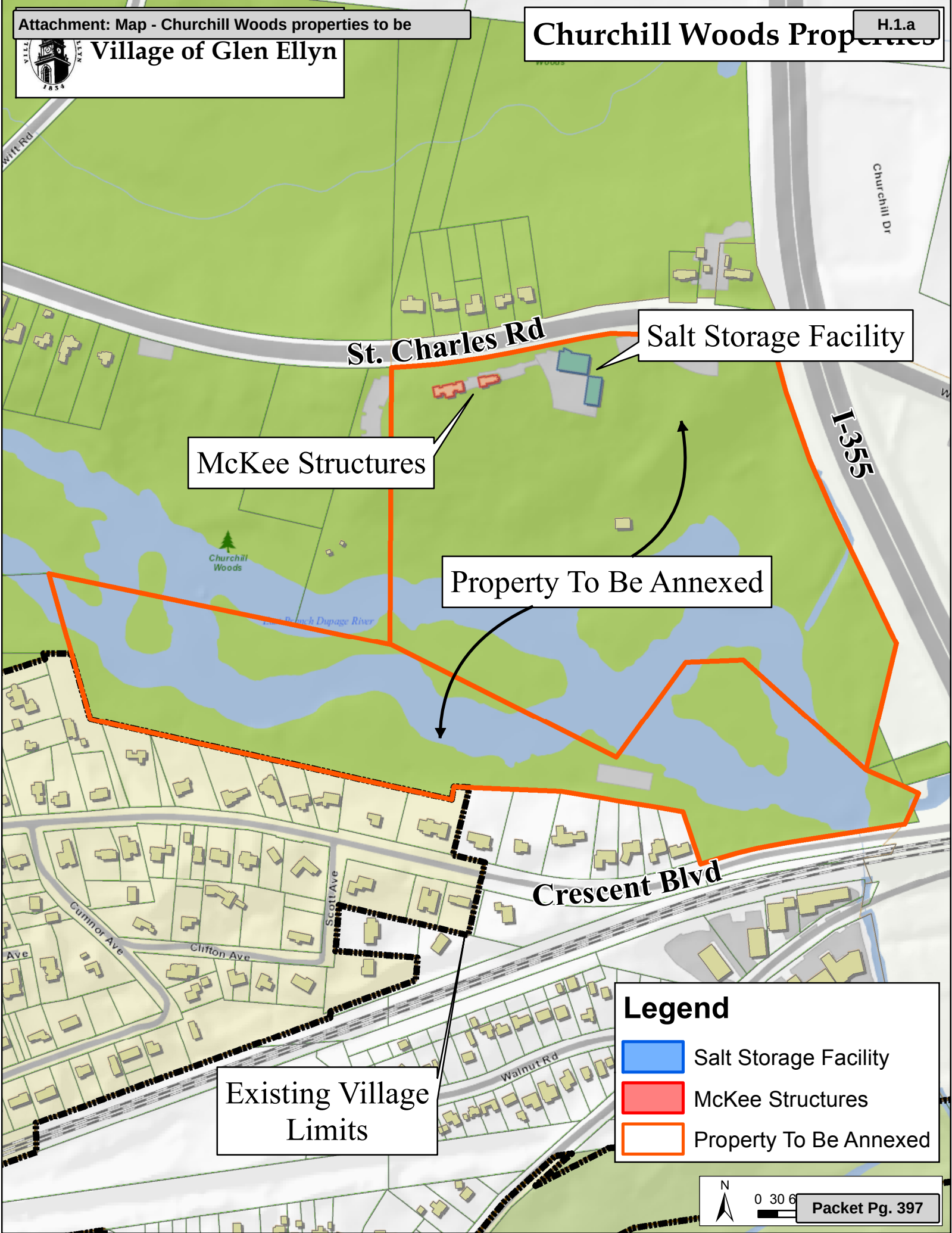
(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Map - Churchill Woods properties to be annexed (PDF)
- Exhibit A - Legal Descriptions (PDF)
- Exhibit B - Petition for Annexation (PDF)
- Exhibit C - Plat of Annexation (PDF)



Village of Glen Ellyn



St. Charles Rd

Salt Storage Facility

McKee Structures

Property To Be Annexed

Crescent Blvd

Existing Village Limits

Legend

-  Salt Storage Facility
-  McKee Structures
-  Property To Be Annexed

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD IN ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12 AS ALSO DEPICTED ON PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 4578; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 196.8 FEET TO THE CENTERLINE OF ST. CHARLES ROAD FOR A POINT OF BEGINNING (P.O.B. NO.1); THENCE CONTINUING SOUTH ALONG SAID WEST LINE, 1027.7 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES EAST, 916.08 FEET; THENCE NORTH 36 DEGREES EAST, 429 FEET; THENCE NORTH 87 DEGREES 45 MINUTES EAST, 297 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES EAST, 540.9 FEET; THENCE NORTH 13 DEGREES 26 MINUTES EAST, 1399.0 FEET TO THE CENTERLINE OF ST. CHARLES ROAD; THENCE NORTH 67 DEGREES 31 MINUTES WEST ALONG SAID CENTERLINE, 809.25 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 86 DEGREES 51 MINUTES WEST, 494.8 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES WEST, 830.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT RECORDED AUGUST 19, 2005 AS DOCUMENT R2005-180812, IDENTIFIED ON SAID DOCUMENT AND PLAT OF SURVEY PREPARED FOR THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY (JOB NO. 353-100, BY MIDWEST TECHNICAL CONSULTANTS, INC., WITH A REVISION DATE OF 1/24/05) AS PARCEL NUMBERS NS-02-089.3, NS-02-089.6, NS-02-089.8, NS-02-089.9, NS-02-089.10 AND NS-02-089.10P, THE EXTERIOR COMBINED BOUNDARY OF SAID PARCELS (BEING REFERRED TO HEREIN AS EXCEPTION PARCEL 1) BEING MORE PARTICULARLY DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 19 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD AS RECORDED JULY 20, 1906 PER DOCUMENT 88217; THENCE SOUTH 13 DEGREES 27 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 19, 17.23 FEET TO A POINT WHICH IS 50.00 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES THERETO) THE CENTERLINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446, RECORDED JULY 18, 1938 FOR A POINT OF BEGINNING (P.O.B. NO. 2); THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 875.23 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 47 SECONDS WEST, 539.73 FEET; THENCE NORTH 23 DEGREES 50 MINUTES 44 SECONDS WEST, 200.00 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 59 SECONDS WEST, 260.75 FEET; THENCE 15 DEGREES 09 MINUTES 44 SECONDS WEST, 127.20 FEET; THENCE NORTH 78 DEGREES 36 MINUTES 42 SECONDS WEST, 419.69 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 09 SECONDS WEST, 193.89 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446; THENCE ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, BEING THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,635.42 FEET, WHOSE CHORD BEARS SOUTH 82 DEGREES 32 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 864.25 FEET, FOR AN ARC DISTANCE OF 874.64 FEET; THENCE CONTINUING SOUTH 67 DEGREES 13 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, 420.33 FEET TO THE PLACE OF BEGINNING (P.O.B. NO. 2); AND ALSO EXCEPTING FROM THE AFORESAID PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD, THAT PART OF ST. CHARLES ROAD LYING NORTH OF AND ABUTTING THE HEREIN DESCRIBED EXCEPTION PARCEL 1, AND THAT PART OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT R1938-391446, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-202-032; AND

PARCEL 2:

LOTS 15 AND 16 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THAT PART OF LOTS 11 AND 12 OF SAID ASSESSMENT DIVISION, DESCRIBED BY BEGINNING AT THE NORTH WESTERLY CORNER OF LOT 12 (SAID POINT BEING IN THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER 1,224.5 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE SOUTH 63 DEGREES 30 MINUTES EAST ALONG THE LINE OF LOT 12, 916.08 FEET TO AN ANGLE POINT; THENCE NORTH 36 DEGREES EAST ALONG THE LINE OF LOT 12, 429 FEET TO AN ANGLE POINT; THENCE NORTH 87 DEGREES 45 MINUTES EAST ALONG THE LINE OF LOT 12, 297 FEET TO THE NORTH EAST CORNER OF LOT 11; THENCE SOUTH 41 DEGREES 58 MINUTES EAST ALONG THE NORTH EASTERLY LINE OF LOT 11, 540.9 FEET TO THE NORTH WESTERLY CORNER OF LOT 15 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD; THENCE 66 DEGREES 4 MINUTES EAST ALONG THE LINE BETWEEN SAID LOTS 11 AND 15, 210 FEET TO AN ANGLE POINT; THENCE SOUTH 23 DEGREES 52 MINUTES WEST ALONG THE LINE BETWEEN LOTS 11 AND 15, 160.18 FEET TO THE CENTER OF THE PUBLIC ROAD KNOW AS CRESCENT BOULEVARD; THENCE SOUTH 81 DEGREES 41 MINUTES WEST ALONG THE CENTER OF SAID ROAD 513.35 FEET TO AN ANGLE POINT; THENCE SOUTH 71 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD 225.2 FEET; THENCE NORTH 18 DEGREES 41 MINUTES WEST 233 FEET THENCE NORTH 80 DEGREES 20 MINUTES WEST 451.45 FEET; THENCE NORTH 87 DEGREES 37 MINUTES WEST 390 FEET; THENCE SOUTH 10 DEGREES 38 MINUTES WEST 48 FEET TO THE NORTH EASTERLY CORNER OF LOT 13 OF SAID COUNTY CLERK'S ASSESSMENT DIVISION; THENCE NORTH 77 DEGREES 27 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT 13, 223.74 FEET TO THE SOUTH WESTERLY CORNER OF LOT 12 (BEING ON THE QUARTER SECTION LINE); THENCE NORTH 515.7 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.923 ACRES, SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

PIN: 05-12-204-001

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioner states as follows:

1. That the Forest Preserve District of DuPage County is the sole owner of record of all of the property described in Attachment A and commonly known as: Certain portion of Churchill Woods Forest Preserve and P.I.N.'s: 05-12-202-032 & 05-12-204-001 (hereinafter "Subject Property").
2. That this Petition is executed by the President of the Forest Preserve District of DuPage County.
3. That no electors reside on the Subject Property.
4. That no portion of the Subject Property is within the corporate limits of any municipality.
5. That the Subject Property to be annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.
6. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the Forest Preserve District of DuPage County petitions that the Subject Property be annexed by ordinance to the Village of Glen Ellyn, Illinois, in accordance with the appropriate statutes.

IN WITNESS WHEREOF, the President of the Forest Preserve District of DuPage County has signed this Petition as of the 5th day of June, 2018.

FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

BY: [Signature]
Joseph Canino, President

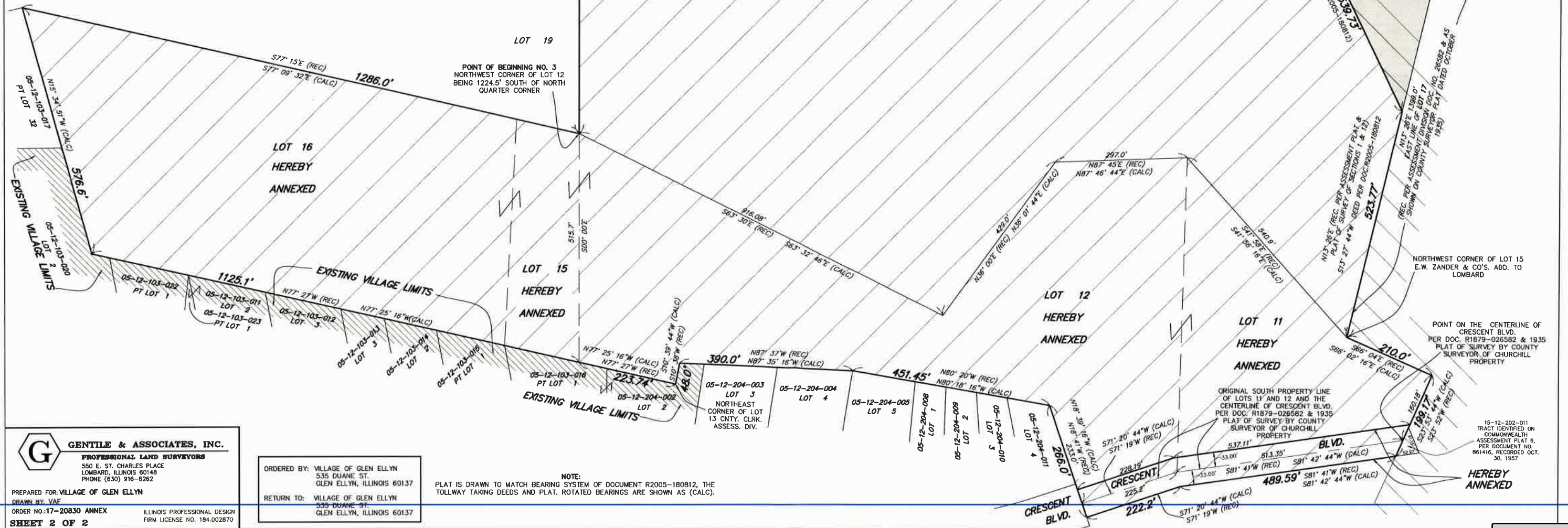
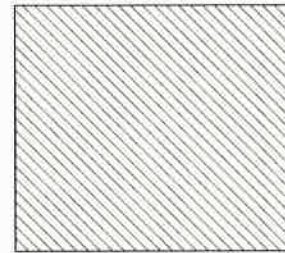
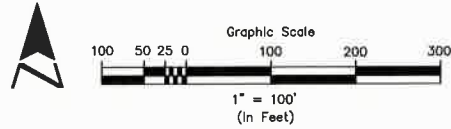
ATTEST: [Signature]
Judith Malahy, Secretary

Subscribed and sworn to before me this
5 day of June, 2018

[Signature]
NOTARY PUBLIC



PLAT OF ANNEXATION TO THE VILLAGE OF GLEN ELLYN, ILLINOIS



G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60146
PHONE (630) 916-8262

PREPARED FOR: VILLAGE OF GLEN ELLYN
DRAWN BY: VAF

ORDER NO: 17-20830 ANNEX
SHEET 2 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

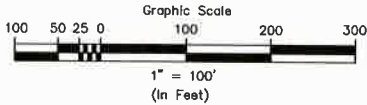
ORDERED BY: VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, ILLINOIS 60137
RETURN TO: VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, ILLINOIS 60137



PLAT OF ANNEXATION

TO THE VILLAGE OF GLEN ELLYN, ILLINOIS
OF

P.I.N. 05-12-202-032
05-12-204-001



ALL THAT PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD IN ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 26582 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12 AS ALSO DEPICTED ON PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 4578; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 196.8 FEET TO THE CENTERLINE OF ST. CHARLES ROAD FOR A POINT OF BEGINNING (P.O.B. NO.1); THENCE CONTINUING SOUTH ALONG SAID WEST LINE, 1027.7 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES EAST, 916.08 FEET; THENCE NORTH 36 DEGREES EAST, 429 FEET; THENCE NORTH 87 DEGREES 45 MINUTES EAST, 297 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES EAST, 540.9 FEET; THENCE NORTH 13 DEGREES 26 MINUTES EAST, 1399.0 FEET TO THE CENTERLINE OF ST. 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CHARLES ROAD, BEING THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,635.42 FEET, WHOSE CHORD BEARS SOUTH 82 DEGREES 32 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 864.25 FEET, FOR AN ARC DISTANCE OF 874.64 FEET; THENCE CONTINUING SOUTH 67 DEGREES 13 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, 420.33 FEET TO THE PLACE OF BEGINNING (P.O.B. NO. 2); AND ALSO EXCEPTING (NO. 2) FROM THE AFORESAID PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD, THAT PART OF ST. CHARLES ROAD LYING NORTH OF AND ABUTTING THE HEREIN DESCRIBED EXCEPTION PARCEL 1 AND THAT PART OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT R1938-391446; ALSO INCLUDING HEREIN THAT PART OF THE ST. CHARLES ROAD RIGHT OF WAY DEDICATED PER DOCUMENT R1938-391446 LYING NORTH OF AND ABUTTING ABOVE DESCRIBED PARCEL EXCEPTING THEREFROM THAT PORTION LYING NORTH OF AND ABUTTING THE AFORESAID DESCRIBED EXCEPTION PARCEL 1; ALSO INCLUDING HEREIN LOTS 15 AND 16 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 11 AND 12 OF SAID ASSESSMENT DIVISION, DESCRIBED BY BEGINNING (NO. 3) AT THE NORTHWESTERLY CORNER OF LOT 12 (SAID POINT BEING IN THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER 1224.5 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE SOUTH 63 DEGREES 30 MINUTES EAST ALONG THE LINE OF LOT 12, 916.08 FEET TO AN ANGLE POINT; ;THENCE NORTH 36 DEGREES EAST ALONG THE LINE OF LOT 12, 429.0 FEET TO AN ANGLE POINT; THENCE NORTH 87 DEGREES 45 MINUTES EAST ALONG THE LINE OF LOT 12 297 FEET TO THE NORTHEAST CORNER OF LOT 11; THENCE SOUTH 41 DEGREES 58 MINUTES EAST ALONG THE NORTHEASTERLY LINE OF LOT 11, 540.9 FEET TO THE NORTHWESTERLY CORNER OF LOT 15 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD; THENCE SOUTH 66 DEGREES 04 MINUTES EAST ALONG THE LINE BETWEEN SAID LOTS 11 AND FIFTEEN, 210.0 FEET TO AN ANGLE POINT; THENCE SOUTH 23 DEGREES 52 MINUTES WEST ALONG THE LINE BETWEEN LOTS 11 AND 15, 160.18 FEET TO THE CENTER OF THE PUBLIC ROAD KNOWN A CRESCENT BOULEVARD; THENCE SOUTH 81 DEGREES 41 MINUTES WEST ALONG THE CENTER OF SAID ROAD 513.35 FEET TO AN ANGLE POINT; THENCE SOUTH 71 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD 225.2 FEET; THENCE NORTH 18 DEGREES 41 MINUTES WEST 233.0 FEET; THENCE NORTH 80 DEGREES 20 MINUTES WEST 451.45 FEET; THENCE NORTH 87 DEGREES 37 MINUTES WEST 390.0 FEET; THENCE SOUTH 10 DEGREES 38 MINUTES WEST 48.0 FEET TO THE NORTHEASTERLY CORNER OF LOT 13 OF SAID COUNTY CLERK'S ASSESSMENT DIVISION; THENCE NORTH 77 DEGREES 27 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT 13 223.74 FEET TO THE SOUTHWESTERLY CORNER OF LOT 12 (BEING ON THE QUARTER SECTION LINE); THENCE NORTH 515.7 FEET TO THE PLACE OF BEGINNING; ALSO INCLUDING HEREIN ALL THAT PART OF THE 66 FOOT CRESCENT BOULEVARD RIGHT OF WAY FALLING WITHIN LOTS 11 AND 12 AORES AID (AS ORIGINALLY PLATTED PER DOCUMENT 26582) AND LYING SOUTH OF AND ABUTTING SAID LOTS 11 AND 12, EXCEPTING THEREFROM THAT PART IDENTIFIED ON COMMONWEALTH EDISON ASSESSMENT PLAT 6, RECORDED OCTOBER 30, 1957 AS DOCUMENT 861416 (ALSO BEING IDENTIFIED AS P.I.N. 05-12-202-011), ALL IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 2,168,619.64 SQ. FT., 49.78 AC. (THAT PART OF LOT 17) MORE OR LESS
1,364,905.40 SQ. FT., 31.33 AC. (LOTS 11,12,15 & 16) MORE OR LESS
82,334.05 SQ. FT., 1.89 AC. (ST. CHARLES ROAD RIGHT OF WAY) MORE OR LESS
48,744.31 SQ. FT., 1.12 AC. (CRESCENT BOULEVARD RIGHT OF WAY) MORE OR LESS
TOTAL: 3,664,603.40 SQ. FT., 84.12 AC. (MORE OR LESS)

VILLAGE PRESIDENT

STATE OF ILLINOIS } S.S.
COUNTY OF DuPAGE }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, A.D. 20____

SIGNED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK

STATE OF ILLINOIS } S.S.
COUNTY OF DuPAGE }

THIS IS TO CERTIFY THAT THE PLAT OF DEDICATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE GLEN ELLYN VILLAGE BOARD AT THE MEETING HELD ON _____A.D. 20____

VILLAGE CLERK

COUNTY RECORDER

STATE OF ILLINOIS } S.S.
COUNTY OF DuPAGE }

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON THE ____ DAY OF _____, A.D. 20____
AT ____ O'CLOCK ____M.

DuPAGE COUNTY RECORDER OF DEEDS

SURVEYOR

STATE OF ILLINOIS } S.S.
COUNTY OF DuPAGE }

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED AT AND UNDER MY DIRECTION (FROM AVAILABLE RECORDS), OF THE PROPERTY DESCRIBED FOR THE PURPOSE OF ANNEXATION FROM THE VILLAGE OF GLEN ELLYN, ILLINOIS.

BY : _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018



GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 918-6282

PREPARED FOR: VILLAGE OF GLEN ELLYN

DRAWN BY: VAF

ORDER NO.: 17-20830 ANNEX

SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002670

ORDERED BY: VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, ILLINOIS 60137

RETURN TO: VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, ILLINOIS 60137



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

SCHEDULED

ORDINANCE 6615

DOC ID: 3405

Ordinance No. 6615 -VC, An Ordinance to Amend Chapter Two (Stopping, Standing, Parking) of Title Nine (Traffic) of the Village Code to Modify Fees for Municipal Permit Only Parking Lots.

Background

As part of its strategic plan, the Village has been reviewing current fee structures to determine that the rates charged for Village services are in line with comparable municipalities and commensurate with the cost of providing the service. The Village last did a major update to parking permit fees in 2002, over 16 years ago.

The Village Board discussed parking permit rates at the December 18, 2017, Village Board workshop and instructed staff to continue to pursue increasing the permit rates. Staff has continued to provide information regarding rates as the Board has reviewed funding for the proposed parking garage in the Central Business District (CBD)

Issues

Updated Permit Fees

As noted above, the majority of permit fees were last adjusted in 2002, almost 16 years ago. Staff believes that our fees are out line with the surrounding market for permit parking and that an adjustment is needed. **Exhibit A** outlines some benchmarks for comparable communities. Staff sought pricing for most communities on the Union Pacific (UP) train line. Staff also targeted a few communities off the UP line such as Naperville, Downers Grove, and Lisle which had central business districts near train lines. Each community in the comparison has unique abilities and challenges when it comes to parking. Several communities on this list already have a municipal parking garage or multiple garages.

Staff is recommending raising the rates in 2018 and again in 2020. Raising the rate today would not impact the majority of customers until permit renewal occurs at the end of 2018. The rates for a resident permit in a regular commuter lot would be \$350 per year in 2018 and \$400 per year in 2020. The resident rates for the train lot, our most premium lot, would be \$400 in 2018 and \$500 in 2020. Merchant rates are proposed to be discounted 50% from commuter rates. Non-resident rates are proposed to be 150% of the resident rates. In the plan, the Duane/Lorraine daily fee would be raised to \$2.50 in 2020. **Exhibit B** outlines a 10-year forecast for the Parking Fund given these rates.

This rate adjustment is needed for several reasons. First, the Board has directed staff to continue to move towards constructing a parking garage in the Central Business District. As part of the current funding plan, the Parking Fund needs to contribute \$50,000 per year towards repayment of the debt service of the garage. In order to have this funding available, rates need to be increased. Also, the increased rates are necessary to provide funding for the maintenance of the current lots. In the next

few years, a series of resurfacings of the parking lots will occur. After these resurfacings, the next iteration of maintenance of the lots will call for complete rehabilitation, which is costlier than a simple resurfacing. Working with this information as well as operating costs, staff prepared an attached 10-year forecast for the Parking Fund (**Exhibit B**). Even with increasing rates as proposed by staff in 2018 and 2020 and continuing with CPI increases thereafter, the fund does not have adequate cash levels to pay for all scheduled rehabilitations. However, staff does not recommend prematurely raising rates to a level outside of our market comparisons. Many of the complete rehabilitations are 15 years in the future. While it is prudent to be saving some dollars at this point, it is also not necessary to fund the entire outlook as a forecast is only a guideline and many factors can change within 15 years. As we grow nearer to the rehabilitations, the Village will need to review the scope of the rehabilitation and determine what dollar amounts are needed for an appropriately scoped project. If additional funding is needed, the Village can determine what options are available at that point.

Increasing rates will also help reduce the waiting list for Village parking. The current first available commuter spot is a 3 to 4-year wait. By raising rates to be in line with our market comparisons, there will be those individuals that relinquish their permit. The Cashier's Office regularly hears from individuals that they hold onto their permit for occasional use because the cost is so low. By increasing the price, some of these occasional users may relinquish their permit and allow others to move up on the waiting list. The Village would need to balance the oversold percentages in each lot if the prices were raised. It is possible the number of available permits would need to decrease if those purchasing the permits were more regular users rather than occasional users.

Staff believes the proposed rate increases are in line with the comparable communities without moving to the top end of the comparisons. After the increases are completed in 2020, the Village should again review this analysis to determine if additional changes are necessary.

CPI Increase

Staff is recommending that rates include a CPI or cost of living adjustment each year subsequent to 2020. Staff believes this is a prudent way to manage fees. Fees are increased as inflation or cost of living is increased, which should be relative to the costs that the Village incurs. If this manner is employed, fees will increase gradually each year rather than waiting several years before larger increases are done. This does not remove the necessity to revisit fees every 5 or so years, but it allows the Parking Fund to progress more gradually rather than in big jumps. Staff has proposed language in the ordinance similar to what was included in the building permit ordinance approved a month ago.

Finance Commission Feedback

The Finance Commission reviewed parking rates at its December 8, 2017 meeting and were generally supportive of increasing permit fee rates and in favor of adding a CPI increase to the rate structure.

Strategic Plan Initiative

This item would complete two items in our strategic plan. It would provide a funding source to construct a new parking garage as well as ensure the financial sustainability of the Village.

Strategic Issue I: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown accessibility, Village facilities, streets, utility, and technology improvements.

Strategic Issue IV: FINANCIAL SUSTAINABILITY. Grow revenue and focus spending in line with anticipated resources to meet the highest priority needs and maintain the Village's AAA bond rating.

Budget Impact

The 2018 budget included \$275,000 for annual permit fees. For 2018, revenue would be projected at \$313,000 if this change was made.

Action Requested

Approve the attached ordinance making changes to fees to the municipal permit parking lots.

ORDINANCE NO.6615 - VC

AN ORDINANCE TO AMEND CHAPTER TWO (STOPPING, STANDING, PARKING) OF
TITLE NINE (TRAFFIC) OF THE VILLAGE CODE OF GLEN ELLYN, ILLINOIS TO
MODIFY FEES IN MUNICIPAL PERMIT ONLY PARKING LOTS

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: Subsection (E) of Section 9-2-12 is hereby deleted and replaced with the following:

(E) Fees:

1. Annual permits are issued for January 1 to December 31. The annual fee for the issuance of a parking permit shall be as follows:

	<u>Rate Effective July 1, 2018</u>	<u>Rate Effective July 1, 2020</u>
<u>Glen Ellyn residents</u>		
Train Station lot sections A, B, C, D	\$400.00	\$500.00
All other lots	\$350.00	\$400.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$100.00	\$125.00
<u>Non-residents</u>		
Train Station lot sections A, B, C, D	\$600.00	\$750.00
All other lots	\$525.00	\$600.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$150.00	\$187.50
<u>Central Business District Employees and Business Owners</u>		
Train Station lot sections A, B, C, D	\$200.00	\$250.00
All other lots	\$175.00	\$200.00

2. Proration of Annual Fees: Permits purchased outside of the annual renewal will be

prorated in whole months. Refunds will be made for unused full months. A \$5.00 processing fee will be deducted from the refund.

3. Beginning July 1, 2022, the Schedule of Fees shall be subject to a biennial increase based the Consumer Price Index (CPI) as defined under section 1-5 of the Property Tax Extension Limitation Law. This represents the applicable December to December change in the national CPI for all urban consumers for all items as published by the United States Department of Labor. The increase shall be equal to the prior two (2) year cumulative increase and all dollar amounts shall be rounded to the nearest five dollars (\$5).

SECTION TWO: Subsection (I) of Section 9-2-12 is hereby deleted and replaced with the following:

- (I) Nontransferability: A permit may be used only by the person to whom it is issued or a member of his family residing in the same household, except a permit issued to an employer within the Village limits may be used only by those employees designated to the Village in writing by the employer. Permits may not be sold, assigned, lent, or otherwise transferred for use by any other person. Any person found to have sold, assigned, lent or otherwise transferred a permit for use by any other person shall be subject to a fine of \$150.00.

SECTION THREE: Subsection (H) of Section 9-2-12 is hereby deleted and replaced with the following:

- (H) Refund: Upon surrender of a parking permit prior to its expiration, a refund will be paid no sooner than ten days after surrender of the permit. A refund will be given for unused full months. A \$5.00 processing fee will be deducted from the refund.

SECTION FOUR: Subsection (Q) of Section 9-2-12 is hereby deleted and replaced with the following:

(Q) Late Fee: A late fee of \$25.00 shall be charged for failure to pay the annual renewal on or before December 31.

SECTION FIVE: Subsection (R) of Section 9-2-12 shall be added as follows:

(R) Relinquishment of Permit: If payment for annual renewal is not received by January 15, the opportunity to obtain a renewal permit is forfeited.

SECTION SIX: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION SEVEN: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2018.

Village President of the Village of

Ordinance 6615

Meeting of June 25, 2018

Glen Ellyn, Illinois

ATTEST:

Village Clerk of the Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2018)

ATTACHMENTS:

- Exhibit A - Parking Rate Comparison (PDF)
- Exhibit B - 10 Year Forecast Parking Fund One Garage 2018-06-25 (PDF)

Village of Glen Ellyn
Exhibit A: Parking Rate Comparison
Updated November 2017

	Glen Ellyn	Geneva	West Chicago	Winfield	Wheaton	Lombard	Villa Park	Elmhurst	Naperville	Downers Grove	Lisle	Average	Median
Daily Lot (per day)	\$ 2.00	\$ 2.00	\$ 1.50	\$ 2.50	\$ 1.50	\$ 1.25	\$ 2.00	\$ 2.00	\$ 2.00	\$ 3.00	\$ 3.00	\$ 2.07	\$ 2.00
Premium Lot (annual)	\$ 340.00	\$ 400.00	\$ 360.00	\$ 480.00	\$ 300.00	\$ 600.00	\$ 400.00	\$ 400.00	\$ 480.00	\$ 372.00	\$ 528.00	\$ 423.64	\$ 400.00
Commuter (annual)	\$ 280.00	\$ 400.00	\$ 360.00	\$ 480.00	\$ 240.00	\$ 300.00	\$ 400.00	\$ 400.00	\$ 440.00	\$ 372.00	\$ 528.00	\$ 381.82	\$ 400.00
Merchant Premium (annual)	\$ 220.00	N/A	N/A	N/A	\$ 300.00	N/A	N/A	N/A	N/A	N/A	N/A		
Merchant Regular (annual)	\$ 160.00	N/A	N/A	N/A	\$ 240.00	N/A	N/A	\$ 400.00	\$ 5.00	\$ 100.00	\$ 90.00		
Notes on Merchant Parking		Geneva does not provide any permitted spaces for businesses. Businesses either park in the daily lot or on street.						Elmhurst designates 157 spots (out of 1,848 total spots) as parking for part time employees. Employees must provide proof that they are a part time employee to receive a spot. Parking is first come-first serve.	The City of Naperville designates certain areas for businesses to park on a first come first serve basis and charges \$5 annually for a permit.	The City of Downers Grove designates certain lots where employees can park on a first come first serve basis	There is one lot in Lisle behind the businesses which is the only spot employees can park on a first-come first serve basis. Cost is 22.50 per quarter		

ONE PARKING GARAGE
JUNE 25, 2018

Revenues

Leased Parking Lot Fees	No. Lic Issued	Current Rate	Rate 2018	Rate 2020	Rate after 2021*	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Commuter	447	\$ 280.00	\$ 350.00	\$ 400.00	CPI increase	\$ 156,450.00	\$ 156,450.00	\$ 178,800.00	\$ 178,800.00	\$ 182,376.00	\$ 186,023.52	\$ 189,743.99	\$ 193,538.87	\$ 197,409.65	\$ 201,357.84
Commuter - Train	271	\$ 340.00	\$ 400.00	\$ 500.00	CPI increase	\$ 108,400.00	\$ 108,400.00	\$ 135,500.00	\$ 135,500.00	\$ 138,210.00	\$ 140,974.20	\$ 143,793.68	\$ 146,669.56	\$ 149,602.95	\$ 152,595.01
Merchant	228	\$ 160.00	\$ 175.00	\$ 200.00	CPI increase	\$ 39,900.00	\$ 39,900.00	\$ 45,600.00	\$ 45,600.00	\$ 46,512.00	\$ 47,442.24	\$ 48,391.08	\$ 49,358.91	\$ 50,346.08	\$ 51,353.01
Merchant Train	42	\$ 220.00	\$ 200.00	\$ 250.00	CPI increase	\$ 8,400.00	\$ 8,400.00	\$ 10,500.00	\$ 10,500.00	\$ 10,710.00	\$ 10,924.20	\$ 11,142.68	\$ 11,365.54	\$ 11,592.85	\$ 11,824.71
Commuter - South Garag	290	N/A	N/A	\$ 500.00	CPI increase	\$ -	\$ -	\$ -	\$ 145,000.00	\$ 147,900.00	\$ 150,858.00	\$ 153,875.16	\$ 156,952.66	\$ 160,091.72	\$ 163,293.55
Merchant - South Garage	50	N/A	N/A	\$ 250.00	CPI increase	\$ -	\$ -	\$ -	\$ 12,500.00	\$ 12,750.00	\$ 13,005.00	\$ 13,265.10	\$ 13,530.40	\$ 13,801.01	\$ 14,077.03
Daily Fees	42,500	\$ 2.00	\$ 2.00	\$ 2.50		\$ 85,000.00	\$ 85,000.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00	\$ 106,250.00
Coin Collection - Village Lots		.25/3hr	.25/1hr	.25/1hr		\$ 14,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
Coin Collection - CNW Lot		.25/3hr	.25/1hr	.25/1hr		\$ 3,200.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00
Investment Income						\$ 3,500.00	\$ 3,570.00	\$ 3,501.00	\$ 3,571.02	\$ 3,502.00	\$ 3,572.04	\$ 3,503.00	\$ 3,573.06	\$ 3,504.00	\$ 3,574.08
Misc. Revenue						\$ 1,000.00	\$ 1,020.00	\$ 1,040.40	\$ 1,061.21	\$ 1,082.43	\$ 1,104.08	\$ 1,126.16	\$ 1,148.69	\$ 1,171.66	\$ 1,195.09
Lease Agreement - ORD 5808						\$ 300.00	\$ 300.00	\$ 309.00	\$ 309.00	\$ 309.00	\$ 309.00	\$ 309.00	\$ 324.00	\$ 324.00	\$ 324.00
Total Revenues						\$ 420,150.00	\$ 454,640.00	\$ 533,100.40	\$ 690,691.23	\$ 701,201.43	\$ 712,062.28	\$ 722,999.87	\$ 734,311.68	\$ 745,693.92	\$ 757,444.31

Expenses

Printing						\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83	\$ 597.55
Maintenance - Buildings & Grounds						\$ 50,000.00	\$ 51,000.00	\$ 52,020.00	\$ 53,060.40	\$ 54,121.61	\$ 55,204.04	\$ 56,308.12	\$ 57,434.28	\$ 58,582.97	\$ 59,754.63
Rental - Lease						\$ 17,782.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71	\$ 19,894.71
Utilities						\$ 3,500.00	\$ 3,570.00	\$ 3,641.40	\$ 3,714.23	\$ 3,788.51	\$ 3,864.28	\$ 3,941.57	\$ 4,020.40	\$ 4,100.81	\$ 4,182.82
Operating Supplies						\$ 4,500.00	\$ 4,590.00	\$ 4,681.80	\$ 4,775.44	\$ 4,870.94	\$ 4,968.36	\$ 5,067.73	\$ 5,169.09	\$ 5,272.47	\$ 5,377.92
Accounting Service Charge						\$ 13,390.00	\$ 13,791.70	\$ 14,205.45	\$ 14,631.61	\$ 15,070.56	\$ 15,522.68	\$ 15,988.36	\$ 16,468.01	\$ 16,962.05	\$ 17,470.91
PW Service Charge						\$ 108,459.00	\$ 111,712.77	\$ 115,064.15	\$ 118,516.08	\$ 122,071.56	\$ 125,733.71	\$ 129,505.72	\$ 133,390.89	\$ 137,392.62	\$ 141,514.39
Street/Forestry Service Charge						\$ 25,080.50	\$ 25,832.92	\$ 26,607.90	\$ 27,406.14	\$ 28,228.32	\$ 29,075.17	\$ 29,947.43	\$ 30,845.85	\$ 31,771.23	\$ 32,724.36
Liability Insurance Charge						\$ 735.00	\$ 771.75	\$ 810.34	\$ 850.85	\$ 893.40	\$ 938.07	\$ 984.97	\$ 1,034.22	\$ 1,085.93	\$ 1,140.23
Capital Outlay						\$ 235,000.00	\$ 381,000.00	\$ 10,000.00	\$ 142,598.00	\$ 106,607.00	\$ 36,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 150,000.00
Contribution to Capital Fund for Debt Service						\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Added Maintenance - Parking Garage***						\$ -	\$ -	\$ -	\$ 108,300.00	\$ 108,300.00	\$ 108,300.00	\$ 108,300.00	\$ 108,300.00	\$ 108,300.00	\$ 108,300.00
Total Expenses						\$ 458,947.21	\$ 612,673.85	\$ 247,445.95	\$ 544,278.06	\$ 514,387.84	\$ 450,053.06	\$ 430,501.69	\$ 437,131.79	\$ 443,948.61	\$ 590,957.52
Change in Net Position (Net Income)						\$ (38,797.21)	\$ (158,033.85)	\$ 285,654.45	\$ 146,413.16	\$ 186,813.60	\$ 262,009.22	\$ 292,498.18	\$ 297,179.89	\$ 301,745.31	\$ 166,486.79
Net Position Beginning of Year						\$ 1,165,000.00	\$ 1,126,202.79	\$ 968,168.95	\$ 1,253,823.39	\$ 1,400,236.55	\$ 1,587,050.15	\$ 1,849,059.37	\$ 2,141,557.55	\$ 2,438,737.44	\$ 2,740,482.74
Net Position - End of Year						\$ 1,126,202.79	\$ 968,168.95	\$ 1,253,823.39	\$ 1,400,236.55	\$ 1,587,050.15	\$ 1,849,059.37	\$ 2,141,557.55	\$ 2,438,737.44	\$ 2,740,482.74	\$ 2,906,969.53
Reserve Policy - 30% Recommended						\$ 67,184.16	\$ 69,502.15	\$ 71,233.79	\$ 105,504.02	\$ 107,334.25	\$ 109,215.92	\$ 111,150.51	\$ 113,139.54	\$ 115,184.58	\$ 117,287.26
Net Position Committed for Parking Lot Capital Maintenance & Replacement						\$ 1,059,018.63	\$ 898,666.79	\$ 1,182,589.60	\$ 1,294,732.54	\$ 1,479,715.90	\$ 1,739,843.45	\$ 2,030,407.04	\$ 2,325,597.90	\$ 2,625,298.16	\$ 2,789,682.28
Net Position Needed for Capital Maintenance & Repl - Engineer Schedule						\$ 540,874.11	\$ 796,815.64	\$ 1,174,483.98	\$ 1,428,036.57	\$ 1,737,923.10	\$ 2,143,865.39	\$ 2,575,146.35	\$ 3,006,427.30	\$ 3,437,708.25	\$ 3,756,136.69
Projected Net Position Above/(Below) Replacement Schedule						\$ 518,144.52	\$ 101,851.15	\$ 8,105.62	\$ (133,304.03)	\$ (258,207.20)	\$ (404,021.94)	\$ (544,739.31)	\$ (680,829.40)	\$ (812,410.09)	\$ (966,454.41)

Notes

*Assumes CPI of 2%

**Assumes new garage at 361 spaces: 100 Village/COD/Customer Only; 40 Employee; Remainder (221) Commuter. Oversell lots at 30%

***Ongoing operation and maintenance - \$200 per space for a surface lot; \$800 per space for a parking garage with tollbooth attendants. Assumed at \$300.00 per space above



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 3412)

DOC ID: 3412

Motion to authorize the Village Manager to approve payments to the Illinois Department of Transportation and Union Pacific Railroad for the Village's share of expenses for the Taylor Avenue Pedestrian Tunnel Project in the amount of \$831,157, including a 5% contingency, to be expensed to the Capital Projects Fund. 2.

Motion to authorize the Village Manager to execute an agreement with Alfred Benesch & Company of Chicago, Illinois for Construction Engineering services for the Taylor Avenue Pedestrian Tunnel Project in the not-to-exceed amount of \$330,651, including a 5% contingency, to be expenses to the Capital Projects Fund.

Background

On April 27, 2018, the Illinois Department of Transportation (IDOT) accepted bids for the Taylor Avenue Pedestrian Tunnel Project. In summary, the project will involve the following major components of work along Taylor Avenue between Walnut Street and Willis Street:

- Installation of a 91.5-foot long by 12-foot diameter steel tunnel under the Union Pacific Railroad (UPRR) West Line
- Construction of cast-in-place and pre-cast headwalls at the ends of the tunnel
- Construction on an 8-foot wide concrete multi-use path between Walnut Street and Willis Street
- Reconstruction of the roadway pavement through the existing shared vehicular/pedestrian tunnel. This will allow for the removal of the existing sidewalk in the tunnel which will increase the usable width of the roadway from approximately 10-feet to 12.5-feet
- Various improvements associated with lighting, traffic signal equipment, sidewalk ramps, driveway pavement, removal of lawn hydrants, and lawn restoration work

A project overview exhibit is attached for reference.

Bidding and Contracting for the project is being administered by IDOT given the project involves the use of Federal Funds. A summary of the bids received for the project is provided as follows:

Summary of Bids	
Contractor	Bid Amount
D. Construction, Inc. Coal City, IL	\$2,745,521
Engineer's Estimate	\$2,825,256
John Burns Construction Co. Orland Park, IL	\$3,442,641

James McHugh Construction Co. Chicago, IL	\$3,593,235
Kovilic Construction Co., Inc. Franklin Park, IL	\$3,692,345
Judlau Contracting, Inc. Lisle, IL	\$3,790,848
Martam Construction, Inc. Elgin, IL	\$3,858,536

As evidenced in the summary of bids, the low bid by D. Construction is \$79,735 (~2.8%) below the Engineer's Estimate. Staff's review of the 116 contract pay item prices identified them to be favorable and generally in line with the engineer's estimate.

Construction Contract and Funding

Based on the Village Board's previous approval of the Local Agency Agreement with IDOT, combined with the low and favorable bid, IDOT awarded the project to D. Construction of Coal City, Illinois on May 30, 2018.

The project qualifies for Federal Funding with a maximum contribution of \$2,160,000. This yields an estimated local (Village) cost of \$585,521 for the as-bid contract items. In addition, the Village will incur railroad flagging costs from UPRR in the currently estimated amount of \$103,200. This is based on an estimated 80 days of flagging at an estimated rate of approximately \$1,300 per day.

Staff recommends a contingency of 5% (\$142,436) of the estimated total construction and flagging costs (\$2,745,521 construction + \$103,200 flagging = \$2,848,721 * .05 = \$142,436) for unforeseeable items of work and/or additional flagging required. **This brings the total payment authorization request up to \$831,157.**

In terms of mechanics, as IDOT is the Contracting Agency, it will pay Contractor Invoices and invoice the Village for all costs that are not covered by the project Federal Funding. UPRR will also invoice for flagging costs. As such, the Village Board only needs to approve payments to IDOT and UPRR for the Village's share of project costs.

Construction Budget Impact (Include Funding Source)

The recommended funding distribution for the total project IDOT construction contract and UPRR railroad flagging payments is summarized in the table below. For clarification sake, the breakdown of estimated costs to be paid to IDOT and UPRR are respectively \$722,797 and \$108,360.

Recommended Funding Distribution for IDOT and UPRR Payments		
Funding Source	Account #	Funding Amount With 5% Contingency
Capital Projects Fund	40000-580100-15009	\$831,157

Construction Engineering Services

While IDOT is the Contracting Agency for the project, Engineering oversight for the project is to be provided by the Village. Responsibilities of the engineer will include attending the

preconstruction meeting, general consultations/meetings, review of the project schedule, shop drawing review, spot grade checking, full time construction observation, resident notifications, material testing (using a sub-consultant), pay estimate and change order processing, final inspection and project close-out, and record drawing preparation.

This project is particularly unique and challenging in that construction engineering services need to be performed in strict accordance with requirements for federally funded projects. Also unique to this project, the involvement of work on Union Pacific Railroad Company property requires additional efforts in reviewing and approving the Contractor's specific construction plans as they relate to installing the tunnel under the live railroad tracks. UPRR requires this review by the Engineer of Record for the project design which is Alfred Benesch & Company.

In response to a Village issued Request for Proposals distributed to nine (9) engineering firms, three (3) firms submitted proposals which were evaluated by staff based on the evaluation criteria within the RFP including firm information, firm experience, project team qualifications, ability to meet deadlines, completeness of project approach, additional tasks, and Price. A summary of the proposals and costs is as follows:

Summary of Construction Engineering Proposals	
Consultant	Not-To-Exceed Fee
Hampton, Lenzini, and Renwick, Inc., Elgin, IL	\$179,578
Patrick Engineering, Lisle, IL	\$225,415
Alfred Benesch & Company, Chicago, IL	\$314,906*

*Note, this includes UPRR Required Engineer of Record Review which HLR and Patrick did not include (\$71,484). In addition, Benesch's proposal was revised from \$337,822 to \$314,906 based on staff review of the estimated hours.

Based on staff's review of the proposals, two firms were short-listed for interviews including Patrick Engineering and Alfred Benesch & Company. Interviews were conducted to get a firm grasp on the project team's qualifications and approach to successfully performing the requested services for the project. In-depth discussions were had with the firms regarding their experience pertaining to railroad associated projects, pedestrian accessible facilities, traffic/electrical equipment infrastructure, federal project documentation, and keeping complex projects on schedule.

Following interviews, staff identified Alfred Benesch & Company as the most qualified firm to complete the assignment. Of particular emphasis, Alfred & Benesch demonstrated superior capabilities in terms of:

- Understanding of the project critical elements including railroad approvals, utility coordination, and coordination of the project with the Public
- Managing the contractor's submittals to UPRR to ensure they will meet the Railroad's requirements and avoid project delays
- Pertinent direct experience in working with Union Pacific Railroad on tunneling projects

Staff does acknowledge that Benesch's proposal (attached for reference) was greatest in terms of cost. However, the HLR and Patrick proposals did not include the UPRR Required Engineer of Record Review (review of the Contractor submittals by the Design Engineer) and if an additional \$71,184 was added to Patrick, the not to exceed fees are much closer. In addition, staff's evaluation of the firms weighed heavily on the complexity and critically of the project. As such, staff sought to identify the most qualified firm capable of implementing the project.

Based on these factors, staff recommends that Alfred Benesch & Company be retained for Construction Engineering Services for the assignment. Benesch's proposal is in a staff recommended not-to-exceed cost format with the Village to incur engineering expenses based on the engineer's actual hours, sub-consultant costs, and direct costs expended on the project. Staff emphasizes that Benesch estimated its hours, with the firm's original proposal being \$337,822. Based on staff's review of the hours and follow up discussions with Benesch, the group was comfortable in reducing the estimated hours and fee to \$314,906. Given uncertainties with UPRR allowed working windows and the potential for necessary overtime excluded in this fee amount, staff recommends a 5% contingency be approved by the Village Board at this time. **This brings the total construction engineering services authorization request up to \$330,651.**

Construction Engineering Services Budget Impact (Include Funding Source)

Sufficient funds are available in the FY2018 Budget for this assignment. The funding distribution for construction engineering services is recommended as follows:

Recommended Funding Distribution for Construction Engineering		
Funding Source	Account #	Funding Amount With 5% Contingency
Capital Projects Fund	40000-580100-15009	\$330,651

Strategic Plan Initiative (If Applicable)

The project fulfills the following Village of Glen Ellyn Strategic Initiatives and Goals:

Strategic Issue I: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown access, Village facilities, storm water issues and technology improvement.

Goal #2: Construction of a pedestrian underpass on Taylor Ave. by December 2018

Schedule

The pre-construction meeting with the project team is scheduled for 8:30 a.m. on Tuesday, June 26. Staff anticipates that it will take the Contractor approximately 2 months to obtain all necessary UPRR right-of-entry and submittal approvals as well as obtain project materials with longer lead times. In addition, given the timing of the year and required de-energization of ComEd aerial lines on the south side of the UP-West Line, staff tentatively anticipates that hard construction will not

commence until late-August with a push to get construction of the improvements completed by the contract completion date of December 31, 2018.

Staff met with both Glen Ellyn School District 41 and Glenbard School District 87 to communicate the initial project details including closure of the existing tunnel during construction. Staff will continue to communicate evolving details on the project schedule and impacts with the School Districts and general Public.

Recommendation

Engineering staff recommends the Village Board of Trustees make the following motions at the June 25, 2018 Village Board Meeting:

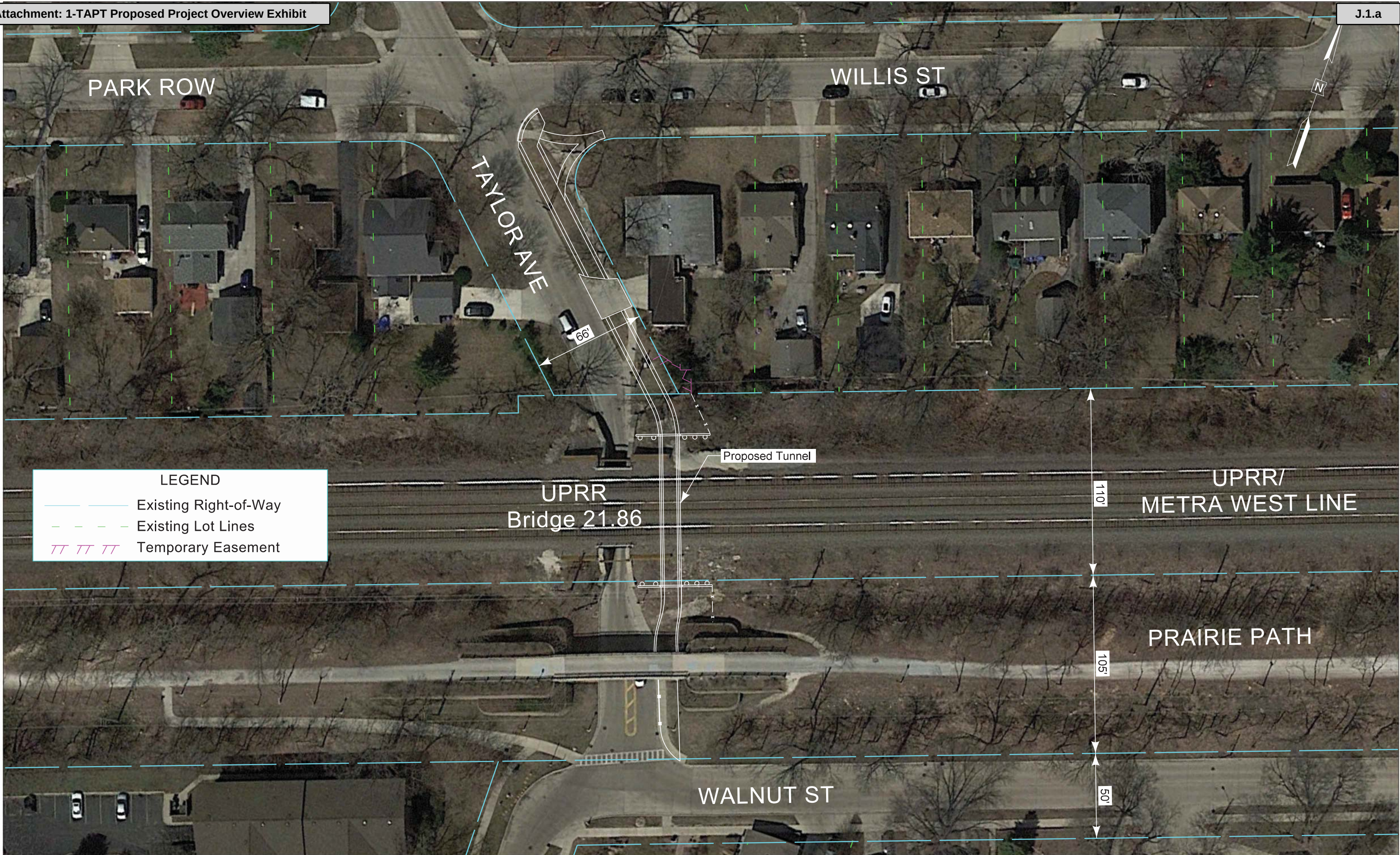
1. Motion to authorize the Village Manager to approve payments to the Illinois Department of Transportation and Union Pacific Railroad for the Village's share of expenses for the Taylor Avenue Pedestrian Tunnel Project in the amount of \$831,157, including a 5% contingency, to be expensed to the Capital Projects Fund.
2. Motion to authorize the Village Manager to execute an agreement with Alfred Benesch & Company of Chicago, Illinois for Construction Engineering services for the Taylor Avenue Pedestrian Tunnel Project in the not-to-exceed amount of \$330,651, including a 5% contingency, to be expenses to the Capital Projects Fund.

Attachments

Project Overview Exhibit
Benesch Proposal

ATTACHMENTS:

- 1-TAPT Proposed Project Overview Exhibit (PDF)
- Village of Glen Ellyn - Taylor Avenue Pedestrian Tunnel_Alfred Benesch Co - Revised (PDF)



Alfred Benesch & Company
205 North Michigan Avenue, Suite 2400
Chicago, Illinois 60601
312-665-0450 Job No. 10507

Taylor Avenue Pedestrian Underpass

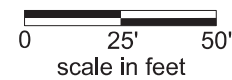


EXHIBIT A.1: PROPOSED PROJECT OVERVIEW

PHASE III

Taylor Avenue Pedestrian Underpass

Alfred Benesch & Company
May 18, 2018

Prepared for the Village of Glen Ellyn



Alfred Benesch & Company
1230 East Diehl Road, Suite 109
Naperville, IL 60563
www.benesch.com
P 630-577-9100
F 630-577-9199

May 17, 2018

Rich Daubert, PE
Professional Engineer
Village of Glen Ellyn
Public Works Reno Service Center
30 South Lambert Road
Glen Ellyn, Illinois 60137

Subject: **Phase III Construction Services for Taylor Avenue Pedestrian Underpass**

Dear Mr. Daubert:

Tackling the various coordination, public relations, and railroad challenges on the Taylor Avenue Pedestrian Underpass project will require an experienced, dynamic and responsible management team. As the design firm on this particular project, our construction team at Alfred Benesch & Company (Benesch) has the unique position to coordinate with the railroad and allow this project to move as smoothly and efficiently as possible. Our proposed team includes several proven construction leaders with experience on similar projects, who will bring a shared focus on quality and integrity to every facet of this project. Our team is ready to tackle this project by leveraging the following strengths:

- ✓ **Design to Construction Efficiency:** Benesch has led multiple projects through all three phases of preliminary design, final design and construction. Having worked on the Taylor Avenue Pedestrian Underpass design, our team is ready to seamlessly move ahead into construction drawings with no additional engineering or drafting effort required. Lead designer, Michael O'Connor, PE will provide guidance to the construction team to transition all contacts with utilities & UP review team. Our construction leaders are schedule-driven with the ability to manage contractor operations and stakeholder communication.
- ✓ **A Seasoned Construction Team:** Proposed Resident Engineer Joseph Franek, PE, is a detail-oriented, thorough engineer with the ability to effectively work with all stakeholders and agencies to keep your project on schedule. Combined with the expertise of Project Manager Mark Molnar, PE, we bring you a leadership duo that is qualified, available and excited to work alongside your team.
- ✓ **Railroad Coordination Experts:** With more than 60 years of railroad experience, Benesch has built strong relationships with major railroad companies and agencies, including Union Pacific. We understand that coordinating with railroads, establishing right of way and getting flaggers/permits is a time consuming process. We've handled this coordination in the past and have the proven ability to be proactive and make sure that rail coordination doesn't stall overall construction activities or impact the schedule.

We are very excited about this opportunity to partner with the Village of Glen Ellyn. As the designer for this project, we're especially excited for the opportunity to see it come to life following a successful construction process. We have received and acknowledge the Amended RFP dated May 17, 2018. If you have any questions, please contact me at any time.

Sincerely,

A handwritten signature in blue ink that reads "E. Gallagher".

Elizabeth Gallagher, PE, SE
Senior Vice President
Illinois Division Manager

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SECTION 1

Project Approach

PROJECT APPROACH

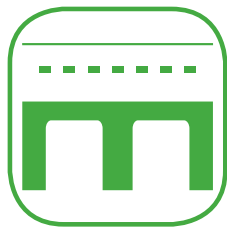
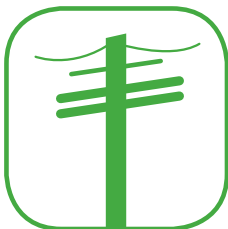


UNDERSTANDING THE TAYLOR AVENUE UNDERPASS

The Taylor Avenue Pedestrian Tunnel will improve traffic and pedestrian flow beneath the Union Pacific Railroad tracks in Glen Ellyn. This project includes a modification of an existing tunnel by removing the sidewalk

to improve traffic flow and the installation of a new tunnel for pedestrian and bicycle traffic. The tunnel will be installed by jack and bore through the railroad embankment. The project will also include new

PCC pavement, sidewalk with ADA ramps, and traffic signals. The project is in a residential neighborhood and there is a fair amount of pedestrian traffic due to the proximity of Glenbard West High School.



TACKLING THE CHALLENGES

Proposed Project Manager Mark Molnar, PE has walked the project site and reviewed the project plans. The pages that follow outline the key challenges to succeeding on this project, as well as our proactive approach to tackling each one.





CHALLENGE #1: COMMUNITY OUTREACH & PARTICIPATION

This project will take place within a residential neighborhood. The jack and bore operation for the new tunnel will take place immediately behind one residence. The project will impact vehicle and pedestrian traffic for Glenbard West, so it is critical the local residents and school community are well informed. We need to be sure the school's parents and students are aware of when routes are closed and opened to them and coordinate with the contractor to maximize pedestrian routes as much as is safely possible.

On a project like the Taylor Avenue Pedestrian Tunnel, there is always potential for both users of the road and local residents to feel inconvenienced during construction, which often leads to a build-up of complaints. Wherever possible, we like to use a personal touch so that the community can better connect with the project and the people involved in making it happen. A robust communication plan is the best way to combat this and prevent it from occurring. Our plan has three parts: compile contacts, identify issues of concern, and communicate. We accomplish this by implementing the following:

Project Informational Meeting

On previous projects, we have had great success hosting open houses prior to the start of construction. This allows an opportunity for the local community to meet with us, learn about the project, and ask questions, while giving us the opportunity to gather their contact information while they sign in. We create display boards that help to

illustrate and explain the work. Members of our team will be present to help guide interested residents through questions they may have about the project.

We would work with the Village to schedule the event at the Glen Ellyn meeting facility. Previously, we have publicized this meeting via message boards within the project corridor, distributing flyers door-to-door, sending notifications to local officials and media, and by making use of any existing contact lists from prior public meetings.

Ideally, the meeting will be scheduled after the contractor has submitted a progress schedule, but before any work has begun.

Transition of Existing PR Efforts

We will work with the Village to make use of any existing contact lists, and make sure that the community knows that we are the point of contact for their questions and concerns during construction. This also allows us to find out the common questions and concerns that people have

DESIGN TO PHASE III

Benesch offers an unique advantage as the designers on this project: we know the stakeholders. Our design team is available to our CM team during the transition phase in the event any questions or concerns arise.

PROJECT APPROACH

about the project, so that we can identify solutions and publicize them before work even begins, in order to give residents confidence that their needs are being proactively addressed.

Door-to-Door Visits

The best way to make sure the local residents directly affected by the project are in communication with us, is through door-to-door visits. Once the open house is scheduled, we will canvass the neighborhood with flyers inviting the residents to the open house. These flyers will include a brief description of the project, information about the open house and our direct contact information. The residents directly affected will have Resident Engineer Joseph Franek's personal contact information, so that they can email, call, or text any questions or concerns they might have. These visits also allow us to collect their contact information and better inform them directly of any upcoming work.

We will repeat these visits before any stage changes or upcoming major items of work. Flyers with the relevant information are left at each home, regardless of whether or not we speak to the resident. By speaking to the residents before these operations (or giving them the opportunity to contact us with concerns), we can be sure their needs will be addressed when it comes to their access to their home, drainage near or on their property, and any other issues.

Email and Website Communications

We regularly maintain project websites and email lists for our projects. Project websites are updated weekly or as needed with information about recently completed work,

upcoming work, and the overall progress including any factors hindering or advancing the work. The website also will include an updated FAQ page, general project information and photos of the work as it progresses. Our email updates include the same information as the updated website, but we often expand on some topics to provide a more thorough explanation.

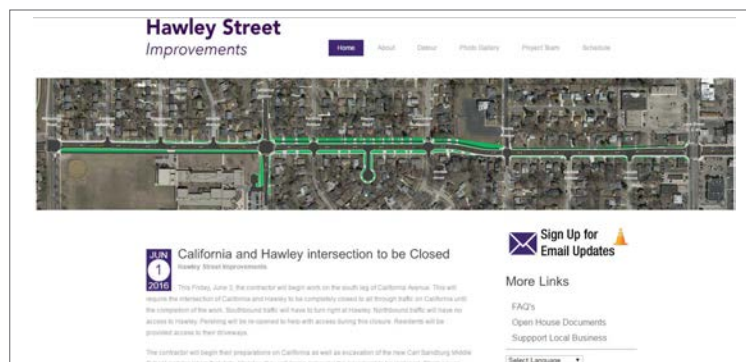
The updates have a bit more of a conversational and accessible tone, as we try to connect with our subscribers and make them feel welcome to respond to us. We also send updates prior to the start of major activities that may affect motorists or residents and frequently include follow-ups for any changes to the plan. Our email list is compiled from the open house, existing lists, door-to-doors, and a signup page on the website. The website is initially publicized much the same way as the open house.

Community members frequently take advantage of the email updates to ask us questions by replying. We find that these exchanges lead to positive reactions from the community and keep complaints to a minimum. We provide community members with a forum to express their concerns. By responding to reasonable requests and concerns and provided a respectful and sympathetic ear to requests we can't accommodate, the community can feel as if they directly contributed to the success of the project.

COMMUNITY OUTREACH & PARTICIPATION CASE STUDY

Public Relations on Hawley Street

Involving the complete reconstruction of a roadway through a residential neighborhood, a major key to the success of this project was public relations. Mr. Molnar and Mr. Franek informed residents of all stage changes and upcoming work affecting their access through personal visits, flyers, emails, and texts. The contractor re-arranged their activities to accommodate drop off times at the local school. Our communication with the local residents allowed us to provide special access for some disabled residents while working on their driveways, re-arrange drop-offs for a home-based daycare, and provide additional paths for a nearby Center for Independent Living.



As seen on the Hawley Street project homepage above, Taylor Avenue's website could include progress updates, email sign-up opportunities, photo galleries, information about the project and contact information for the project team.



CHALLENGE #2: UTILITY COORDINATION

Proactive utility coordination is essential on any project, and Taylor Avenue will be no different. At the very start of the project, we will focus on the exact aspects of the work affected by utilities and develop a plan for dealing with them.

The key to dealing with the utilities will be the implementation of our CM team philosophy, which is focused on establishing and maintaining positive working relationships with the utility representatives, just as we do with the contractor. On past projects, we've learned that the better relationship we have with the utility companies, the more responsive, and adaptive to our needs the utilities tend to be. We also find that when it comes time to apply firmer pressure, it is that much more effective, than if the relationship is more adversarial.

Overhead electric lines are present on the south side of the UPRR tracks, in addition to AT&T lines on the north sides. These lines may interfere with the contractor's operations. There are underground fiber optic lines on the south side of the tracks which may affect the footing of the south headwall.

Relocations for these conflicts have been planned; we will coordinate with the contractor and utilities to make

sure they are cleared in a timely manner. The relocations must be checked to be sure the new facilities, particularly underground, are relocated completely clear of all proposed work. If utilities have not been moved, the Benesch Team will identify those in most immediate conflict and determine the best course of action to keep the project moving along on schedule. By identifying, coordinating, and checking all utilities present within the project limits early on in the process, we can keep impacts from the utilities to a minimum.

We will stress to the contractor the importance of meeting with utilities in this area at the very start of the project to identify the exact location in the field and the utilities' plan for any remaining relocation work. The schedule and method of relocation will be analyzed and compared to the contractor's plan to verify they are compatible. If not, we will have the utilities and contractor work together to come up with compatible plans.

Finally, we will observe the relocation of the utility facilities to make sure both the contractor and Benesch have the as-built information and we both independently verify that the utilities are clear of all proposed work.

UTILITIES IN THE FIELD



By identifying, coordinating, and checking all utilities present within the project limits early on in the process, we can keep impacts from the utilities to a minimum.

PROJECT APPROACH

Temporary reroutes of ComEd powerlines were necessary during construction to resolve a conflict on the Rollins Road Gateway.



UTILITY COORDINATION CASE STUDY

Utility Relocations on Rollins Road

The Rollins Road Gateway project illustrates the need for timely utility coordination and the establishment of positive working relationships with impacted utility companies. Massive relocations were coordinated prior to the start of construction, but did not progress as scheduled, delaying our contractor. This emphasized the need to increase pressure on the utilities and not mistake some progress for adequate progress.

Still, our positive relationships with the utilities allowed us to coordinate temporary relocations that kept work progressing while waiting for the final relocation to complete.

"WHAT IF" SCENARIOS

Our team takes a proactive approach with contractors to discuss "what if" scenarios. Benesch can identify schedule challenges or complex utility impacts and aid in developing alternative solutions to keep Taylor Avenue's construction on track. We work to identify potential problems before they occur so that we can reduce the impact of changes and unforeseen conditions.



Relocation of gas utilities were required due to conflicting lines on the Rollins Road Gateway.



CHALLENGE #3: RAILROAD COORDINATION

On projects involving railroads, coordination is essential. Mr. Franek has worked comfortably with railroads on previous projects and will build upon the relationship Mr. O'Connor has built with the UP Review Team. The key to successfully coordinating with the railroad will be establishing and maintaining a positive working relationship with railroad representatives in the office and in the field, same as we do with the contractor. On past projects, the better relationship we established, the more responsive and adaptive the railroad tends to be to our needs. We also found that when it comes time to apply firmer pressure, it is that much more effective, than if the relationship is more adversarial.

Submittals

Benesch will request the contractor to submit any UPRR related submittals as soon as possible, in order to give the railroad sufficient time to review and approve the information required. This will help the contractor progress their work without delay. The special provision regarding submittals should help in spurring this process along and providing an incentive to the contractor.

As you know, Benesch was your design consultant on this project, a similar situation to the Rollins Road project. Because of our familiarity with the design of that project, our staff was able to quickly review and process the submittals and ensure they were exactly what the Railroad was expecting. This helped minimize comments from the Railroad and avoid time-consuming re-submittals. If selected, Benesch will be able to provide the same level of service from the field to the review office, making this process as smooth and efficient as possible.

On-Site

The relationship with the railroad personnel on-site can make the difference between a grueling and smooth project. We learned there are many factors that go into this. All Benesch and contractor personnel will show the railroad proper deference on site. We make sure the contractor is only scheduling the flagger when appropriate, so as not to frustrate the flagger with a feeling of wasted time and minimize flagging costs to the contract. Our staff will also assist the railroad staff by making sure all requirements to work within their ROW such as insurance and proper right of entry permits meet contractor compliance.



UPRR COORDINATION CASE STUDY

Skokie Valley Bike Trail

On the Skokie Valley Bike Path numerous shop drawings and materials had to be approved by the UPRR. These tasks were critical in ensuring the underpass installation work that took place within our planned track outage could be completed in a timely manner.



CHALLENGE #4: UNDERPASS INSTALLATION

Benesch brings extensive experience with underpass construction. We understand the work sequence will include the following elements: installation of a temporary soil retention system, pressure grouting of any unstable railroad embankment soils, preparation of jacking site and thrust restraint system, jack-and-bore of the tunnel pipe, installation of pipe extensions, construction of wing and headwalls, removal of temporary soil retention system, final grading and paving of the sidewalk. Our team is familiar with these procedures and we are ready to coordinate any submitted adjustments to the plan with the Village, IDOT, UPRR and contractor.

Jacking a pipe under a live track presents unique challenges. Railroad tracks are sensitive to changes in elevation and alignment, so it is critical that settlement of the existing tracks is minimized. During installation of the tunnel, the existing ground, layout, and construction of the tunnel must be carefully monitored. The following items will require particular attention:

Installation

Our staff will make sure there is no unsupported excavation and the grouting procedure is completely followed to eliminate voids around the new structure. The existing facilities need to be monitored for any three dimensional movement. Benesch crews are experienced in making sure the contractor follows all established contract requirements and adequately monitors track movement.

Headwalls and Wingwalls

This project will use precast T-Wall blocks as the means of constructing wingwalls of the new underpass. Our team and support staff will be ready to verify they are properly constructed. Our familiarity with the T-Wall design allows us to have the railroad and structural design support that can assist in evaluating any proposed changes to the work.

Community

A jack-and-bore operation is a major undertaking with extensive site preparation for the equipment, large and noisy pieces of equipment and numerous stockpiles of material to go into the bore and spoils coming out. We want to minimize the disruption caused by the work to the nearby residents. The contractor must abide by working hour restrictions and other commitments to the residents and respect the property lines. We also expect the contractor to be responsive to the concerns of the nearby residents, and our communications plan will make sure this coordination takes place.

MSE WALL CASE STUDY

I-90 Reconstruction

Managing the I-90 reconstruction job required the construction of various MSE walls, including three cast-in-place soldier pile retaining walls and nine performance-based (contractor designed) retaining walls. Each of the retaining walls were faced with a form liner consistent with proposed aesthetics for the entire corridor and were continuously monitored for stability throughout construction.



PROJECT APPROACH

Pedestrian Safety

Pedestrians and cyclists are keen to explore new pedestrian and bike routes and can often be found on new trails in various stages of construction. People want the quickest, most-accessible routes, often at non-working hours, however, safety must be paramount. It appears that pedestrians have already made a route between the Illinois Prairie Path and existing Talyor Street underpass. A dirt path through the proposed construction emphasizes the need for awareness of safety.

On the Skokie Valley Bike Path project, local residents were eager to use the path as soon as the underpass was installed. We had to coordinate our efforts with the contractor and local users to ensure that the incomplete path was adequately barricaded and protected at all times. Once the project site was safe for pedestrians, the contractor made it accessible before the official opening of the path.

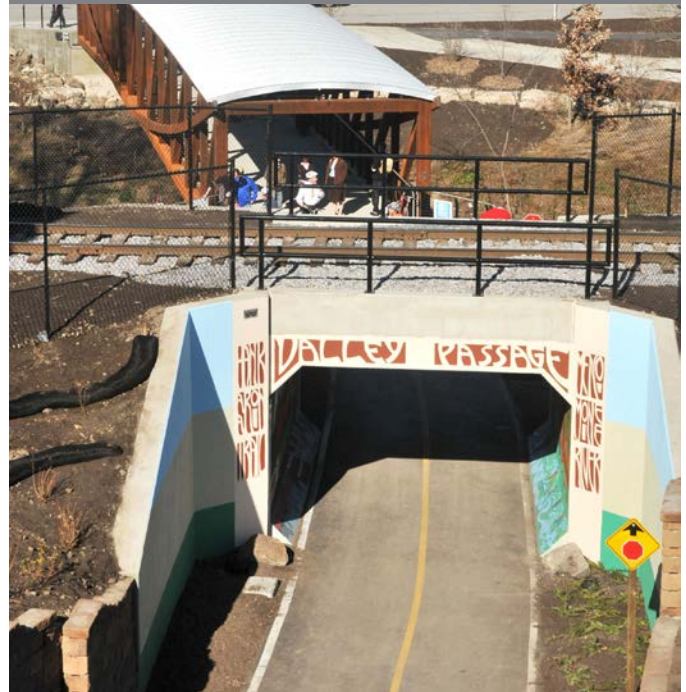
Aesthetics

A new facility like this must not only fully function as desired, but be pleasing to the eye as well. The plans call for formliner and concrete staining of the cast-in-place wingwalls and headwalls. We've coordinated with various agencies and contractors to develop pleasing staining patterns for each project.

A potential addition is a public art project on the underpass wall. We are familiar with a number of existing underpasses where this was a community effort and believe it is a great way to personalize the project for the neighborhood. Our team is available to assist in coordination between local groups, the Village and the contractor.

UNDERPASS CASE STUDY***Menomonee Valley Passage***

The Menomonee Valley Passage project in Milwaukee, WI was needed to re-establish a historic connection from Milwaukee's south side neighborhoods to the newly revitalized Menomonee Valley. The project involved a pedestrian underpass below Canadian Pacific Railroad tracks, a new 160-foot-long pedestrian truss span, and 2,000 feet of at-grade bicycle trail designs. Public involvement was a major part of this project as it involved coordinating a weekend railroad track outage to construct the pedestrian underpass.



PROJECT APPROACH



Project success on corridor projects like the Taylor Avenue Underpass require big-picture perspective without losing sight of the smallest day-to-day details. After reviewing the project site and challenges, we are confident in our team's ability to capably lead every phase of this project for the Village.

Benesch understands that the chosen consultant will be responsible for the supervision, coordination, inspection, and documentation of the Taylor Avenue Pedestrian Tunnel with IDOT and the Village of Glen Ellyn. Benesch is prepared to effectively manage the following project phases:

- Pre-construction Phase
- Construction Phase
- Post-construction Phase

PRE-CONSTRUCTION PHASE

Switching roles from design to construction will be as seamless as possible, as Mr. O'Connor will provide guidance to the construction team in transitioning all contacts with utilities and the UP review team. We will conduct a review of drawings/specifications, paying special attention to coordination of disciplines required to execute all components within the project scope. This crucial first step in managing any project will impact our approach to assessing the maintenance of traffic plan, coordinating a line of communication with local residents, and verifying current site conditions as they relate to the work to be completed. This will allow us to be fully prepared for discussions during the pre-construction conference.

Prior to the start of construction, our team will assemble in the field to familiarize themselves with the job site. We will conduct an in-depth review of current project site

conditions to ensure that they are accurately reflected in the project documents. Any physical constraints to the contractor's staging and activities and/or unusual project site conditions will be determined in advance of any construction.

We will also review our communication plan, including who to notify in the event of an issue or emergency situation (at home as well as on the job) and how to get in touch with personnel during non- working hours to maintain excellent communication at all times.

Mr. Franek will also contact appropriate individuals from each of the involved agencies to confirm a consistent line of communication, particularly regarding submittal

PRE-CONSTRUCTION SUCCESS

Benesch's constructability review will set the stage for success on the Taylor Avenue Underpass project, as it provides our team the opportunity to look ahead for potential schedule snags or conflicts in the field while ensuring that the pre-advertisement drawings/specifications meet the needs of the project and all applicable standards.

PROJECT APPROACH

Pre-Construction Phase constructability reviews will include the following elements:



ADA sidewalk designs



Maintenance of Traffic & Pedestrian Safety



Elevations at project limit tie-ins



Utility locations



Review site conditions

reviews and final approval. Mr. Franek will also focus on establishing a clear line of communication with stakeholders. He is also committed to them and will serve as the main point of contact should any problems or concerns arise during construction.

During this phase, the team will also set up the document control system for the project. This includes the quantity book, project diary, submittal register, IDOT filing system, forms for documenting applicable construction engineering costs and applicable checklists from the IDOT Construction Manual. The materials coordinator will develop and implement material testing guidelines consistent with the requirements of the project documents. The existing conditions will be carefully documented by us and we will ensure the contractor adequately performs their pre-construction videotaping of all essential areas.

After setting up the documentation program for the project, the contractor's schedule will be reviewed in-depth. We will identify periods when the contractor's activities are likely to require extra or specialized personnel and equipment and will also meet with the Village to discuss.

In summary, Benesch's pre-construction services will include, but not be limited to, the following duties in the pre-construction phase:

- Perform review of the drawings/specifications for the project
- Set up filing and correspondence system for all project documents
- Review site conditions
- Document existing conditions

- Participate in various on-site and off-site pre-construction meetings and prepare minutes
- Review IDOT construction checklists and construction manuals
- Coordinate the on-site activities of other agencies and utilities (public and private), prior to early contractor activities. Particular attention will be paid to the Union Pacific Railroad.
- Communicate with the Village of Glen Ellyn, keeping them up to date on all issues.

ADDITIONAL SERVICES

Additional Services are recommended for this project and are shown on a separate sheet. The Additional Services would provide RFI response from Designer of Record and thorough review of contractors submittal before they are submitted to UPRR. These thorough reviews should help the UPRR reviewer have less comments and hopefully speed up the review process keeping the project on schedule..

CONSTRUCTION PHASE

Once construction on the project site has commenced, weekly coordination meetings will be held to review the progress of the work, overall project schedule and anticipated construction activities for the next three weeks and any other issues that may arise. These

PROJECT APPROACH

meetings will most likely be held at a designated field office and will include Mr. Franek, the Village supervising project manager, and the contractor's representatives. Prior to the full meeting, a pre-meeting without the contractor's representatives can be held to review the known issues that will be discussed at the full meeting.

We understand that all construction activities must be monitored by informed inspectors. Procedure specification reviews will occur during these meetings to make sure that all inspectors have a complete understanding of procedure guidelines, as well as an informed approach to addressing any complications encountered in the field. Personnel will be provided with the appropriate materials and instructions, including all applicable checklists, to make sure that they can carry out their assigned responsibilities to the satisfaction of Glen Ellyn.

Public Outreach

We strive to maintain a solid working relationship with the community. We establish one-on-one relationships with the homeowners throughout the project limits, so they have a single point of contact to direct any questions or concerns they may have. We partner with the contractor in keeping disruptions to the homeowners to a minimum. This contact allows us to let the homeowners know in advance of any work that might affect them, so they can plan and work through any reasonable requests they may have.

The greater community needs to be kept informed of the progress of the work as well. We will maintain an

updated website and email list to let the community know what has been done on the project, the status of the progress, and what work is coming.

Schedule Management

A critical project management duty includes reviewing, monitoring and reporting on the project schedule. Mr. Franek will view schedules as a management tool, and use them to communicate an efficient and cost-effective plan that keeps all parties informed. Developing a realistic project schedule and implementing procedures to maintain the schedule will sustain project goals.

Benesch begins by becoming familiar with the project details and contract requirements. It is important to understand the scope of work, the logistics restrictions of the project and the impact it has on local community members. Benesch will review the contractors' schedule for compliance with the contract time of completion and staging requirements of the project. We will be paying special attention to the utility relocations and submittal process so that they do not cause overall project delays.

We will also identify that the full scope of work is included in the project schedule and that it is based on a realistic sequence of work. A critical component in keeping the project running on time will be timely reviews of the UPRR project submittals. Because of Benesch's role as the design engineer, our project reviewers will be able to make sure the submittals will have the best chance of approval by the UPRR and minimize the risk of re-submittals.

Public involvement efforts on the Taylor Avenue Underpass will range from running a project-specific website with progress updates, contact information for the project team and email sign-up opportunities, to making in-person, door-to-door introductions with each resident impacted by the project. Resident Engineer Joe Franek (pictured right) takes a hands-on approach to handling public involvement on projects, often times working hand in hand with contractors and our team leaders to supply the required information for flyers and fact sheets.



PROJECT APPROACH

For the duration of the project, Benesch will review any schedule updates to ensure that progress is accurately tracked. We will meet with the contractor to review the progress made and assess the status of the overall project.

In addition, we take a proactive approach with the contractor to discuss “what if” scenarios. Benesch can identify schedule challenges and aid in developing alternative solutions to bring the project back on track. We work to identify potential problems before they occur so that we can reduce the impact of changes and unforeseen conditions.

The schedule will be reviewed each week in the construction review meetings so that issues are addressed in a timely manner as they occur. Benesch will also work with all project stakeholders to clearly communicate project goals, the progress of the work, and make sure the project is delivered on time with minimal disruption.

Cost Management

Cost management is also a critical portion of the construction process. The Benesch Team will track expenditures to continually monitor the status for the Village and look for cost saving opportunities and consolidation whenever possible. Our strong background in value engineering would be relied on to identify possible Value Engineering Change Proposal opportunities throughout the project.

Maintenance of Traffic

It is imperative that maintenance of traffic monitoring will include a review of the job site at the beginning and end of each working day so the contractor can leave a safe, orderly site at the end of the day. A review will be taken on days the contractor is not working as well. The review will be completed by Mr. Franek and the contractor will be directed to address any deficiencies. Regular nighttime inspections will be performed to make sure that barricade and sign reflectors are functioning properly. In addition, sign reflectivity and pavement marking will be evaluated.

Construction Layout

Benesch's surveyors will be on site as the project starts to take initial cross sections and document control points. As the project progresses, they will periodically return to assist in documenting the earthwork as well as check any new layout of the contractor.

COMMUNICATION IS KEY

Effective communication is not just a project priority for Benesch, it's a firm philosophy. We understand how construction projects, large and small, can affect local residents and businesses, and how important it is to provide immediate response to issues, especially when they relate to the public.

Having performed construction engineering services on dozens of projects for a wide range of clients, we know that keeping everyone informed and paying attention to the smallest of details, from driveways and pedestrian access to detours, matters.

When you hire Benesch, you get so much more than an engineering firm. You not only receive our expert construction staff, but you also receive a partner in your projects, cognizant of our duty to positively improve your community's infrastructure for all those who live, work and traverse through it.

VILLAGE OF GLEN ELLYN

BENESCH

CONTRACTOR

Mark Molnar and his key staff know that project success depends on more than whether or not the project gets built; integral to the success of the project is public acceptance and open communication with all parties for the life of the project's construction process. The Village, Benesch and the contractor will succeed as a team on the Taylor Avenue Underpass project. With that in mind, we will implement proactive management from pre-construction to closeout that keeps stakeholders involved, monitors potential scheduling "hiccups," and maintains a responsible budget for Glen Ellyn.

PROJECT APPROACH

Documentation of Materials

Benesch will monitor pay items with unusually high unit prices and provide up-to-date documentation for all materials. We will make certain that daily reports are properly prepared and filed, and contractor submittals are promptly catalogued, reviewed, and forwarded to the appropriate party for action. We will also monitor the status of all submittals to ensure timely responses of critical items.

Benesch will use S.T.A.T.E. Testing as our as-needed materials consultant. Under our supervision, S.T.A.T.E. will provide QA services for concrete and asphalt inspection, aggregate analysis, verify compaction of fill, assist in soil analysis and determining limits of undercuts, and any other miscellaneous material needs.

Proposed Change Orders

Benesch understands the IDOT process for change orders with respect to field orders and contract modifications due to changes in field conditions. We will review the contractor's submittal and make an independent assessment. This assessment will include development of alternative solutions, review of their cost estimates or proposed unit prices and a report with recommendations for Glen Ellyn's approval. The contractor will not be able to perform additional work without the approval of Glen Ellyn.

As needed, our proposed Project Manager Mark Molnar, PE, will meet with our Resident Engineer, Mr. Franek, to review the progress of the project. This meeting will focus on problems associated with changes in field conditions, deviations in the contractor's schedule and continuous review of the maintenance of traffic plan.

In summary, Benesch services will include, but not be limited to, the following duties in the construction phase:

- Review shop drawings/submittals for completeness, accuracy and compliance with the requirements of the project documents
- Verify completeness and accuracy of the engineer's approval of contractor's structural submittals
- Log and transmit shop drawings or other transmittals to the Village
- Verify that incorporated materials meet contract requirements or, if applicable, approved shop

drawings, and monitor/record material inspection certifications and make sure that all iron and steel products are melted and manufactured in the United States of America, while including source documents certifying to the point of origin

- Coordinate field work of material testing subconsultant
- Verify contractor's layout
- Inspect all construction for compliance with contract requirements as well as ADA requirements
- Maintain contract construction documentation per FHWA/IDOT/Glen Ellyn standards, including the diary, IDRs, quantity book, field books, and all necessary reports.
- Resolve design questions and field coordination issues with close contact with Village PM
- Instruct contractors to remove and replace inferior and/or non-compliant work, and take timely action to prevent any improper contractor procedures/installations
- Review and monitor contractor's schedule/staffing compliance and monitor fulfillment of schedule milestones
- Maintain daily log, prepare regular project schedule status report/analysis and prepare weekly project reports
- Monitor equipment movement and material delivery schedule and identify any equipment and material shortages
- Monitor and document environmental requirements
- Prepare meeting agendas, attend on-site and off-site meetings as required, chair weekly coordination meetings, and prepare minutes
- Review contractor correspondence and draft responses to contractor for Glen Ellyn signature and transmittal
- Draft project memoranda and Glen Ellyn field orders
- Verify partial payment required, prepare pay estimate forms and submit to Glen Ellyn for processing
- Interpret contract plans and specifications for clarification with close coordination with the Village PM.
- Thoroughly document all extra work.
- Audit/justify proposed extras as to need and cost and prepare change orders.
- Negotiate contract change orders with contractor, subject to final approval by Glen Ellyn, and incorporate all revisions into project

PROJECT APPROACH

- Inspect pedestrian/vehicular traffic control and temporary access to adjacent properties
- Maintain relationships with local residents and provide public relations to the greater community.
- Maintain “as-built” drawings for reference
- Maintain up-to-date CM/E consultant cost estimates and propose staffing changes as needed
- Investigate and respond to complaints from the public regarding impacts of construction activities
- Provide automobiles adequate for on-site use during the CM/E services, measuring instruments, mobile communications gear and other equipment incidental to the functions of CM/E personnel
- Coordinate contractor’s activities with other agencies and utilities (public and private)

Thank you! We look forward to putting our CM expertise and firsthand design knowledge of this project to work for you. Benesch has successfully served the Village in the past, and we look forward to working for you again on this contract.

POST-CONSTRUCTION PHASE

At the completion of the construction phase, we will make final measurements and provide final calculations for all pay items. We will catalog all documentation for easy accessibility, prepare contract record documents, and submit the documents to the Village.

In summary, Benesch services will include, but not be limited to, the following duties in the post-construction phase:

- Review all “as-built” drawings submitted by the contractor
- Complete and review our own “as-built” drawings
- Compile and transmit all warranties/guarantees
- Coordinate final inspections
- Oversee all punch list work
- Resolve extra and quantity disputes with the contractor and balance final quantities
- Compile and submit final documentation per FHWA/IDOT standards
- Pursue and complete final close-out in a timely and comprehensive manner
- Scan all project files and record drawings and furnish electronic and hard copies upon completion.

DESIGN TO CONSTRUCTION
EFFICIENCY

Having worked on the Taylor Avenue Pedestrian Underpass design, our team is ready to seamlessly move ahead into construction. We have the benefit of knowing all the stakeholders involved, and our design team is available to our CM team during the transition phase in the event any questions or concerns arise.

A SEASONED
CONSTRUCTION TEAM

The Benesch team brings you a leadership duo who are qualified, available and excited to work alongside the Village with Resident Engineer, Joseph Franek, PE and Project Manager, Mark Molnar, PE. They are both detail-oriented, thorough engineers with the ability to effectively work with all stakeholders and agencies to keep your project on schedule.

RAILROAD COORDINATION
EXPERTS

In past projects, we've handled coordinating with railroads, establishing right of way and getting flaggers/permits. We understand that is a time consuming process, and alongside our established relationship with UPRR, we are confident in our ability to make sure that the coordination won't stall construction or impact the schedule

SECTION 2

Schedule

SCHEDULE

VILLAGE OF GLEN ELLYN: PHASE III CONSTRUCTION ENGINEERING SERVICES FOR TAYLOR AVENUE PEDESTRIAN UNDERPASS													
Activity	2018							2019					
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Design to Construction transition meetings													
Plan Review, Site review, precon photos													
Submittal Review													
Open House													
Initial Survey													
Project Construction, assume 8 hr days M-F													
Other PR efforts													
Final Survey													
Winter Maintenance													
Final Punchlist													
Reamaining Closeout													

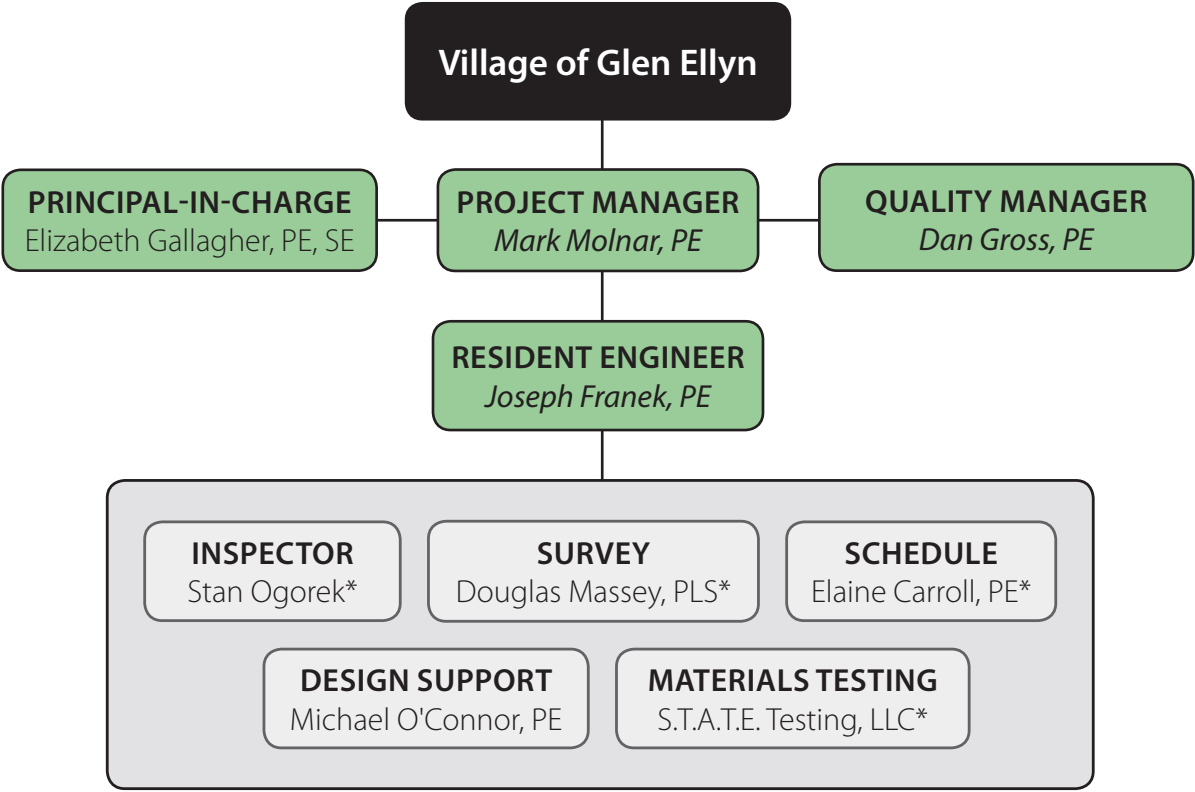
Assumptions:

1. Contractor starts work in early July
2. Contractor will work continuously until December 31, 2018
3. Punchlist work will take approx 2 weeks in May 2019

SECTION 3

Project Team

ORGANIZATIONAL CHART



LEGEND

* As-needed
Italics indicates our full-time staff for this project

We know that overseeing construction activities goes beyond testing and inspection, and we are ready to attend to the needs of every stakeholder. This project will be led by proposed Resident Engineer, Joseph Franek, PE, who will be available full-time for this project. He will be supported by Project Manager, Mark Molnar, PE on an as-needed basis in order to optimize value and provide cost-effective service to the Village.

Mark Molnar, PE

Project Manager

As a member of the Construction Team at Benesch, Mr. Molnar is an experienced construction representative specializing in construction inspection and observation of facility and transportation projects. He has served as resident engineer on pedestrian and non-motorist path construction projects as well as a railroad expansion construction projects. His role has been instrumental to the successful completion of projects ranging from local roads to a high-profile expressway reconstruction.

Rollins Road at IL Route 83 - Phase III

Project Manager: Benesch provided construction engineering services for this project. This project entailed a grade separation of Rollins Road and the CN Railroad and the Rollins Road corridor. This included the necessary modification to the intersection of Rollins Road and IL Route 83 and the realignment of Hainesville Road. Plans included 1.5 miles of roadway, 1/2 mile of shared use path, 8,700 linear feet of storm sewer and a new rail grade separation structure and retaining walls. The project featured a complex MOT staging plan with temporary rail crossings and structures to maintain full capacity of the intersection throughout construction. Mr. Molnar was responsible for oversight of the entire project.

Skokie Valley Bike Path - Construction Engineering

Project Manager: Bicyclists were provided a new uninterrupted bike path along US Highway 41. Benesch provided construction engineering services for the one mile extension, which included the construction of a tunnel under the UPRR spur line. Mr. Molnar provided job documentation, coordination and on-site inspections.

IL 176 Underpasses near Fairfield Road

Project Manager: Benesch served as construction manager for two, cast-in-place, concrete underpasses and new trail alignments under IL 176. The project is located within an environmentally sensitive area and includes relandscaping the project site to its natural contours. Benesch's priorities were to ensure the safety of park visitors and to protect the environment. Through careful construction observation, we were able to make on-site decisions that resulted in minimal impacts and paved the way for an efficient roadway project.

Hawley Street Improvement Reconstruction

Project Manager: Encompassing 55 residential driveways, multiple lighted intersections, two schools, a church and several businesses, reconstructing this portion of W. Hawley Street in Mundelein, Illinois, transformed the existing two-lane roadway into a three-lane roadway through a majority of the project corridor. Benesch provided Phase III Construction Management for the project, which included the following elements: three new signals; signal interconnection; lighting; replacement of Village-owned water and sanitary sewer mains and services; new or replaced shared use pathway and sidewalk; and other drainage improvements. This project also included maintaining a project website and email list with weekly updates, as well as direct communication with the local residents and businesses affected by construction. Mr. Molnar was the Resident Engineer responsible for oversight of the entire project.

Washington Street

Inspector: This local roads reconstruction project widened the street to accommodate an additional lane. Project components included earth excavation, a new closed drainage system, modernization of traffic signals, retaining walls, detention basins, landscaping,

Education

BS, Civil Engineering, University of Illinois at Urbana-Champaign

Years Experience: 14

Registrations and Certifications

Professional Engineer: IL

IDOT Documentation of Contract Quantities

Designated Erosion Control Inspector



Mark Molnar, PE (cont.)

Project Manager

and pavement marking. Mr. Molnar provided general construction inspection services to ensure contractor compliance.

Lewis Avenue Traffic Signal Interconnect

Resident Engineer: Benesch provided resident engineering for new traffic signal equipment and fiber optic communications for 22 signals along Lewis Avenue from 14th Street to Rosecrantz Avenue (IL 173). Pedestrian upgrades included new pedestrian pathways and ADA upgrades were also included. Extensive landscaping was required on the project. Mr. Molnar was responsible for oversight of the entire project, including all new equipment and communication installation.

Grand Avenue Traffic Signal Interconnect

Project Manager: Benesch provided resident engineering for new traffic signal equipment and fiber optic communications for 10 signals along Grand Avenue from Green Bay Road to Sheridan Road. Pedestrian upgrades included new pedestrian pathways and ADA upgrades were also included. Extensive landscaping was required on the project. Mr. Molnar was responsible for oversight of the entire project, including all new equipment and communication installation.

Kingery Expressway Reconstruction

Construction Representative: Benesch's responsibility includes the construction of new ramps, continuously reinforced concrete mainline pavement and three retaining walls. The work also includes the construction of a six-span horizontally curved plate girder bridge with caisson supported piers and pile founded abutments to carry westbound I-94 over Thorn Creek. Mr. Molnar's responsibilities included observation and documentation of construction and activities.

Joseph Franek, PE

Resident Engineer

Mr. Franek brings a high level of attention-to-detail management and project coordination skills to every project he tackles. He has provided inspection oversight on multi-disciplined projects for municipalities throughout the greater Chicago area, focusing on public outreach and access coordination through active project sites.

Hawley Street Improvement Reconstruction

Assistant Resident Engineer: Encompassing 55 residential driveways, multiple lighted intersections, two schools, a church and several businesses, reconstructing this portion of W. Hawley Street in Mundelein, Illinois, transformed the existing two-lane roadway into a three-lane roadway through a majority of the project corridor. Benesch provided Phase III Construction Management for all elements of the project, including maintaining a project website and email list with weekly updates, as well as direct communication with the local residents and businesses affected by construction. Mr. Franek was the lead field inspector and main point of contact between the contractor and RE. He also handled communication with the Village of Mundelein regarding village-owned utility and roadway installation. He was responsible for inspecting sanitary sewer main and service stubs, water main and services, storm sewer, asphalt pavement and subgrade preparation, interconnect and traffic signals, traffic control (MOT switches and temporary/permanent pavement markings, temporary erosion control and final landscaping, and sidewalk/ADA ramps. He was also responsible for documentation of field activities and final quantities.

Rollins Road at IL Route 83 - Phase III

Construction Representative: Benesch provided construction engineering services for this project. This project entails the grade separation of Rollins Road and the CN Railroad. This includes the necessary modification to the intersection of Rollins Road and IL Route 83 and the realignment of Hainesville Road. Also included is 1.5 miles of roadway, 1/2 mile of shared use path, 8,700 linear feet of storm sewer and a new rail grade separation structure and retaining walls. The project features a complex MOT staging plan with temporary rail crossings and structures to maintain full capacity of the intersection throughout construction. Mr. Franek was responsible for inspecting storm sewer, water main, sanitary main, interconnect and traffic signals, traffic control (MOT switches and temporary/permanent pavement markings), subgrading preparation for concrete and asphalt pavement, concrete structures, pile driving, sheet pile driving, ground anchor retaining walls, curb/gutter and sidewalk, erosion control and landscaping, and ADA ramps.

Bridge Street Bridge Widening and Rehabilitation

Inspector: Benesch provided Phase I, II and III engineering services for the replacement and widening of a deck on a three-span bridge over the North Shore Channel in the City of Evanston. Phase III services for field observation of the contractor's activities included: following the installation of cofferdams, performing detailed inspection of the existing concrete substructures; and taking measurement and payment of final quantities. Mr. Franek provided inspection services for sidewalk, curb/gutter, and PCC base course.

ADA Improvement Designs - City of Chicago

Project Engineer: Benesch is providing project administration, coordination, and design services to the City of Chicago for designated ADA ramp locations adjacent to resurfacing projects. This includes project scheduling, coordinating with IDOT and its consultants to obtain necessary engineering data, and provide ADA compliant designs for over 1,900 ramp locations throughout the City of Chicago. Mr. Franek is responsible for administration of project data, curb ramp evaluation, and generation of ADA compliant ramp designs.

Education

BS, Civil Engineering, Purdue University

Years of Experience: 7

Registrations and Certifications

Professional Engineer: IL

IDOT Documentation of Contract
Quantities -#14-0007

Designated Erosion Control Inspector

Joseph Franek, PE (cont.)

Resident Engineer

Prior to joining Benesch, Mr. Franek served as an Associate Technical Professional, providing the following services:

- Responsible for engineering and job site logistics to perform hydraulic fracturing services (\$250,000 - \$1,000,000 daily revenue)
- Provide technical and operational engineering strategies to customers in a professional manner
- Lead teams of 15+ in implementing energy services at the wellsite
- Coordinate and track multiple vendors for materials procurement and on-site organization
- Assisting in pre-planning, job execution while interpreting real-time data, and post-job analysis
- Work with software simulators and electrical and mechanical devices to communicate real-time wellsite information to the customer while sustaining a high level of service quality
- Promote safety awareness and environmental consciousness at all times when on the job site

Dan Gross, PE

Quality Manager

Mr. Gross provides a unique combination of experience on local, county and municipal projects. Through this experience he has been able to gain an understanding of the importance of recognizing the needs of the local community. His construction expertise is relied upon during design to ensure every aspect of the project has been considered. He frequently completes constructability reviews for the Benesch design team, providing valuable insight into design issues and assisting in the development of cost saving ideas.

Hawley Street Improvement Reconstruction

Quality Manager: Benesch is providing Phase III Construction Management for this reconstruction project in Mundelein, Illinois, which includes the following elements: three new signals; signal interconnection; lighting; replacement of Village-owned water and sanitary sewer mains and services; new or replaced shared use pathway and sidewalk; and other drainage improvements. Encompassing 55 residential driveways, multiple lighted intersections, two schools, a church and several businesses, the project will transform the existing two-lane roadway into a three-lane roadway through a majority of the project corridor. Mr. Gross was responsible for oversight of the entire project.

Rollins Road at IL Route 83 - Phase III

Group Manager: Benesch provided construction engineering services for this project. This project entails a grade separation of Rollins Road and the CN Railroad and the Rollins Road corridor. This includes the necessary modification to the intersection of Rollins Road and IL Route 83 and the realignment of Hainesville Road. Plans include 1.5 miles of roadway, 1/2 mile of shared use path, 8,700 linear feet of storm sewer and a new rail grade separation structure and retaining walls. The project features a complex MOT staging plan with temporary rail crossings and structures to maintain full capacity of the intersection throughout construction. Mr. Gross is responsible for oversight of the entire project.

130th Street & Torrence Avenue - Phase III

Resident Project Manager: This project includes utility relocation; water main reconstruction ; preliminary traffic staging; construction of the South Shore bridge truss over Torrence Avenue; and two new railroad bridges. The work consists of construction of temporary pavement and bridge; sheet piling and retaining wall installation; new access bridge over 130th Street; and pavement reconstruction. Mr. Gross is responsible for Benesch staff and running the operations of the entire project.

Stearns Road Corridor - Phase III

Project Principal: As corridor manager, Benesch is overseeing four contracts associated with the construction of a new 5-mile expansion of Stearns Road. The Stearns Road corridor includes a new crossing over the Fox River and a 4.6-mile new road realignment that extends from approximately the Kane/DuPage County line to Randall Road. In addition, new detention basins, multi-use trail paths and trail enhancements are proposed.

Wacker Drive Reconstruction - Phase III

Resident Project Manager: This \$200 million project consisted of the reconstruction of the upper and lower levels of the Wacker Drive viaduct in downtown Chicago. Benesch was responsible for all cost control, schedule analysis, submittal, shopping drawing and RFI review and tracking and overall consultant oversight for the three separate construction contracts.

Education

BS, Construction Management, Purdue University

Years Experience: 33

Registrations and Certifications

Professional Engineer: WI

Work Zone Traffic Control for Construction Engineers

VEP Online Module I

Dan Gross, PE (cont.)

Quality Manager

Damen Elston Fullerton Intersection

Constructability Review: This project began as a Value Planning/Phase I Study for an underpass under the intersection. Through a series of creative planning work sessions, it evolved into a reroute of one of the major legs of the 6-legged intersection. An improvement from Level of Service F, for the combined intersection, to Level of Service B, for each of the three new intersections, was achieved. The result is a federal-aid project including the reconstruction of 1.3 miles of roadway. Work tasks include alternative evaluation, environmental documentation, roadway design, three intersection design studies, storm sewer design, utility relocation and traffic signal design. Mr. Gross provided constructability review during design.

Professional Affiliations

American Society of Civil Engineers

Jane Addams Memorial Tollway (I-90), Mt. Prospect Road to Lee Street - Phase III

Group Manager: Benesch performed Phase III services on this \$31 million project located on I-90, the Jane Addams Tollway, between Mt. Prospect Road and Lee Street. This project was an advanced contract in preparation for the mainline widening and reconstruction of the I-90 corridor. It includes the construction of retaining walls, storm sewers, sign foundations and erosion control. Benesch staff was responsible for providing quality assurance of the contractor's quality control program along with managing all of the contract documentation utilizing the Tollway's web-based project management software. Benesch is currently providing Phase II design services for another portion of the corridor, as well as serving as Corridor Manager for the entire project. Mr. Gross serves as Group Manager for this project, providing oversight to the Resident Engineer and team.

Chicago Riverwalk CM - Phase III

Project Manager: This project creates a continuous pedestrian path along the south bank of the main branch of the Chicago River from State Street to LaSalle Street in downtown Chicago. Construction includes the demolition and removal of existing surfaces, new wide plazas and ADA-compliant sidewalks, underbridge canopy structures and stairs to connect the Riverwalk to Upper Wacker Drive. Benesch was a subconsultant during the Phase II planning and design of this project and is serving as Construction Manager for Phase III construction of the entire project. Mr. Gross is managing the Benesch CM Team, ensuring all aspects of the project are managed properly and in a timely manner. He coordinates with the contractor, CDOT, Chicago's Alderman's office, as well as nearby businesses and residents.

SECTION 4

Firm Experience

FIRM PROFILE

CORPORATE OFFICE

Alfred Benesch & Company
35 W. Wacker Drive, Suite 3300
Chicago, IL 60601

YOUR LOCAL OFFICE

1230 East Diehl Road, Suite 109
Naperville, IL 60563

CONTACT INFORMATION

Elizabeth Gallagher, PE, SE
Senior Vice President
Illinois Division Manager

P. 312-565-0450

F. 312-565-2497

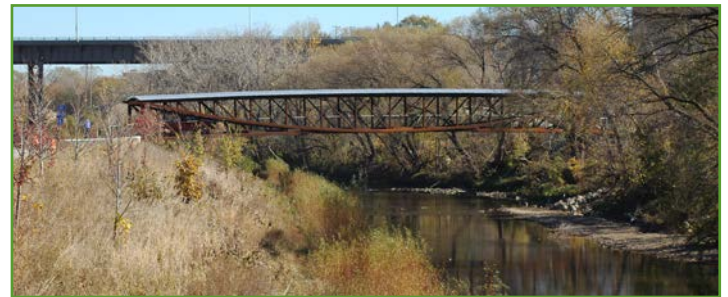
E. egallagher@benesch.com

website: www.benesch.com



Alfred Benesch & Company (Benesch) is a corporation licensed to operate in the State of Illinois. Established in 1946, the firm is headquartered in Chicago, IL, with four regions throughout the United States: the Great Lakes Region; the Great Plains Region; the Southeast Region; and the Mid-Atlantic Region. The combined local resources from our Chicago and Naperville offices total 120 professional staff in the areas of civil, structural and municipal engineering and construction management.

Firmwide, we have successfully led the design and construction of transportation-related assignments for local municipalities, as well as county and state agencies. Our projects range in size and complexity from large-scale, high profile public improvements to smaller, more focused assignments.

**ALFRED BENESCH & COMPANY
AT A GLANCE**

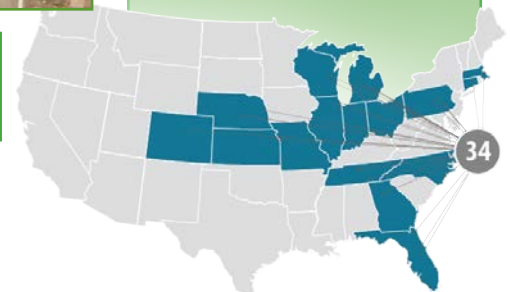
623 BENESCH
PROFESSIONALS

IN **34** LOCATIONS | ACROSS
16 STATES

2 LOCAL OFFICES
CHICAGO & NAPERVILLE

TOP
100
Pure Design

#129 **ENR**
THE TOP 500 DESIGN FIRMS
2018 Ranking



RELEVANT PROJECT EXPERIENCE	Year Completed	Phase I	Phase II	Phase III	Railroad Coordination	Underpass Installation	Bike/Multi-Use Path	Stakeholder Outreach	Aesthetics	Utility Coordination
Taylor Ave. Pedestrian Underpass * <i>Village of Glen Ellyn</i>	2018	●	●		●	●	●	●	●	●
130th & Torrence * <i>Chicago DOT</i>	2016	●	●	●	●	●	●	●	●	●
Stearns Road * <i>Kane County DOT</i>	2011	●	●	●	●	●	●	●	●	●
Rollins Road Gateway * <i>Lake County DOT</i>	2015	●	●	●	●		●	●	●	●
Hawley Street * <i>Lake County DOT</i>	2016			●	●		●	●	●	●
IL 176 Underpasses near Fairfield Road * <i>Lake County DOT</i>	2016			●		●	●		●	●
Washington Street Bridge * <i>City of Naperville</i>	2016	●			●		●			●
Skokie Valley Bike Path * <i>Lake County DOT</i>	2010			●	●	●	●			●
Wacker Drive Interchange * <i>Chicago DOT</i>	2015		●	●		●		●	●	●
Menomonee Valley Passage * <i>Wisconsin DOT</i>	2013		●		●	●	●	●	●	●

*Projects completed within 10 years - detailed information on following pages.



Taylor Avenue Pedestrian Underpass

Village of Glen Ellyn, Illinois

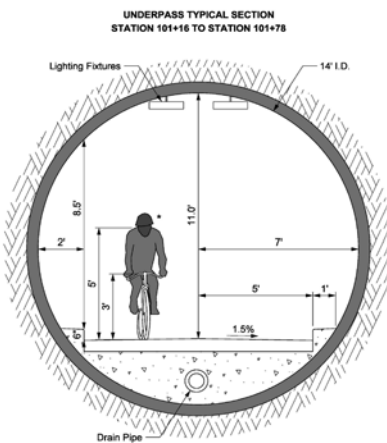


Existing conditions

Project Completion: 2018

Key Issues

- Improved safety of pedestrians
- On-site physical constraints
- Coordination with UPRR and Village officials
- Jack & Bore 12' Diameter Pipe Under three Active Tracks
- Locally and federally funded
- Public involvement



Proposed pedestrian/bicycle underpass

Reference:

Richard Daubert, PE

Professional Engineer

Village of Glen Ellyn

30 South Lambert Road

Glen Ellyn, IL 60137

P: 630-469-5000

F: 630-463-8849

E: rdaubert@glenellyn.org

Background: The Taylor Avenue underpass currently accommodates both vehicular, pedestrian and bicycle traffic via a narrow one-lane roadway with a three-foot sidewalk. The Village of Glen Ellyn wanted a separate facility for pedestrians and bicyclists. Above the existing underpass, the UPRR/Metra line accommodates over 100 trains per day. The Village of Glen Ellyn selected Benesch to prepare preliminary engineering plans for a pedestrian/bicycle path underpass of the Union Pacific Railroad (UPRR)/ Metra West Line tracks immediately east of UPRR's existing structure over Taylor Avenue. A key challenge was developing a method to construct the underpass without interrupting train traffic (a UPRR requirement).

Scope: Benesch proposed a 12-foot diameter steel casing pipe that will be jacked and bored under the UPRR tracks. The design will provide a minimum of seven feet of clearance between the casing pipe and the top of rail. On the north, there is an existing single-family residence immediately north of the UPRR property. The project plans had to be developed to curve the path away from this residence, resulting in a short section of path between the underpass structure and the existing property line.

The project may include design elements such as a trail path, drainage systems, underpass structure including headwalls, temporary earth retention system, aesthetic treatments, underpass lighting and landscaping and wetland/buffer restoration. This pedestrian path will also require extensive coordination with UPRR and the Village to secure necessary UPRR and environmental permits. The path will be funded with local and federal funds, therefore, will also require approval from the Illinois Department of Transportation (IDOT).

130th & Torrence Grade Separation, Design & CM

Chicago Department of Transportation

Project Completion: 2016



Key Issues

- Sequencing work to minimize traffic impacts to Ford and other stakeholders
- Extensive coordination with various state, local agencies and stakeholders including utilities
- Off-site construction and roll-in of new 394-foot double track ballasted deck, through truss bridge
- Maintenance of rail and vehicular traffic
- Underpass Installation
- Detention chamber and settling basin below new roadway
- Multi-use pedestrian path



Reference:

Soliman Khudeira, PhD, PE, SE

Section Chief – Major Projects

Chicago Department of Transportation

30 N. LaSalle Street, Suite 400

Chicago, IL 60602

P: 312-744-9605

F: 312-742-5430

E: soliman.khudeira@cityofchicago.org

Background: Serving approximately 38,000 vehicles, 50 freight trains and 41 passenger trains every day, the 130th Street and Torrence Avenue grade separation project on Chicago's south side is a true structural engineering marvel. Now open to the public, the project has transformed one of the city's most congested intersections into a sophisticated, multi-tiered grade separation featuring depressed, realigned and widened roadways with six new bridges.

Scope: Benesch performed Phase I preliminary design, Phase II final design and Phase III construction management services on this project.

As a part of this major transportation improvement, Benesch implemented a new mixed use path in an area of the city requiring rejuvenation and implementation of a trail system. 130th and Torrence is a major industrial location, housing the Ford Motor plant and supplier partners. The area had traditionally only been a vehicular destination, and the City had an interest in beginning the implementation of a trail system that starts to create a more livable neighborhood for the adjacent Hegewisch community, the environmental resources of the scenic and environmentally significant Hegewisch Marsh and Calumet River Region. There are plans to develop an educational center known as the Ford Calumet Environmental Center (FCEC). The 130th and Torrence mixed use path is the first component of this community vision.

The three-tiered grade separation includes six new bridges: three railroad, two pedestrian and one highway, as well as the realignment of East 130th Street, South Torrence Avenue and South Brainard Avenue to form one intersection. The three realigned roadways were depressed, allowing them to cross under the new NS railroad bridges and over the widened Torrence Avenue. As part of the project, a 394-foot-long, double track ballasted truss span was constructed off-site and rolled into place over a weekend, requiring an eight-hour shut down of the Norfolk Southern Railroad. Other project elements include the design and construction of approximately 8,000 linear feet of retaining wall, extensive utility relocation, a new drainage system (including a detention chamber, pump station, force main, settling basin) and the design and installation of a 96-inch relief sewer. Assistance was also given to the City of Chicago during ROW acquisition.

During construction, Benesch oversaw all contractor work, including the successful roll-in of the top tier double track ballasted truss span bridge on its new alignment.

Stearns Road Corridor CM

Kane County Division of Transportation



Project Completion: 2011

Key Issues

- Major corridor construction on four contracts
- Complex environmental initiatives
- Extensive coordination with agencies and stakeholders, including the Kane County and Illinois Departments of Transportation, Canadian National Railway, Kane DuPage Soil and Water Conservation District, USACOE, IEPA and IDNR
- Corridor-wide material QA inspection
- Coordination of emergency response
- Primavera Contract Manager used for managing documents and submittals



Reference:

David Boesch

Chief of Construction

Kane County Division of Transportation
41 W011 Burlington Road
St. Charles, IL 61075

P: 630-584-1170

F: 630-584-5265

E: boeschdavid@co.kane.il.us

Background: This \$75 million, five-mile expansion of Stearns road through Kane County is the largest project in the County's history. In addition to new roadway, the project included new detention basins, intersection improvements, multi-use trail paths, retaining walls, tunnels and several roadway, rail and pedestrian bridges along the corridor, including a major Fox river crossing.

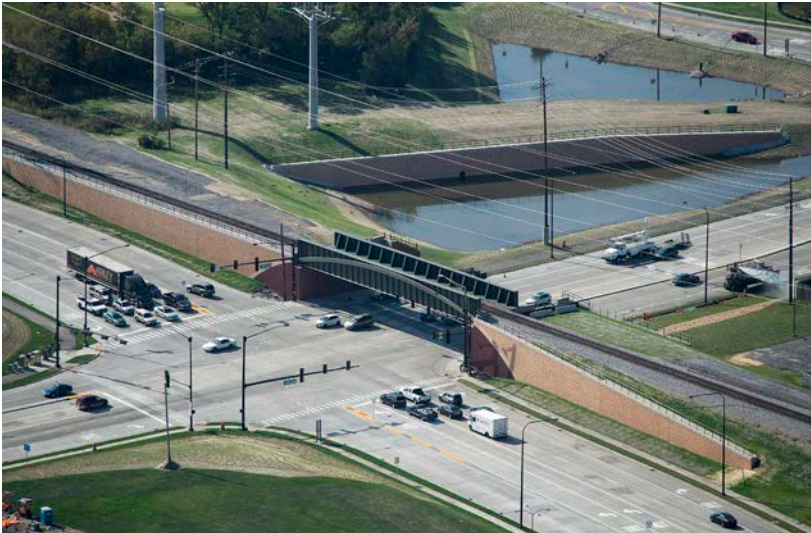
Scope: Benesch served as Construction Manager for the entire corridor, which was divided into four separate contracts:

- **Contract 2:** One mile of new roadway and improvements, including a new intersection with McLean Boulevard, the reconstruction of McLean Boulevard from Lancaster Circle to IL 31 and a new CNIC railroad structure.
- **Contract 3:** 2.22 miles of new roadway and improvements, including realignment of Stearns Road from the DuPage County line to the CNIC railroad, as well as a new intersection with IL 25 and Dunham Road, structures over the east branch of Brewster Creek and two new underpasses for the relocated multi-use trail.
- **Contract 4:** 2.13 miles of new roadway and improvements from McLean Boulevard to IL 25. This involved the construction of a new bridge crossing over the Fox River, widening and resurfacing of IL 25 from the CNIC railroad to Brewster Creek, and construction of a new multi-use path and path bridge over the Fox River.
- **Contract 5:** 1.89 miles of new roadway and improvements from Randall Road to west of McLean Boulevard. Improvements were made to the intersections at Umbdenstock Road and Randall Road.

Unique Features: The new Stearns Road corridor is located through several environmentally sensitive areas, so it was imperative that special attention be paid to carry out a variety of environmental initiatives to combat these issues. The work in the Fox River and its tributaries was of special concern. The plans and specifications for each project listed several mandatory practices that eliminated any negative environmental impacts.

Rollins Road Gateway

Lake County Division of Transportation



Project Completion: 2015

Key Issues

- Extensive public involvement
- Value Planning study
- Traffic modeling and intersection capacity evaluations
- Railroad coordination
- Complex MOT plans to minimize disruptions to rail and vehicular traffic
- Multi-use bike/pedestrian path
- Major utility coordination



Reference:

Chuck Gleason

Project Manager

Lake County Division of Transportation
600 West Winchester Road
Libertyville, IL 60048-1381

P: 847-362-3950

F: 847-362-5290

E: cgleason@lakecountyil.gov

Background: What was once a highly congested, high crash commercial area in Round Lake Beach, Illinois, is now a welcoming gateway with improved access and mobility for rail, vehicular and pedestrian traffic. The existing intersection of Rollins Road and IL 83 was within 50 feet of an at-grade rail crossing, producing several-mile-long traffic delays during peak travel hours. The Lake County Division of Transportation selected Benesch to lead a Phase I study to evaluate several alternative solutions for the crossing, eventually landing on a new, grade separated intersection that would improve the project area's safety and mobility.

Scope: Benesch provided full service engineering on all phases of the Rollins Road Gateway project, including preliminary and final design and construction management. The project team utilized Value Planning techniques to evaluate a range of potential alternatives for the intersection. The preferred alternative was a new grade separating railroad structure and the realignment of Hainesville Road to provide optimal service for both vehicle and railroad traffic in the area. The project implemented CSS techniques to assure the final selection of a preferred alternate not only met the transportation needs of the project, but also met the needs of the community and surrounding environment. Final design was completed to implement plans developed in Phase I, while considering requirements for maintaining rail and roadway traffic to the maximum extent possible during construction.

The new intersection includes new traffic signals and additional turning lanes. Entrances to nearby shopping malls are easier to access, have more capacity and additional parking is provided. Pedestrian and bike facilities are also improved as part of this project including a new multi-use trail to provide further connectivity to nearby regional trails in addition to ADA-compliant crosswalks and pedestrian signals at all legs of the Hainesville Road and IL 83 intersections. In addition, nearly 200 trees, 1400 shrubs, 10,000 prairie plants, 6,500 wetland plants and 3.5 acres of prairie grasses will be planted as part of the final restoration of the area.

Hawley Street Reconstruction, Phase III

Lake County Division of Transportation

Project Completion: 2016



Key Issues

- Access control for neighboring residents, schools, businesses and schools
- Temporary pedestrian access at all intersections to improve safety in construction zone
- Door-to-door contact with stakeholders to communicate project initiation
- Staged construction
- New utility, sewer and sanitary sewer installation
- Roadway repaving and widening
- Multi-use bike/pedestrian path



Background: Encompassing 55 residential driveways, multiple lighted intersections, two schools, a church and several businesses, reconstructing this portion of W. Hawley Street in Mundelein, Illinois, has transformed the existing two-lane roadway into a three-lane roadway through a majority of the project corridor.

Scope: Benesch provided Phase III Construction Management for the project, which includes the following elements: three new signals; signal interconnection; lighting; replacement of Village-owned water and sanitary sewer mains and services; new or replaced shared use pathway and sidewalk; and other drainage improvements.

Pre-stage work began in July 2015 and consisted primarily of watermain, sewer and other utility updates in preparation for roadway reconstruction during Stages 1 and 2 of the project.

Stage 1 of the project included reconstruction of the south side of W. Hawley Street, including parking lot construction at an adjacent public school. The adjoining Hawley Court was also reconstruction during Phase I, which included the installation of new utilities, sewer and sanitary sewer. During this stage, traffic was maintained in a westbound direction only. Stage 2 includes reconstruction of the north side of W. Hawley Street, with traffic restored in each direction through to project completion.

Unique Features: Because the project corridor includes residential properties, business driveways and schools, maintaining access and safety was extremely important. Benesch proposed the construction of temporary pedestrian access points at each intersection to ensure safer crossings for all impacted stakeholders. Benesch also conducted door-to-door public outreach efforts to make sure all impacted stakeholders were notified of the project's start date, and how each stage of the project would affect access to their properties and their ability to travel the corridor.

Reference:

Glenn Petko

Engineer of Construction

Lake County Division of Transportation
600 West Winchester Road
Libertyville, IL 60048-1381

P: 847-362-3950

F: 847-362-5290

E: gpetko@lakecountyil.gov

IL 176 Underpasses near Fairfield Road, Phase III

Lake County Division of Transportation



Project Completion: 2016

Key Issues

- Two, cast-in-place, concrete underpasses
- Realignment of multi-use trail
- Aesthetic relandscaping
- Environmentally sensitive project site
- Coordination with Lake County Division of Transportation and Lake County Forest Preserve
- Staged construction to minimize impacts
- Multi-use bike/pedestrian path



Reference:

Glenn Petko

Engineer of Construction

Lake County Division of Transportation
600 West Winchester Road
Libertyville, IL 60048-1381

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Background: This Lake County project for the widening and reconstruction of IL 176 was completed in 2014. In anticipation of this project and to ensure the safety of pedestrians enjoying the surrounding Lake County Forest Preserve, an advanced contract was acquired by Benesch to eliminate the at-grade crossings of the Millennium Trail over IL 176.

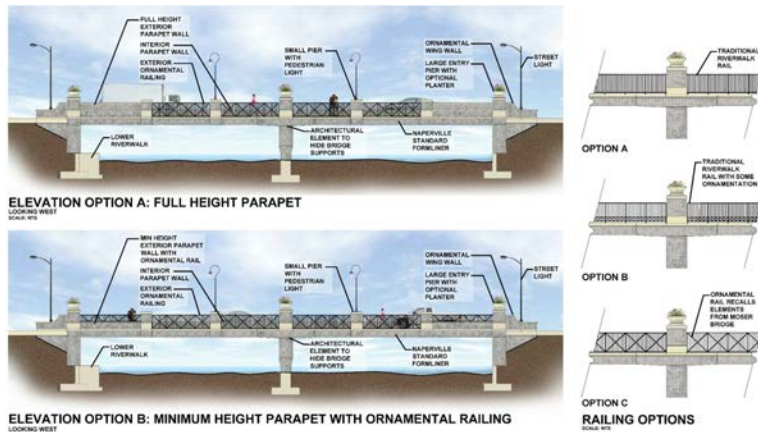
Scope: Benesch served as construction manager for two, cast-in-place, concrete underpasses and new trail alignments under IL 176. The project is located within an environmentally sensitive area and includes relandscaping the project site to its natural contours. Benesch's priorities were to ensure the safety of park visitors and to protect the environment. Through careful construction observation, we were able to make on-site decisions that resulted in minimal impacts and paved the way for an efficient roadway project.

Unique Features: The contract required coordination with the Lake County Forest Preserve in addition to compliance with the plans and specifications of the Lake County Division of Transportation. Benesch was able to meet the goals of all stakeholders by collaborating with these agencies.

Washington Street Bridge

City of Naperville

Project Completion: 2016



Key Issues

- Post Tensioned slab bridge
- NEPA environmental documentation
- Challenging staging accommodating a busy urban environment
- Maintenance of surrounding parks and businesses during construction
- Multi-use bike/pedestrian path

Bridge Rehabilitation Design Alternatives



Existing Conditions During Bridge Inspections

Reference:

Yifang Lu

City of Naperville

400 South Eagle Street

P.O. Box 3020

Naperville, IL 60540-5279

P: 630-420-6111

F: N/A

E: luy@naperville.il.us

Background: Washington Street Bridge is the most accessible and recognizable crossing of the west branch of the DuPage River within the City of Naperville. The bridge serves as a gateway for the City's vibrant downtown corridor to the surrounding affluent neighborhoods and neighboring municipalities. The bridge also features a crossing of the picturesque Naperville Riverwalk, which is a 1.8 mile pedestrian path spanning the width of the City. The goal of the project is to identify necessary improvements to replace the bridge and enhance the roadway corridor while managing the impacts to the community, traffic on Washington Street and the environment.

Scope: Benesch engineers are performing services for the preparation of preliminary engineering reports and NEPA environmental documentation under the guidelines of IDOT, FHWA and the City of Naperville. Services include: data collection of as-built roadway and intersection plans and parcel information, crash reports, FEMA floodplain and floodway mapping, ROW information and CMAP projections; design survey; utility coordination; hydraulic and roadway drainage studies; establish geometric requirements based on year 2040 forecasts; environmental studies; public involvement initiatives; preferred alternatives; Bridge Conditions Report (BCR); Type, Size and Location Plans; and a Project Development Report (PDR)

Additionally, Benesch will conduct intersection turning movement traffic counts using MicroVision at the intersections on either side of the bridge, topographic surveys throughout the project limits to develop a suitable Digital Terrain Model (DTM) for the use in Phase II of the project and develop preliminary structural and roadway alternatives for refinement and evaluation using Benesch's Performance Acceptance Cost Evaluation methodology (P.A.C.E).

Benesch is coordinating with the City of Naperville to identify existing drainage concerns and develop a drainage plan which include storm sewer sizing and routing.

Skokie Valley Bike Path, Phase III

Lake County Division of Transportation



Project Completion: 2010

Key Issues

- New tunnel construction under UPRR
- Difficult wetland soil conditions
- Minimized impact on protected nature preserve
- Weekend work window for installation



Background: Bicyclists were provided a new uninterrupted route from Highland Park to Mundelein, Illinois. The bituminous bike path along U.S. Highway 41 was extended north more than a mile. In addition, a tunnel for the path was built under the UPRR spur line.

Scope: Various construction engineering services were provided by Benesch for the bike path extension. These services included job documentation; coordination with UPRR, Com Ed, and local organizations; inspection of the contractor's work; and the execution of adjustments in the field as required.

Unique Features: In order to construct the tunnel for the path built under the UPRR spur line, the rail line had to be closed for approximately 30 hours to remove the tracks, excavate, place the precast sections, backfill and replace the tracks. The tunnel work required coordination with Com Ed to relocate a recently installed conduit in conflict with the bike path. This job also required coordination with the Lake Forest Open Lands Association to ensure protection of virgin prairie land adjacent to the path.

Reference:

Glenn Petko

Engineer of Construction

Lake County Division of Transportation
600 West Winchester Road
Libertyville, IL 60048-1381

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Wacker Drive/Congress Interchange CM

Chicago Department of Transportation



Key Issues

- Coordination with adjacent contracts and within the Wacker Corridor
- MWRD main interceptor rerouted including 14 foot diameter tunnel under Congress Parkway (I-290)
- Extensive earth retention systems associated with construction of ramp tunnels
- Significant Post Tensioning work on ramp tunnels
- Advanced ventilation and fire suppression systems in ramp tunnels
- Dock Wall rehabilitation including drilled tie-backs
- IDOT Pump Station



Project Completion: 2015

Reference:

Oswaldo Chaves

Engineer III

Chicago Department of Transportation

30 North LaSalle, Suite 400

Chicago, IL 60602

P: 312-742-0647

F: 312-744-1200

E: Oswaldo.Chaves@cityofchicago.org

Background: This \$75 million project is one of Chicago's busiest interchanges. Benesch performed Phase III construction engineering services for the reconstruction of the Congress Parkway Interchange encompassed by the area bounded by Van Buren Street on the north, Wells Street on the east, Harrison Street on the south and the South Branch of the Chicago River on the west.

Scope: This project included the construction of new entrance and exit ramps to the I-290 expressway; reconstruction of the Congress Parkway viaduct over Franklin Avenue; improved drainage and lighting; a new pump house and ventilation system; and extensive Maintenance of Traffic and community coordination.

Work overseen by Benesch for the project included demolition of existing interchange roadways and tunnels; existing foundation rehabilitation; deck replacement, beam replacement, and widening of the Congress Parkway fixed spans; new tunnels from lower Wacker to westbound Congress and from eastbound Congress to Wacker Drive/Franklin Street; reconstruction of Harrison Street from the fixed span at the Chicago River to Wells Street; widening and resurfacing of Wells Street from Harrison Street to Van Buren Street; resurfacing of Van Buren Street from Wells Street to Wacker Drive; new interchange gateway landscaping, including constructing earth berms over ramp tunnels, and bringing the grade to Congress Parkway; new interchange lighting; tunnel ventilation from lower Wacker Drive to westbound Congress; and existing traffic signal modifications.

This project also required major drainage, storm and sanitary sewer reconstruction, including a new IDOT pump station to manage storm water runoff below the level of the Chicago River. The CTA power feed to the Blue Line subway was also rerouted through the site.



Menomonee Valley Passage

Wisconsin Department of Transportation



Project Completion: 2013

Key Issues

- Extensive coordination with various agencies
- Railroad coordination required to implement culvert underpass
- Geotechnical and environmental conditions
- Minimizing Impact to existing plants



Background: Located in Milwaukee County, WI, the Menomonee Valley Passage was needed to re-establish a historic connection from Milwaukee's south side neighborhoods to the newly revitalized Menomonee Valley. It spans a project area of 0.6 miles and provides significant functional value as an important transportation link between the two areas by merging the area's natural, urban, cultural and historical elements, and creating accessibility for thousands of residents, from commuters and bicyclists to tourists and more.

Scope: The project involved a pedestrian underpass below the Canadian Pacific Railroad tracks, a new 160-foot-long pedestrian truss span, weathering steel bridge over the Menomonee River, 2,000 feet of at-grade bicycle trail design between the river and the railroad tracks, and a connection from Pierce Street to the railroad underpass through city parcels. Other project elements included erosion control; environmental preservation and native plantings; anti-graffiti retaining walls; temporary signage; pavement markings; and the design and incorporation of LED-lit hand rails along the pedestrian bridge. Public involvement was also a major part of this project. The Benesch team coordinated closely with stakeholders through design coordination meetings as well as Community Advisory Committee and public informational meetings.

Unique Features: The Menomonee Valley Passage involved coordinating a weekend railroad track outage to construct the pedestrian underpass; designing structures and paths in less than ideal geotechnical and environmental conditions; designing to minimize the impact to existing plants; and designing a path with a significant grade change through a very limited space.

Reference:

Mohammad Hossain

Project Manager

Wisconsin Department of Transportation

141 N.W. Barstow Street

Waukesha, WI 53187-0798

P: 608-267-3277

F: 262-548-5662

E: mohammad.hossain@dot.state.wi.us



SECTION 5

Not-to-Exceed and
Total Fixed Prices

Monitoring Report

CONSTRUCTION ENGINEERING SERVICES
Village of Glen Ellyn Taylor Ave. Underpass Phase III

Alfred Benesch & Co.

		2018	2019	2018							2018	2019							2018	2019	Total	Vehicle	Direct Labor	Benesch
Position	Classification	Hrly. Rate	Hrly. Rate	3-Jun	1-Jul	29-Jul	26-Aug	23-Sep	21-Oct	18-Nov	16-Dec	13-Jan	10-Feb	10-Mar	7-Apr	5-May	2-Jun	30-Jun	Manhours	Manhours	Manhours	Days	Amount	158.60%
Project Principal	Sr. Proj. Manager CM	\$69.63	\$70.00		2	2	2	2	2	2	2	2	0	0	0	0	0	1	14	3	17	0	\$1,184.82	\$1,879.12
Project Manager - Structures	Sr. Proj. Manager Structures	\$67.60	\$67.60		9	40	30	12	8	6	0								105		105	0	\$7,098.00	\$11,257.43
Project Engineer - Structures	Proj. Eng. Structures	\$46.00	\$46.00		9	30	24	6											69		69		\$3,174.00	\$5,033.96
Project Manager	Resident Project Manager II	\$52.17	\$53.74		12	30	20	14	16	16	16	8	4	4	4	4	8	8	124	40	164	10	\$8,618.48	\$13,668.92
Resident Engineer	Construction Representative III	\$37.15	\$38.26		32	160	160	160	160	160	160	80	20	20	20	40	80	40	992	300	1,292	162	\$48,332.15	\$76,654.79
Inspector	Construction Representative II	\$34.07	\$35.09		0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	0	8	1	\$272.56	\$432.28
Survey	Senior Party Chief (Survey)	\$41.20	\$42.44		0	24	0	0	0	0	24	8	0	0	0	0	0	8	48	16	64	8	\$2,656.58	\$4,213.33
Survey	Sr. Surveyor	\$49.20	\$50.68		0	8	8	0	0	0	8	20	0	0	0	0	0	0	24	20	44	5	\$2,194.32	\$3,480.19
				0	64	294	546	740	926	1110	1320	1438	1462	1486	1510	1554	1642	1699	1384	379	1763	185	\$73,530.91	\$116,620.02

Design to Construction transition meetings
Plan Review, Site review, precon photos
Submittal Review
Open House
Initial Survey
Project Construction, assume 8 hr days M-F
Other PR efforts
Final Survey
Winter Maintenance
Final Punchlist
Reamaining Closeout



- Assumptions:**
- Contractor starts work in early July
 - Contractor will work continuously until December 31, 2018
 - Punchlist work will take approx 2 weeks in May 2019
 - Submittal Review (Structural 13) = 13 x 5 = 65 hours (Project Engineer)
 - Submittal Review (Other 15)
 - Schedule and manhours based on contractor working regular hours without overtime.

L&O Amount: \$190,150.93
Benesch Fee \$29,449.64

Direct Costs \$12,950.00

Outside Direct Costs \$10,870.91
(STATE Testing)

TOTAL Part A \$243,421.48

NOT-TO-EXCEED AND TOTAL FIXED PRICES

**VILLAGE OF GLEN ELLYN: PHASE III CONSTRUCTION ENGINEERING SERVICES
FOR TAYLOR AVENUE PEDESTRIAN UNDERPASS**

**CONSTRUCTION ENGINEERING SERVICES
OUTSIDE DIRECT COSTS**

S.T.A.T.E. TESTING SUPPORTING COST INFORMATION

PCC CONCRETE	Pours	Hours	Rate	LABOR	DIRECT	TOTAL
Pavement 8"	4	36	130.2092	\$4,687.53	\$260.00	\$4,947.53
PCC Driveway	1	6	130.2092	\$781.26	\$65.00	\$846.26
Sidewalk 6"	2	6	130.2092	\$781.26	\$130.00	\$911.26
Sidewalk 5"	2	12	130.2092	\$1,562.52	\$130.00	\$1,692.52
Concrete Structures	3	6	130.2092	\$781.26	\$195.00	\$976.26
Retain Wall	-	-	130.2092	-	-	-
Curb and Gutter	1	6	130.2092	\$781.26	\$65.00	\$846.26
Traffic Signal Foundations	1	4	130.2092	\$520.83	\$130.00	\$650.84
TOTAL HOURS				76		
TOTAL COST				\$10,870.91		

NOT-TO-EXCEED AND TOTAL FIXED PRICES

CONSTRUCTION ENGINEERING SERVICES BACKUP

ESTIMATE OF DIRECT COSTS

Alfred Benesch & Company

ITEM	UNIT	UNIT COST	QUANTITY	COST
VEHICLE	DAY	\$65	180	\$11,700
MOBILE PHONES	MONTH	\$0	0	\$0
JOB PHOTOGRAPHS / PR MATERIAL	MONTH	\$30	15	\$450
OVERNIGHT DELIVERY/POSTAL COURIER	MONTH	\$20	15	\$300
MISC.	LS	\$500	1	\$500
			TOTAL	\$12,950

ADDITIONAL ENGINEERING SERVICES
Village of Glen Ellyn Taylor Ave. Underpass Phase III

Alfred Benesch & Co.

		2018	2019	2018							2018	2019							2018	2019	Total	Vehicle	Direct Labor	Benesch
Position	Classification	Hrly. Rate	Hrly. Rate	3-Jun	1-Jul	29-Jul	26-Aug	23-Sep	21-Oct	18-Nov	16-Dec	13-Jan	10-Feb	10-Mar	7-Apr	5-May	2-Jun	30-Jun	Manhours	Manhours	Manhours	Days	Amount	158.60%
Project Manager - Structures	Sr. Proj. Manager Struct.	\$67.60	\$67.60	0	30	82	24	10	6	6	0	0	0	0	0	0	0	0	158		158	0	\$10,680.80	\$16,939.75
Project Engineer	Project Engineer	\$46.00	\$46.00	0	43	154	54	30	5	5	0	0	0	0	0	0	0	0	291	0	291	10	\$13,386.00	\$21,230.20
																						0	\$0.00	\$0.00
				0	73	236	314	354	365	376	376	376	376	376	376	376	376	376	449	0	449	10	\$24,066.80	\$38,169.94

Submittal Name	Number of Submittals	1st Sub	2nd Sub	3rd Sub	Total
Reinforcement Bar	1	12	8	8	28
Precast Modular Retaining Wall	1	14	12	6	32
Furnish & Install Handrail	1	8	8	4	20
Temporary Soil Retention System (Special)	1	18	10	8	36
Track Monitoring	1	4	4	2	10
Steel Casing Pipe, Special, Tunneled Complete	6	10	8	8	156
Steel Railing (Special)	1	8	8	4	20
Pressure Grouting	1	12	8	6	26
13		TOTAL			328

Administration	Number	Length	Total
Meetings w\ Contractor (Field)	3	6	18
Meetings w\ Contractor Conference Calls	4	3	12
Meetings w\ UPRR - Conference Calls	3	4	12
RFI's (Minor)	7	7	49
RFI's (Major)	3	10	30
			121
TOTAL			449

PROJECT ASSUMPTIONS
Value Engineering Review - Not included
GSG Subconsultant Services - Not Included
General Administration Hours are not included
Direct Cost - Truck (3 days x \$65) = \$195

L&O Amount: \$62,236.74
Benesch Fee \$9,052.60

Direct Costs \$195.00

Outside Direct Costs \$0.00

TOTAL Part B	\$71,484.35
Grand Total	\$314,905.83

APPENDIX

**REQUEST FOR PROPOSAL
CONSTRUCTION ENGINEERING SERVICES FOR
TAYLOR AVENUE PEDESTRIAN TUNNEL**

Proposal/Agreement Acceptance Form to be Submitted with Proposal

This Proposal, when accepted and signed by an authorized signatory of the Village of Glen Ellyn, shall become an Agreement binding upon the Village of Glen Ellyn and Proposer.

PROPOSER:

Alfred Benesch & Company

Company Name

35 W. Wacker Drive, Suite 3300

Street Address of Company

Chicago, IL 60601

City, State, Zip

312-565-0450

Business Phone

312-565-2497

Fax

Date: May 18, 2018

egallagher@benesch.com

Email Address

Elizabeth Gallagher, PE, SE

Contact Name (Print)

312-565-0450

24-Hour Telephone

E. Gallagher

Signature of Officer, Partner or
Sole Proprietor

Elizabeth Gallagher, PE, SE, Senior VP, Illinois Division

Print Name & Title

Manager

ATTEST: If a Corporation

K. J. J. J.

Signature of Corporation Secretary

VILLAGE OF GLEN ELLYN:

ATTEST:

Authorized Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

In submitting a Proposal, Consultant agrees to the "Attachment A - General Terms and Conditions" document provided with this RFP.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Amendment
Prepared By: Thomas Topor

SCHEDULED

AGENDA ITEM (ID # 3406)

DOC ID: 3406

Motion to authorize the Village Manager to execute Change Order No. 2 to the Central Business District Utility Study Project with RJN Group for completion of additional study items in the amount of \$75,000 resulting in a revised total not-to-exceed agreement amount of \$625,500.

INTRODUCTION

The purpose of this communication is to request authorization to amend an existing Agreement with RJN Group of Wheaton, Illinois for the Central Business District (CBD) Underground Utility Study Project. The amount of the proposed amendment, \$75,000 would be utilized to perform additional quantities of key sanitary and storm sewer related study items.

BACKGROUND

On July 24, 2017, the Village Board awarded an agreement with RJN Group of Wheaton, Illinois in the not-to-exceed amount of \$525,000 to perform a comprehensive study of the Village's underground water, sanitary and storm sewer infrastructure in the CBD in advance of the streetscape and utility improvements project. Subsequently, the Village Board approved a contract amendment to perform an assessment of the watermain in the CBD as well as on Route 53 and Route 38 in the amount of \$25,500, bringing the current contract amount to \$550,500.

To date, RJN Group has completed 100% smoke testing of sewers, 100% watermain assessment, 95% of structure inspections, 95% of sanitary main televising, 76% of sanitary services inspections, 57% of storm main line televising, 91% of storm lateral inspections, 85% of building inspections, and 75% of sanitary sewer metering. Remaining items include sanitary sewer modeling, metering/modeling report, private sewer service dye testing, and completion of the final study report. A draft study report was received in early June and was used to scope the needed utility improvements in the Request for Proposals for Phase II Engineering for Streetscape and Utility Improvements Project. The scope of the underground improvements in the CBD will be further refined upon receipt of final report from RJN.

In summary, the original not-to-exceed contract amount was based on estimated quantities of infrastructure to be inspected as part of the study. As the project nears completion, greater than originally anticipated quantities of infrastructure have been identified. The requested amount of \$75,000 represents additional quantities of study work that have not yet been completed but are key elements of the study that will provide important information on the state of the underground utilities. The dominant items of proposed increases are the televising and review of sanitary sewer services. The actual of number of sanitary services is more than double the estimated number of services included in the original scope of work. A breakdown of the remaining study items and various changes in study quantities is included in the summary table below.

	Original Quantity	Unit	Approved Budget	Quantity Completed to Date	Amount Expended	Quantity to be Completed	Amount to be Completed	Over/Under
BASE CONTRACT								
San-Surf MHI	20	\$ 100.00	\$ 2,000	24	\$ 2,400	0	\$ -	(\$400)
Smoke Testing	9000	\$ 1.20	\$ 10,800	8,828	\$ 10,594	0	\$ -	\$206
San Main TV	12000	\$ 1.87	\$ 22,440	13,149	\$ 24,589	500	\$ 935	(\$3,084)
San Main TV Rev	12000	\$ 0.45	\$ 5,400	13,149	\$ 5,917	500	\$ 225	(\$742)
Storm MHI	100	\$ 100.00	\$ 10,000	145	\$ 14,500	10	\$ 1,000	(\$5,500)
Storm Descent Insp	0	\$ 120.00	\$ -	6	\$ 720	0	\$ -	(\$720)
Storm CB/Inlet Insp	500	\$ 80.00	\$ 40,000	176	\$ 14,080	10	\$ 800	\$25,120
Storm Main TV	20000	\$ 2.10	\$ 42,000	17,008	\$ 35,717	8,500	\$ 17,850	(\$11,567)
Storm Main TV Rev	20000	\$ 0.45	\$ 9,000	17,008	\$ 7,654	8,500	\$ 3,825	(\$2,479)
San Lat TV	120	\$ 305.00	\$ 36,600	226	\$ 68,930	68	\$ 20,740	(\$53,070)
San Lat TV Rev	120	\$ 50.00	\$ 6,000	224	\$ 11,200	70	\$ 3,500	(\$8,700)
Storm Lat TV	150	\$ 305.00	\$ 45,750	177	\$ 53,985	13	\$ 3,965	(\$12,200)
Storm Lat TV Rev	150	\$ 50.00	\$ 7,500	0	\$ -	190	\$ 9,500	(\$2,000)
Bldg Insp	114	\$ 330.00	\$ 37,620	116	\$ 38,280	20	\$ 6,600	(\$7,260)
Private Dye Test	50	\$ 250.00	\$ 12,500	0	\$ -	20	\$ 5,000	\$7,500
Public- Dye Flooding	5	\$ 1,300.00	\$ 6,500	3	\$ 3,900	0	\$ -	\$2,600
Public-dye flood TV Assist	5	\$ 1,200.00	\$ 6,000	3	\$ 3,600	0	\$ -	\$2,400
PM	T&M	\$11,965.00	\$ 11,965		\$ 10,311		\$ 3,000	(\$1,346)
Public Sector Rehab Recs	T&M		\$ 8,485		\$ 7,843		\$ 4,000	(\$3,358)
Private Sector Rehab Recs	T&M		\$ 9,545		\$ 8,323		\$ 5,000	(\$3,778)
Summary Report	T&M		\$ 7,755		\$ 7,278		\$ 2,000	(\$1,523)
Water Assessment-RJn	T&M		\$ 7,045		\$ 2,310		\$ -	\$4,735
Water Assess-Echologics	T&M		\$ 36,880		\$ 36,880		\$ -	\$0
San Sewer Model	T&M		\$ 24,220		\$ 4,338		\$ 19,882	\$0
Metering/Modeling Report	T&M		\$ 10,715		\$ -		\$ 10,715	\$0
Meter Site Inv	7		\$ 9,800		\$ 9,800			\$0
Metering	21	\$ 2,450.00	\$ 51,450	14	\$ 34,300	7	\$ 17,150	\$0
CONTINGENCY ITEMS								
Add'l TV			\$17,030.00	0	\$ -			\$0
Add'l GIS				7,863	\$ 7,863			(\$7,863)
Storm Heavy Cleaning	0	\$ 440.00		71	\$ 31,240	0	\$ -	\$15,790
UPRR Work				3,310	\$ 3,310			(\$3,310)
Additional Contingency							\$ 4,454.07	(\$4,454)
AMENDMENT #1								
Watermain Assesment on Rt 38 and Rt 53			\$ 25,500		\$ 25,500			\$0
			\$550,500.00		\$485,359.26		\$ 135,687	(\$75,000)

BUDGET IMPACT

Sufficient funds are available for this amendment within the Capital Projects and Sanitary Sewer Funds with the recommended appropriations contained in the table below.

Recommended Funding

Project Item	Funding Source (CY-17)	Account No.	Amount
Street & Storm Sewer	Capital Projects Fund	40000-580100-16005	\$14,018.69
Sanitary Sewer	Sanitary Sewer Fund	50200-580100-16005	\$60,981.31
TOTAL			\$75,000.00

In terms of schedule, it is anticipated that the additional study work will be commenced immediately with completion anticipated by early August. Modeling and wrap up of the final study report is anticipated by early fall.

A Phase II Design Engineering RFP for the streetscape and utility improvements was distributed to engineering firms on June 12th with proposals due on July 2nd. Staff anticipates bringing a recommendation for approval of design services to the Village Board in August.

STRATEGIC INITIATIVES

The project fulfills the following Village of Glen Ellyn Strategic Initiatives and Goals:

Strategic Issue V: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown access, Village facilities, storm water issues and technology improvement.

RECOMMENDATION AND ACTION REQUESTED

Engineering staff recommends the Village Board of Trustees make the following motions at the June 25, 2018 Village Board Meeting:

Motion to authorize the Village Manager to execute Change Order No. 2 to the Central Business District Utility Study Project with RJN Group for completion of additional study items in the amount of \$75,000 resulting in a revised total not-to-exceed agreement amount of \$625,500.

Engineering staff will be present at the June 25, 2018 Village Board of Trustees Meeting to answer any questions.