



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, February 8, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room
Meeting Held Virtually - Via Zoom Only

Meeting Procedures Statement

This meeting will be conducted by audio and video conference as well as broadcasted on cable and streamed online without a physically present quorum of the Village Board because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in this meeting at the appointed date and time, please visit the following link:
<https://us02web.zoom.us/j/85401072494?pwd=UFhYZW9TZERCWnVFQVd6YWFWQVpndz09>

Password: 918925

Or join by telephone:

*Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799
or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669
900 9128*

Webinar ID: 854 0107 2494

Passcode: 918925

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Audience Participation**

1) Open:

The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. To participate in this meeting at the appointed date and time, please visit:

<https://us02web.zoom.us/j/85401072494?pwd=UFhYZW9TZERCWnVFQVd6YWFWQVpndz09>

In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment. Members of the public are welcome to speak or submit public comment forms on 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 may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

E. 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 \$2,120,965.82. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Thompson)

- 1) Total Expenditures (Payroll and Vouchers) - \$2,120,965.82
- 2) January 19, 2021 (6:30 p.m.) Special Village Board Meeting Minutes
- 3) January 19, 2021 (7:00 p.m.) Special Village Board Meeting Minutes
- 4) January 25, 2021 Village Board Meeting Minutes
- 5) Ordinance No. 6849, An Ordinance Approving Construction Necessitated Zoning Variations to Allow No Impervious Surface Setback on a Portion of the Properties Located at 231 and 233 N. Park Blvd. (Community Development Director Springer)
- 6) Ordinance No. 6850, An Ordinance Granting Exterior Appearance Approval for the Property Located at 507 Pennsylvania Avenue (Community Development Director Springer)

F. Lot Coverage Ratio Variation for 73 Newton Avenue (Presented by Community Development Director Springer) (Trustee Christiansen)

- 1) Ordinance No. 6851, An Ordinance Denying Lot Coverage Ratio Variation Request for the Property Located at 73 Newton Avenue

G. Planned Unit Development at 414 Pennsylvania (Presented by Community Development Director Springer) (Trustee Enright)

- 1) Ordinance No. 6852, An Ordinance to Deny the Request for a Planned Unit Development for the Construction of an Orthodontics Office at 414 Pennsylvania Avenue

H. Reminders

- 1) A Village Board Workshop is scheduled for Tuesday, February 16, 2021 at 7:00 p.m.
- 2) A Village Board Meeting is scheduled for Monday, February 22, 2021 at 7:00 p.m.

I. Other Business

- J. Motion to adjourn to Executive Session for the discussion regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to 5 ILCS 120/2 (C)(1), for the discussion concerning collective negotiation matters or deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (C)(2) and discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) without returning to open session thereafter**



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

Meeting 2/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

**AGENDA ITEM (ID
2021-880)**

DOC ID: 2021-880

Total Expenditures (Payroll and Vouchers) - \$2,120,965.82

Statement of the Issue:

Please see the attached voucher report.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please approve the attached vouchers.

Attachments:

1. Vouchers 2021-02-08

**Approval of Vouchers
For the Village Board Meeting on February 8, 2021**

EXPENDITURES:

Accounts Payable Warrant 0121-3	1/22/2021	\$1,124,442.16		
Accounts Payable Warrant 0121-4	1/29/2021	\$449,013.62		
Accounts Payable Warrant 0121-5	1/29/2021	\$1,981.88		
Accounts Payable Warrant 0121-6	1/21/2021	\$27,414.17		
Sub-Total		\$1,602,851.83	Warrant Total	<u>\$1,602,851.83</u>

PAYROLL EXPENDITURES

January 29, 2021

Net Employee Payroll Checks	\$318,304.88		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$152,269.20		
IMRF - Employer contribution	\$23,083.94		
Social Security/Medicare Tax Withheld - Employer portion	\$24,455.97		
Total Payroll	<u>\$518,113.99</u>		<u>\$518,113.99</u>
		GRAND TOTAL	<u>\$2,120,965.82</u>

* 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.

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
65 AT&T												
113526		01/04/2021		0121-4	243221	109.47		109.47	01/29/2021	INV	PD	PW SCADA 0121
INVOICE:152796430 0121 CHECKDATE:01/29/2021												
103 BRISTOL HOSE & FITTING												
113349		12/31/2020		0121-3	243137	77.52		77.52	01/22/2021	INV	PD	INVENTORY
INVOICE:3447107 CHECKDATE:01/22/2021												
113376		01/05/2021		0121-3	243137	26.12		26.12	01/22/2021	INV	PD	INVENTORY - HYD FITTINGS
INVOICE:3447300 CHECKDATE:01/22/2021												
113377		01/07/2021		0121-3	243137	36.15		36.15	01/22/2021	INV	PD	INVENTORY HYD FITTINGS
INVOICE:3447470 CHECKDATE:01/22/2021												
						139.79						
120 CANON SOLUTIONS AMERICA, INC												
113282		01/06/2021		0121-3	243140	305.00		305.00	01/15/2021	INV	PD	COPIER PAPER
INVOICE:147162011 CHECKDATE:01/22/2021												
128 CARQUEST AUTO PARTS OF WHEATON IL, INC												
113622		12/16/2020		0121-4	243222	79.54		79.54	01/29/2021	INV	PD	PD #20-004 SENSORS
INVOICE:15517-10661 CHECKDATE:01/29/2021												
113619		12/16/2020		0121-4	243222	-43.22		-43.22	01/29/2021	CRM	PD	PARTS RETURNED
INVOICE:15517-10681 CHECKDATE:01/29/2021												
113621		12/16/2020		0121-4	243222	115.79		115.79	01/29/2021	INV	PD	PW #253 BATTERY
INVOICE:15517-10688 CHECKDATE:01/29/2021												
113620		12/17/2020		0121-4	243222	155.99		155.99	01/29/2021	INV	PD	PARTS
INVOICE:15517-10721 CHECKDATE:01/29/2021												
113623		12/17/2020		0121-4	243222	155.99		155.99	01/29/2021	INV	PD	COMM DEV #217 BATTERY
INVOICE:15517-10744 CHECKDATE:01/29/2021												
113624		12/17/2020		0121-4	243222	-177.99		-177.99	01/29/2021	CRM	PD	PARTS RETURN
INVOICE:15517-10762 CHECKDATE:01/29/2021												
113625		12/17/2020		0121-4	243222	-22.00		-22.00	01/29/2021	CRM	PD	CORE CREDIT
INVOICE:15517-10880 CHECKDATE:01/29/2021												
113626		12/18/2020		0121-4	243222	9.37		9.37	01/29/2021	INV	PD	PW #217 WIPER BLADES
INVOICE:15517-10943 CHECKDATE:01/29/2021												
113628		12/21/2020		0121-4	243222	127.27		127.27	01/29/2021	INV	PD	PW #206 PARTS
INVOICE:15517-11269 CHECKDATE:01/29/2021												
113627		12/21/2020		0121-4	243222	5.77		5.77	01/29/2021	INV	PD	PW #217 PARTS
INVOICE:15517-11273 CHECKDATE:01/29/2021												
113629		12/22/2020		0121-4	243222	9.37		9.37	01/29/2021	INV	PD	PD #018 PARTS
INVOICE:15517-11446 CHECKDATE:01/29/2021												
113630		12/30/2020		0121-4	243222	31.49		31.49	01/29/2021	INV	PD	PW #232 PARTS
INVOICE:15517-12459 CHECKDATE:01/29/2021												
113618		12/02/2020		0121-4	243222	15.50		15.50	01/29/2021	INV	PD	SHOP SUPPLIES
INVOICE:15517-8308 CHECKDATE:01/29/2021												
						462.87						
132 CASEY EQUIPMENT COMPANY, INC												
113378		01/08/2021		0121-3	243141	94.09		94.09	01/22/2021	INV	PD	PW #209 PARTS
INVOICE:P01893 CHECKDATE:01/22/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
172 COLLEGE OF DUPAGE											
113348		10/02/2020		0121-3	243147	2,500.00	2,500.00	01/22/2021	INV	PD	FRIDA KAHLO MURAL
INVOICE:MAC2021002		CHECKDATE:01/22/2021									
175 COMMONWEALTH EDISON COMPANY											
113570		01/13/2021		0121-4	243235	1,030.79	1,030.79	01/29/2021	INV	PD	0018071031 0121
INVOICE:0018071031		CHECKDATE:01/29/2021									
113361		01/11/2021		0121-3	243149	26.56	26.56	01/22/2021	INV	PD	0020022084 0121
INVOICE:0020022084		CHECKDATE:01/22/2021									
113564		01/11/2021		0121-4	243232	377.01	377.01	01/29/2021	INV	PD	0082045001 0121
INVOICE:0082045001		CHECKDATE:01/29/2021									
113601		01/16/2021		0121-4	243230	73.93	73.93	01/29/2021	INV	PD	0175026025 0121
INVOICE:0175026025		CHECKDATE:01/29/2021									
113575		01/13/2021		0121-4	243240	105.57	105.57	01/29/2021	INV	PD	0213156104 0121
INVOICE:0213156104		CHECKDATE:01/29/2021									
113572		01/13/2021		0121-4	243237	101.50	101.50	01/29/2021	INV	PD	1773149091 0121
INVOICE:1773149091		CHECKDATE:01/29/2021									
113573		01/13/2021		0121-4	243238	117.37	117.37	01/29/2021	INV	PD	2215042016 0121
INVOICE:2215042016		CHECKDATE:01/29/2021									
113563		01/12/2021		0121-4	243231	30.84	30.84	01/29/2021	INV	PD	2217156139 0121
INVOICE:2217156139		CHECKDATE:01/29/2021									
113571		01/08/2021		0121-4	243236	87.07	87.07	01/29/2021	INV	PD	2493106006 0121
INVOICE:2493106006		CHECKDATE:01/29/2021									
113577		01/15/2021		0121-4	243228	3,560.68	3,560.68	01/29/2021	INV	PD	2943055045 0121
INVOICE:2943055045		CHECKDATE:01/29/2021									
113569		01/12/2021		0121-4	243234	948.16	948.16	01/29/2021	INV	PD	3965055040 0121
INVOICE:3965055040		CHECKDATE:01/29/2021									
113592		01/16/2021		0121-4	243229	403.29	403.29	01/29/2021	INV	PD	4145057007 0121
INVOICE:4145057007		CHECKDATE:01/29/2021									
113574		01/13/2021		0121-4	243239	108.51	108.51	01/29/2021	INV	PD	4593032014 0121
INVOICE:4593032014		CHECKDATE:01/29/2021									
113576		01/12/2021		0121-4	243241	1,650.40	1,650.40	01/29/2021	INV	PD	5373072000 0121
INVOICE:5373072000		CHECKDATE:01/29/2021									
113568		01/13/2021		0121-4	243233	116.17	116.17	01/29/2021	INV	PD	5897103011 0121
INVOICE:5897103011		CHECKDATE:01/29/2021									
						8,737.85					
204 DAILY HERALD											
113416		12/27/2020		0121-3	243150	340.40	340.40	01/22/2021	INV	PD	PUBLIC NOTICE ESCROW 20.0026
INVOICE:166198		CHECKDATE:01/22/2021									
113318		01/03/2021		0121-3	243150	243.80	243.80	01/22/2021	INV	PD	PUBLIC NOTICE - 20.0022
INVOICE:167330		CHECKDATE:01/22/2021									
						584.20					
241 DU-COMM											
113360		01/01/2021		0121-3	243151	1,861.40	1,861.40	01/22/2021	INV	PD	FACILITY LEASE COST FEB-APRIL
INVOICE:17421		CHECKDATE:01/22/2021									
113359		01/01/2021		0121-3	243151	37,608.75	37,608.75	01/22/2021	INV	PD	QUARTERLY SHARES FEB-APRIL 202
INVOICE:17464		CHECKDATE:01/22/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
249 DUPAGE COUNTY						39,470.15					
113320		12/04/2020		0121-3	243153	1,021.50	1,021.50	01/22/2021	INV	PD	COUNTY RECORDINGS
INVOICE:113320				CHECKDATE:01/22/2021							
113346		12/30/2020		0121-3	243154	467.30	467.30	01/22/2021	INV	PD	2019 TAX DISTRIBUTION REFUND
INVOICE:113346				CHECKDATE:01/22/2021							
113417		01/01/2021		0121-3	243152	6.00	6.00	01/22/2021	INV	PD	COUNTY RECORDINGS
INVOICE:113417				CHECKDATE:01/22/2021							
						1,494.80					
348 GLEN ELLYN CHAMBER OF COMMERCE											
113347		12/09/2020		0121-3	243160	1,294.20	1,294.20	01/22/2021	INV	PD	MEMBERSHIP COVID NOV-DEC 2020
INVOICE:19445				CHECKDATE:01/22/2021							
113397		01/13/2021		0121-3	243160	1,294.20	1,294.20	01/22/2021	INV	PD	MEMBERSHIP INVESTMENT DUES
INVOICE:19468				CHECKDATE:01/22/2021							
						2,588.40					
355 GLEN ELLYN PUBLIC LIBRARY											
113419		01/19/2021		0121-3	243162	2,726.00	2,726.00	01/22/2021	INV	PD	REIMBURSEMENT FOR PLEXIGLASS D
INVOICE:113419				CHECKDATE:01/22/2021							
113374		01/14/2021		0121-3	243162	850.92	850.92	01/22/2021	INV	PD	DEVELOPERS DONATIONS NOV 2020
INVOICE:NOV2020				CHECKDATE:01/22/2021							
PPRT-129		01/26/2021		0121-4	26801	4,979.99	4,979.99	01/29/2021	DIR	PD	PPRT TO LIBRARY
INVOICE:PPRT-148				CHECKDATE:01/29/2021							
						8,556.91					
356 GLEN ELLYN VOLUNTEER FIRE CO.											
113371		01/14/2021		0121-3	243163	1,500.00	1,500.00	01/22/2021	INV	PD	DEVELOPER DONATIONS NOV 2020
INVOICE:NOV2020				CHECKDATE:01/22/2021							
359 GLENBARD TWSHP H.S. DIST. 87											
113372		01/14/2021		0121-3	243164	962.38	962.38	01/22/2021	INV	PD	DEVELOPER DONATIONS NOV 2020
INVOICE:NOV2020				CHECKDATE:01/22/2021							
360 GLENBARD W. W. TREATMENT PLT.											
10519110		01/25/2021		0121-4	26790	297,388.58	297,388.58	01/29/2021	DIR	PD	MONTHLY FLOW BILL 0121
INVOICE:FY21-13				CHECKDATE:01/29/2021							
389 HOLSTEIN'S GARAGE											
113632		12/31/2020		0121-4	243253	350.00	350.00	01/29/2021	INV	PD	SAFETY LANE INSPECTIONS DEC 20
INVOICE:1515				CHECKDATE:01/29/2021							
414 ILLINOIS DEPT. OF REVENUE											
ST-1-168		01/25/2021		0121-4	26799	2,044.00	2,044.00	01/29/2021	DIR	PD	LINKS SALES TAX
INVOICE:ST-1-185				CHECKDATE:01/29/2021							

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
426 ILLINOIS STATE POLICE												
113398		01/14/2021		0121-3	243171	700.00		700.00	01/22/2021	INV	PD	COURT CASE # 20MR0893
INVOICE:GEPC2001508		CHECKDATE:01/22/2021										
113306		01/14/2021		0121-3	243170	113.00		113.00	01/15/2021	INV	PD	FEAPP SERVICES (4 PEOPLE)
INVOICE:ILL14530S		CHECKDATE:01/22/2021										
113583		11/01/2020		0121-4	243256	28.25		28.25	01/29/2021	INV	PD	LIQUOR LICENSES
INVOICE:LS10419L51668529		CHECKDATE:01/29/2021										
						841.25						
488 JOHN NERI CONSTRUCTION CO.												
113413		10/26/2020		0121-3	243193	9,759.06		9,759.06	01/22/2021	INV	PD	ROUTE 53 SANITARY MANHOLE ADJU
INVOICE:102620		CHECKDATE:01/22/2021										
500 JULIE, INC.												
113368		01/06/2021		0121-3	243176	7,664.34		7,664.34	01/22/2021	INV	PD	ANNUAL J.U.L.I.E. REPORTING
INVOICE:2021-0651		CHECKDATE:01/22/2021										
546 LEN'S ACE HARDWARE, INC.												
113327		01/07/2021		0121-3	243180	-6.08		-6.08	01/22/2021	CRM	PD	PARTS RETURN CREDIT
INVOICE:98175/3		CHECKDATE:01/22/2021										
113394		01/07/2021		0121-3	243180	15.28		15.28	01/22/2021	INV	PD	OPERATING SUPPLIES
INVOICE:98176/3		CHECKDATE:01/22/2021										
113393		01/07/2021		0121-3	243180	5.38		5.38	01/22/2021	INV	PD	PARTS
INVOICE:98183/3		CHECKDATE:01/22/2021										
113536		01/14/2021		0121-4	243261	8.99		8.99	01/29/2021	INV	PD	TOOLS STREET DEP
INVOICE:98291/3		CHECKDATE:01/29/2021										
113537		01/18/2021		0121-4	243261	26.99		26.99	01/29/2021	INV	PD	OPERATING SUPPLIES
INVOICE:98339/3		CHECKDATE:01/29/2021										
113538		01/19/2021		0121-4	243261	41.37		41.37	01/29/2021	INV	PD	REPLACEMENT TOOLS
INVOICE:98342/3		CHECKDATE:01/29/2021										
						91.93						
587 MCMASTER CUSTOM HOMES, LLC												
113370		01/14/2021		0121-3	243185	15,495.00		15,495.00	01/22/2021	INV	PD	RESTOR DEP - 940 HIGHLAND AVE.
INVOICE:113370		CHECKDATE:01/22/2021										
590 MEADE ELECTRIC COMPANY, INC.												
113366		01/07/2021		0121-3	243186	548.86		548.86	01/22/2021	INV	PD	OPERATING SUPPLIES
INVOICE:694858		CHECKDATE:01/22/2021										
595 MENARDS, INC.												
113365		01/06/2021		0121-3	243187	7.56		7.56	01/22/2021	INV	PD	SNOWBLOWER PARTS
INVOICE:59246		CHECKDATE:01/22/2021										
113540		01/14/2021		0121-4	243264	19.84		19.84	01/29/2021	INV	PD	MISC SHOP SUPPLIES
INVOICE:59756		CHECKDATE:01/29/2021										
						27.40						
612 KONICA MINOLTA BUSINESS SOLUTIONS INC												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113535 INVOICE:9007445035		01/14/2021		0121-4 CHECKDATE:01/29/2021	243260	230.00		230.00	01/29/2021	INV	PD	PD COPIER
644 NETTOYER, INC.												
113631 INVOICE:7607		12/31/2020		0121-4 CHECKDATE:01/29/2021	243262	95.25		95.25	01/29/2021	INV	PD	CAR WASHES DEC 2020
651 NORTHERN ILLINOIS GAS COMPANY												
113579 INVOICE:01-66-52-1000		01/11/2021		0121-4 CHECKDATE:01/29/2021	243275	1,859.14		1,859.14	01/29/2021	INV	PD	01-66-52-1000 9 0121
113581 INVOICE:05-47-62-1000		03/31/2020		0121-4 CHECKDATE:01/29/2021	243276	56.24		56.24	01/29/2021	INV	PD	05-47-62-1000 9 0320
113567 INVOICE:07-07-64-1558		01/18/2021		0121-4 CHECKDATE:01/29/2021	243273	1,057.75		1,057.75	01/29/2021	INV	PD	07-07-64-1558 2 0121
113593 INVOICE:14-78-54-4533		01/18/2021		0121-4 CHECKDATE:01/29/2021	243270	354.83		354.83	01/29/2021	INV	PD	14-78-54-4533 0 0121
113595 INVOICE:23-06-62-1000		01/11/2021		0121-4 CHECKDATE:01/29/2021	243270	521.47		521.47	01/29/2021	INV	PD	23-06-62-1000 8 0121
113578 INVOICE:24-99-00-1000		01/08/2021		0121-4 CHECKDATE:01/29/2021	243274	503.99		503.99	01/29/2021	INV	PD	24-99-00-1000 1 0121
113594 INVOICE:28-61-60-1000		01/18/2021		0121-4 CHECKDATE:01/29/2021	243270	169.96		169.96	01/29/2021	INV	PD	28-61-60-1000 6 0121
113362 INVOICE:33-46-52-1000		01/11/2021		0121-3 CHECKDATE:01/22/2021	243195	262.98		262.98	01/22/2021	INV	PD	33-46-52-1000 4 0121
113364 INVOICE:65-16-52-1000		01/11/2021		0121-3 CHECKDATE:01/22/2021	243195	178.59		178.59	01/22/2021	INV	PD	65-16-52-1000 9 0121
113566 INVOICE:73-43-95-0223		01/18/2021		0121-4 CHECKDATE:01/29/2021	243272	43.14		43.14	01/29/2021	INV	PD	73-43-95-0223 5 0121
113565 INVOICE:86-07-35-9064		01/18/2021		0121-4 CHECKDATE:01/29/2021	243271	19.68		19.68	01/29/2021	INV	PD	86-07-35-9064 7 0121
113602 INVOICE:87-88-52-1000		01/11/2021		0121-4 CHECKDATE:01/29/2021	243270	51.63		51.63	01/29/2021	INV	PD	87-88-52-1000 2 0121
						5,079.40						
676 PACKEY WEBB FORD, INC.												
113388 INVOICE:154049		01/05/2021		0121-3 CHECKDATE:01/22/2021	243199	7.82		7.82	01/22/2021	INV	PD	PW #226 PARTS
113617 INVOICE:154152		01/13/2021		0121-4 CHECKDATE:01/29/2021	243278	210.15		210.15	01/29/2021	INV	PD	PD #003 PARTS
113392 INVOICE:C78556		01/08/2021		0121-3 CHECKDATE:01/22/2021	243199	44.24		44.24	01/22/2021	INV	PD	PD#027 PARTS
						262.21						
738 RAY O'HERRON CO. INC.												
113639 INVOICE:2072195-IN		12/14/2020		0121-4 CHECKDATE:		181.50			01/27/2021	INV	APP	RIGGLE - 3 PANTS
764 ROTARY CLUB OF GLEN ELLYN												
113411		01/04/2021		0121-3	243204	147.00		147.00	01/20/2021	INV	PD	MONTHLY DUES

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:151												
CHECKDATE:01/22/2021												
806 STANDARD EQUIPMENT COMPANY												
113323		12/29/2020		0121-3	243207	1,095.00		1,095.00	01/22/2021	INV	PD	REPAIRS/PM OF TV CAMERA
INVOICE:P26471												
CHECKDATE:01/22/2021												
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC												
113418		01/11/2021		0121-3	243208	131.00		131.00	01/22/2021	INV	PD	PD LOCK REMOVAL
INVOICE:IN532999												
CHECKDATE:01/22/2021												
854 TERRACE SUPPLY COMPANY												
113404		12/31/2020		0121-3	243209	25.73		25.73	01/22/2021	INV	PD	TANK RENTAL
INVOICE:01018843												
CHECKDATE:01/22/2021												
884 U.S. FOODSERVICE, INC.												
113556		01/13/2021		0121-4	243287	227.88		227.88	01/29/2021	INV	PD	FOOD RESALE
INVOICE:1567662												
CHECKDATE:01/29/2021												
113557		01/20/2021		0121-4	243287	542.42		542.42	01/29/2021	INV	PD	FOOD RESALE AND OPERATING SUPP
INVOICE:1755492												
CHECKDATE:01/29/2021												
						770.30						
915 VERIZON WIRELESS SERVICES LLC												
113406		01/01/2021		0121-3	243214	958.35		958.35	01/22/2021	INV	PD	887125807-00001 1220
INVOICE:9870359444												
CHECKDATE:01/22/2021												
113300		01/06/2021		0121-3	243213	50.06		50.06	01/15/2021	INV	PD	M2M DECEMBER SERVICES
INVOICE:9870635005												
CHECKDATE:01/22/2021												
113638		01/16/2021		0121-4	243288	704.23		704.23	01/29/2021	INV	PD	580459997-00001 0121
INVOICE:9871412904												
CHECKDATE:01/29/2021												
						1,712.64						
922 VILLAGE OF GLEN ELLYN												
120495-187		01/01/2021		0121-5	26809	139.88		139.88	01/20/2021	DIR	PD	120495 WATER BILL
INVOICE:120495-189												
CHECKDATE:01/29/2021												
121350-190		01/01/2021		0121-5	26813	27.67		27.67	01/20/2021	DIR	PD	121350 WATER BILL
INVOICE:121350-191												
CHECKDATE:01/29/2021												
122670-190		01/01/2021		0121-5	26812	43.45		43.45	01/20/2021	DIR	PD	122670 WATER BILL
INVOICE:122670-191												
CHECKDATE:01/29/2021												
4709581		01/01/2021		0121-5	26811	19.86		19.86	01/20/2021	DIR	PD	122675 WATER
INVOICE:122675-115												
CHECKDATE:01/29/2021												
140250-187		01/01/2021		0121-5	26803	59.46		59.46	01/20/2021	DIR	PD	140250 WATER BILL
INVOICE:140250-189												
CHECKDATE:01/29/2021												
315090-188		01/01/2021		0121-5	26807	113.36		113.36	01/20/2021	DIR	PD	315090 WATER BILL
INVOICE:315090-189												
CHECKDATE:01/29/2021												
315215-168		01/01/2021		0121-5	26802	19.86		19.86	01/20/2021	DIR	PD	315215 WATER BILL
INVOICE:315215-169												
CHECKDATE:01/29/2021												
410010-189		01/01/2021		0121-5	26808	199.77		199.77	01/20/2021	DIR	PD	410010 WATER BILL
INVOICE:410010-190												
CHECKDATE:01/29/2021												
411170-178		01/01/2021		0121-5	26805	235.70		235.70	01/20/2021	DIR	PD	411170 WATER BILL 0121
INVOICE:411170-179												
CHECKDATE:01/29/2021												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
413030-185		01/01/2021		0121-5	26804	904.70		904.70	01/20/2021	DIR	PD	413030 WATER BILL
INVOICE:413030-186			CHECKDATE:01/29/2021									
1061332		01/01/2021		0121-5	26806	114.22		114.22	01/20/2021	DIR	PD	VOGE WATER BILL 423765 0121
INVOICE:423765-202			CHECKDATE:01/29/2021									
423925-190		01/01/2021		0121-5	26810	103.95		103.95	01/20/2021	DIR	PD	423925 WATER BILL
INVOICE:423925-191			CHECKDATE:01/29/2021									
9680721		01/15/2021		0121-4	26798	313.61		313.61	01/29/2021	DIR	PD	FOOD & BEVERAGE TAX
INVOICE:F&B-22			CHECKDATE:01/29/2021									
						2,295.49						
1076 CINTAS CORPORATION NO 2												
113586		11/23/2020		0121-4	243225	323.42		323.42	01/29/2021	INV	PD	OPERATING SUPPLIES
INVOICE:4068233380			CHECKDATE:01/29/2021									
113585		11/30/2020		0121-4	243225	523.77		523.77	01/29/2021	INV	PD	OPERATING SUPPLIES
INVOICE:4068824659			CHECKDATE:01/29/2021									
113584		12/10/2020		0121-4	243225	323.42		323.42	01/29/2021	INV	PD	OPERATING SUPPLIES
INVOICE:4069846958			CHECKDATE:01/29/2021									
113529		01/21/2021		0121-4	243225	80.37		80.37	01/29/2021	INV	PD	TRAFFIC MATS
INVOICE:4073760096			CHECKDATE:01/29/2021									
113599		01/25/2021		0121-4	243225	54.55		54.55	01/29/2021	INV	PD	TRAFFIC MATS
INVOICE:4073980215			CHECKDATE:01/29/2021									
113555		01/08/2021		0121-4	243224	70.53		70.53	01/29/2021	INV	PD	FIRST AID SUPPLIES
INVOICE:5047945985			CHECKDATE:01/29/2021									
						1,376.06						
1078 EQUIFAX INFORMATION SVCS LLC												
113412		01/18/2021		0121-3	243155	25.55		25.55	01/20/2021	INV	PD	MONTHLY SERVICES
INVOICE:6183445			CHECKDATE:01/22/2021									
1082 MUNICIPAL INS COOPERATIVE AGENCY												
113357		01/11/2021		0121-3	243190	3,914.86		3,914.86	01/22/2021	INV	PD	L003043680 AND L003296367 CLAI
INVOICE:113357			CHECKDATE:01/22/2021									
1127 JAMES J BENES AND ASSOCIATES, INC.												
113415		12/31/2020		0121-3	243173	370.65		370.65	01/22/2021	INV	PD	ESCROW 460 CRESCENT - 20.0011
INVOICE:1115.082 1220			CHECKDATE:01/22/2021									
113414		12/31/2020		0121-3	243173	92.66		92.66	01/22/2021	INV	PD	GLEN ESTATES SUB ESCROW 20.001
INVOICE:115.081			CHECKDATE:01/22/2021									
						463.31						
1180 GLEN ELLYN PARK DISTRICT												
113580		10/26/2020		0121-4	243251	3,076.15		3,076.15	01/29/2021	INV	PD	REIMBURSEMENT FOR GARDEN PROJE
INVOICE:113580			CHECKDATE:01/29/2021									
113375		01/14/2021		0121-3	243161	4,783.35		4,783.35	01/22/2021	INV	PD	DEVELOPERS DONATIONS NOV2020
INVOICE:NOV2020			CHECKDATE:01/22/2021									
						7,859.50						
1446 CHICAGOLAND TURF												
113296		12/22/2020		0121-3	243143	145.00		145.00	01/21/2021	INV	PD	GOOSE DETERENT

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: INV84104		CHECKDATE: 01/22/2021									
1458 OFFICE DEPOT, INC											
113277		12/29/2020		0121-3	243196	207.84	207.84	01/15/2021	INV	PD	OFFICE SUPPLIES
INVOICE: 145506905001		CHECKDATE: 01/22/2021									
113354		01/05/2021		0121-3	243196	125.97	125.97	01/22/2021	INV	PD	OFFICE SUPPLIES
INVOICE: 145604613001		CHECKDATE: 01/22/2021									
113410		01/04/2021		0121-3	243196	67.92	67.92	01/20/2021	INV	PD	LABELS, SHARPIE, HIGHLIGHTER, PEN
INVOICE: 146726387001		CHECKDATE: 01/22/2021									
113552		01/11/2021		0121-4	243277	100.76	100.76	01/29/2021	INV	PD	OFFICE SUPPLIES
INVOICE: 149733424001		CHECKDATE: 01/29/2021									
						502.49					
1726 BRIDGESTONE RETAIL OPERATIONS, LLC											
113381		01/11/2021		0121-3	243157	60.00	60.00	01/22/2021	INV	PD	PD #005 PARTS
INVOICE: 285072		CHECKDATE: 01/22/2021									
113382		01/13/2021		0121-3	243157	60.00	60.00	01/22/2021	INV	PD	PD 20-008 WHEEL ALIGNMENT
INVOICE: 285116		CHECKDATE: 01/22/2021									
						120.00					
1830 NCPERS GROUP LIFE INS.											
113590		01/26/2021		0121-4	243268	8.00	8.00	01/29/2021	INV	PD	REIMBURSEMENT FOR MEMBER BENEF
INVOICE: 113590		CHECKDATE: 01/29/2021									
1862 CLASSIC GRAPHIC INDUSTRIES INC.											
113409		01/13/2021		0121-3	243146	495.77	495.77	01/20/2021	INV	PD	NON-TRAFFIC COMPLAINT TICKETS
INVOICE: 87217		CHECKDATE: 01/22/2021									
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
113384		01/06/2021		0121-3	243156	244.99	244.99	01/22/2021	INV	PD	SHOP TOOLS
INVOICE: 50-3180703		CHECKDATE: 01/22/2021									
113385		01/06/2021		0121-3	243156	35.29	35.29	01/22/2021	INV	PD	PD #018 PARTS
INVOICE: 51-429898		CHECKDATE: 01/22/2021									
113386		01/06/2021		0121-3	243156	70.58	70.58	01/22/2021	INV	PD	PD #018 PARTS
INVOICE: 53-382731		CHECKDATE: 01/22/2021									
113326		12/30/2020		0121-3	243156	-49.26	-49.26	01/22/2021	CRM	PD	PARTS/CORE RETURN FOR CREDIT
INVOICE: 61-503742		CHECKDATE: 01/22/2021									
113387		01/06/2021		0121-3	243156	26.82	26.82	01/22/2021	INV	PD	INVENTORY
INVOICE: 61-504227		CHECKDATE: 01/22/2021									
113383		01/12/2021		0121-3	243156	44.57	44.57	01/22/2021	INV	PD	PD#20-008 PARTS
INVOICE: 61-504847		CHECKDATE: 01/22/2021									
113616		01/13/2021		0121-4	243246	26.82	26.82	01/29/2021	INV	PD	INVENTORY - OIL FILTER
INVOICE: 61-505026		CHECKDATE: 01/29/2021									
						399.81					
2021 A-RELIABLE PRINTING											
113645		01/21/2021		0121-4	243217	87.00	87.00	01/27/2021	INV	PD	CHIEF GREY MEMO PADS
INVOICE: 23154		CHECKDATE: 01/29/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2670 PACE SUBURBAN BUS												
113345		12/30/2020		0121-3	243198	997.79		997.79	01/22/2021	INV	PD	OCT 2020 LOCAL SHARE
INVOICE:585974 CHECKDATE:01/22/2021												
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
113598		01/12/2021		0121-4	243284	206.17		206.17	01/29/2021	INV	PD	OFFICE SUPPLIES
INVOICE:3466758316 CHECKDATE:01/29/2021												
113597		01/12/2021		0121-4	243284	105.39		105.39	01/29/2021	INV	PD	OFFICE SUPPLIES
INVOICE:3466758317 CHECKDATE:01/29/2021												
						311.56						
2699 COMPASS MINERALS AMERICA INC												
113533	20200033	01/12/2021		0121-4	243242	19,129.64		19,129.64	01/29/2021	INV	PD	REGULAR BULK ROCK SALT
INVOICE:741686 CHECKDATE:01/29/2021												
113532	20200033	01/13/2021		0121-4	243242	23,738.64		23,738.64	01/29/2021	INV	PD	REGULAR BULK ROCK SALT
INVOICE:742739 CHECKDATE:01/29/2021												
113531	20200033	01/14/2021		0121-4	243242	6,663.21		6,663.21	01/29/2021	INV	PD	REGULAR BULK ROCK SALT
INVOICE:743353 CHECKDATE:01/29/2021												
						49,531.49						
2760 J.W. TURF, INC.												
113297		10/29/2020		0121-3	243172	702.96		702.96	11/30/2020	INV	PD	PARTS FOR GREENS ROLLER
INVOICE:P35431 CHECKDATE:01/22/2021												
113298		01/07/2021		0121-3	243172	344.30		344.30	02/10/2021	INV	PD	FAIRWAY MOWER BEDKNIVES
INVOICE:P36406 CHECKDATE:01/22/2021												
113299		01/11/2021		0121-3	243172	-402.50		-402.50	01/11/2021	CRM	PD	WRONG PART RETURNED
INVOICE:P36475 CHECKDATE:01/22/2021												
						644.76						
2765 DION CLARY												
113369		01/06/2021		0121-3	243145	60.00		60.00	01/22/2021	INV	PD	LICENSE RENEWAL REIMBURSEMENT
INVOICE:113369 CHECKDATE:01/22/2021												
2937 SUPERIOR ASPHALT MATERIALS, LLC												
113542		01/08/2021		0121-4	243285	1,225.00		1,225.00	01/29/2021	INV	PD	TEMP ASPHALT - POTHOLES & DIG
INVOICE:20210008 CHECKDATE:01/29/2021												
3037 COZZINI BROS INC.												
113551		01/14/2021		0121-4	243244	52.00		52.00	01/29/2021	INV	PD	KNIFE SERVICE
INVOICE:C8907380 CHECKDATE:01/29/2021												
3096 SCHOOL DISTRICT 89												
113373		01/14/2021		0121-3	243206	4,408.18		4,408.18	01/22/2021	INV	PD	DEVELOPER DONATIONS NOV 2020
INVOICE:NOV2020 CHECKDATE:01/22/2021												
3370 RAY WHALEN BUILDERS INC.												

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113226		01/08/2021		0121-3	243216	5,000.00		5,000.00	01/15/2021	INV	PD	RESTOR. DEP - 429 ARLINGTON
INVOICE:113226			CHECKDATE:01/22/2021									
113422		12/29/2020		0121-3	243216	250.00		250.00	01/22/2021	INV	PD	HYDRANT METER LEASE REFUND - 5
INVOICE:HMR122920			CHECKDATE:01/22/2021									
3471 NFC CO. INC.						5,250.00						
113558		01/21/2021		0121-4	243269	150.00		150.00	01/29/2021	INV	PD	SUPPLIES
INVOICE:138791			CHECKDATE:01/29/2021									
3571 HARRY C SMITH LTD												
113589		01/21/2021		0121-4	243283	7,887.00		7,887.00	01/29/2021	INV	PD	PROFESSIONAL SERVICES
INVOICE:3851			CHECKDATE:01/29/2021									
3580 TRUGREEN LIMITED PARTNERSHIP												
113543		01/19/2021		0121-4	243286	798.00		798.00	01/29/2021	INV	PD	ICE MELT PALLETS
INVOICE:133190941			CHECKDATE:01/29/2021									
3995 WAREHOUSE DIRECT OFFICE PRODUCTS												
113358		01/08/2021		0121-3	243215	62.80		62.80	01/22/2021	INV	PD	OFFICE SUPPLIES
INVOICE:4859395-0			CHECKDATE:01/22/2021									
4313 PORTER LEE CORPORATION												
113309		01/13/2021		0121-3	243201	464.33		464.33	01/15/2021	INV	PD	10 ROLLS OF 4X5 BEAST LABELS
INVOICE:24852			CHECKDATE:01/22/2021									
4804 RED BUD SUPPLY, INC.												
113324		12/23/2020		0121-3	243203	82.03		82.03	01/22/2021	INV	PD	FORESTRY SAFETY SUPPLIES
INVOICE:168513			CHECKDATE:01/22/2021									
4841 I.A.P.E.M.												
113647		01/19/2021		0121-4	243254	35.00		35.00	01/27/2021	INV	PD	ILL ASSOC P&E 2020 MEMBERSHIP
INVOICE:57816			CHECKDATE:01/29/2021									
113646		01/19/2021		0121-4	243254	35.00		35.00	01/27/2021	INV	PD	ILL ASSOC P&E 2020 MEMBERSHIP
INVOICE:57817			CHECKDATE:01/29/2021									
4876 CONSTELLATION NEWENERGY, INC.						70.00						
113613		01/08/2021		0121-4	243243	266.57		266.57	01/29/2021	INV	PD	8367968
INVOICE:19149641201			CHECKDATE:01/29/2021									
113606		01/13/2021		0121-4	243243	51.68		51.68	01/29/2021	INV	PD	8367969
INVOICE:19186670401			CHECKDATE:01/29/2021									
113608		01/13/2021		0121-4	243243	355.05		355.05	01/29/2021	INV	PD	8237876
INVOICE:19186728101			CHECKDATE:01/29/2021									
113605		01/13/2021		0121-4	243243	323.94		323.94	01/29/2021	INV	PD	8237881
INVOICE:19186762001			CHECKDATE:01/29/2021									
113604		01/13/2021		0121-4	243243	548.10		548.10	01/29/2021	INV	PD	8237882

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:19186767001			CHECKDATE:01/29/2021									
113607		01/13/2021		0121-4	243243	588.47		588.47	01/29/2021	INV	PD	8237883
INVOICE:19186790501			CHECKDATE:01/29/2021									
113609		01/13/2021		0121-4	243243	82.58		82.58	01/29/2021	INV	PD	8367965
INVOICE:19186872701			CHECKDATE:01/29/2021									
113610		01/18/2021		0121-4	243243	593.48		593.48	01/29/2021	INV	PD	8237875
INVOICE:19222024901			CHECKDATE:01/29/2021									
113612		01/18/2021		0121-4	243243	361.43		361.43	01/29/2021	INV	PD	8237884
INVOICE:19224138201			CHECKDATE:01/29/2021									
113611		01/18/2021		0121-4	243243	46.37		46.37	01/29/2021	INV	PD	8367966
INVOICE:19224152201			CHECKDATE:01/29/2021									
113603		01/18/2021		0121-4	243243	45.44		45.44	01/29/2021	INV	PD	8367967
INVOICE:19224177001			CHECKDATE:01/29/2021									
113614		01/18/2021		0121-4	243243	65.40		65.40	01/29/2021	INV	PD	8367970
INVOICE:19224230801			CHECKDATE:01/29/2021									
						3,328.51						
5354 UNITED COMMUNICATION SYSTEMS												
113290		01/15/2021		0121-3	243139	5,085.64		5,085.64	01/15/2021	INV	PD	1209860 0121
INVOICE:362198			CHECKDATE:01/22/2021									
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.												
113600		01/19/2021		0121-4	243223	474.00		474.00	01/29/2021	INV	PD	SERVICE CALL - SPRINKLER SYSTE
INVOICE:IN00349149			CHECKDATE:01/29/2021									
5840 MORRISON ASSOCIATES, LTD												
113553		01/22/2021		0121-4	243266	1,500.00		1,500.00	01/29/2021	INV	PD	PROFESSIONAL DEVELOPMENT ANNUA
INVOICE:2021:0440			CHECKDATE:01/29/2021									
5841 GENUINE PARTS CO-NAPA												
113329		12/01/2020		0121-3	243192	105.79		105.79	01/22/2021	INV	PD	INVENTORY
INVOICE:0701-577821			CHECKDATE:01/22/2021									
113330		12/02/2020		0121-3	243192	60.30		60.30	01/22/2021	INV	PD	PARTS
INVOICE:0701-577927			CHECKDATE:01/22/2021									
113331		12/03/2020		0121-3	243192	-10.30		-10.30	01/22/2021	CRM	PD	PARTS RETURN
INVOICE:0701-578190			CHECKDATE:01/22/2021									
113332		12/07/2020		0121-3	243192	43.18		43.18	01/22/2021	INV	PD	PW #259 DOT REAR LIGHT
INVOICE:0701-578545			CHECKDATE:01/22/2021									
113333		12/07/2020		0121-3	243192	18.60		18.60	01/22/2021	INV	PD	INVENTORY - FILTERS
INVOICE:0701-578559			CHECKDATE:01/22/2021									
113334		12/09/2020		0121-3	243192	34.84		34.84	01/22/2021	INV	PD	SHOP SUPPLIES
INVOICE:0701-578859			CHECKDATE:01/22/2021									
113335		12/14/2020		0121-3	243192	32.36		32.36	01/22/2021	INV	PD	SHOP SUPPLIES
INVOICE:0701-579406			CHECKDATE:01/22/2021									
113336		12/14/2020		0121-3	243192	12.66		12.66	01/22/2021	INV	PD	GEFD #1E61 PARTS
INVOICE:0701-579463			CHECKDATE:01/22/2021									
113337		12/17/2020		0121-3	243192	11.50		11.50	01/22/2021	INV	PD	INVENTORY - FILTERS
INVOICE:0701-579857			CHECKDATE:01/22/2021									
113338		12/18/2020		0121-3	243192	71.62		71.62	01/22/2021	INV	PD	PARTS
INVOICE:0701-580033			CHECKDATE:01/22/2021									
113339		12/18/2020		0121-3	243192	24.99		24.99	01/22/2021	INV	PD	PW #217 PARTS

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:0701-580073			CHECKDATE:01/22/2021									
113340		12/18/2020		0121-3	243192	35.81		35.81	01/22/2021	INV	PD	SHOP SUPPLIES
INVOICE:0701-580098			CHECKDATE:01/22/2021									
113341		12/19/2020		0121-3	243192	-35.81		-35.81	01/22/2021	CRM	PD	PARTS RETURNED DEFECTIVE
INVOICE:0701-580164			CHECKDATE:01/22/2021									
113342		12/30/2020		0121-3	243192	98.41		98.41	01/22/2021	INV	PD	PW#232 PARTS
INVOICE:0701-581316			CHECKDATE:01/22/2021									
113343		12/30/2020		0121-3	243192	20.01		20.01	01/22/2021	INV	PD	INVENTORY
INVOICE:0701-581331			CHECKDATE:01/22/2021									
113344		12/31/2020		0121-3	243192	7.82		7.82	01/22/2021	INV	PD	PW #232 PARTS
INVOICE:0701-581409			CHECKDATE:01/22/2021									
5947 GLEN ELLYN BANK & TRUST						531.78						
1113283		01/25/2021		0121-4	26800	2,603.10		2,603.10	01/29/2021	DIR	PD	BANK ANALYSIS FEE
INVOICE:GEBT-1073			CHECKDATE:01/29/2021									
5988 HR SIMPLIFIED												
113395		01/08/2021		0121-3	243167	287.87		287.87	01/22/2021	INV	PD	COBRA NOTIFICATIONS/BENEFITS A
INVOICE:68412			CHECKDATE:01/22/2021									
6044 TRI-TECH FORENSICS INC												
113644		01/22/2021		0121-4	243267	279.89		279.89	01/27/2021	INV	PD	PROPERTY/INMATE SUPPLIES
INVOICE:390349			CHECKDATE:01/29/2021									
6301 BRUSS LANDSCAPING, INC												
113351		01/14/2021		0121-3	243138	2,000.00		2,000.00	01/22/2021	INV	PD	RESTOR. DEP - 833 AVON
INVOICE:113351			CHECKDATE:01/22/2021									
6370 ILLINOIS DIVISION IAI												
113310		01/13/2021		0121-3	243168	25.00		25.00	01/15/2021	INV	PD	SAITTA MEMBERSHIP
INVOICE:2021-1			CHECKDATE:01/22/2021									
6381 AFFILIATED CUSTOMER SERVICE, INC												
113525		01/20/2021		0121-4	243218	610.99		610.99	01/29/2021	INV	PD	INSTALLATION OF NEW HEAT DETEC
INVOICE:S159285			CHECKDATE:01/29/2021									
6405 HIGHLAND BAKING CO												
113559		01/14/2021		0121-4	243252	27.47		27.47	01/29/2021	INV	PD	FOOD RESALE
INVOICE:0002406829			CHECKDATE:01/29/2021									
113560		01/20/2021		0121-4	243252	16.68		16.68	01/29/2021	INV	PD	FOOD RESALE
INVOICE:002409644			CHECKDATE:01/29/2021									
6453 PARAMEDIC BILLING SERVICES, INC.						44.15						
1676584		01/25/2021		0121-4	26792	-19.25		-19.25	01/29/2021	CRM	PD	AMBULANCE BILLING FEES- CREDIT
INVOICE:PBS-109			CHECKDATE:01/29/2021									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6828 KPRG AND ASSOCIATES, INC												
113367		01/05/2021		0121-3	243179	5,017.45		5,017.45	01/22/2021	INV	PD	REMOVAL OF NON CCDD MAT'L
INVOICE:13214 CHECKDATE:01/22/2021												
7189 ARBORWEAR												
113588		12/11/2020		0121-4	243219	21.75		21.75	01/29/2021	INV	PD	UNIFORMS
INVOICE:SI-1016717 CHECKDATE:01/29/2021												
7273 CMS COMMUNICATIONS, INC.												
113530		01/19/2021		0121-4	243226	393.75		393.75	01/29/2021	INV	PD	PHONE SYSTEM UPGRADE
INVOICE:2100322-IN CHECKDATE:01/29/2021												
7749 PAYMENT SERVICE NETWORK, INC												
6592157		01/25/2021		0121-4	26794	459.45		459.45	01/29/2021	DIR	PD	CUST ONLINE BANKING FEE 0121
INVOICE:PSN-98 CHECKDATE:01/29/2021												
7962 MY BUDDIES DOUGH, LLC												
113591		01/26/2021		0121-4	243247	5,000.00		5,000.00	01/29/2021	INV	PD	COVID-19 SUPPORT GRANT - FIRE
INVOICE:113591 CHECKDATE:01/29/2021												
8044 US BANK NATIONAL ASSOCIATION												
113325		10/23/2020		0121-3	243211	550.00		550.00	01/22/2021	INV	PD	2012 PAYING AGENT FEE
INVOICE:5908922 CHECKDATE:01/22/2021												
8565 WIDEOPENWEST FINANCE LLC												
113545		01/15/2021		0121-4	243289	133.50		133.50	01/29/2021	INV	PD	013896527 0121 CC & PW WIFI
INVOICE:013896527 0121 CHECKDATE:01/29/2021												
113549		01/09/2021		0121-4	243289	158.33		158.33	01/29/2021	INV	PD	018105078 0121 PW DARK FIBER
INVOICE:018105078 0121 CHECKDATE:01/29/2021												
113548		01/09/2021		0121-4	243289	158.33		158.33	01/29/2021	INV	PD	018105089 0121 PD DARK FIBER
INVOICE:018105089 0121 CHECKDATE:01/29/2021												
113547		01/09/2021		0121-4	243289	158.33		158.33	01/29/2021	INV	PD	018107748 0121 ST 62 DARK FIBE
INVOICE:018107748 0121 CHECKDATE:01/29/2021												
113544		01/09/2021		0121-4	243289	316.67		316.67	01/29/2021	INV	PD	018107794 0121 CC DARK FIBER
INVOICE:018107794 0121 CHECKDATE:01/29/2021												
113546		01/09/2021		0121-4	243289	158.33		158.33	01/29/2021	INV	PD	018111872 0121 ST 61 DARK FIBE
INVOICE:018111872 0121 CHECKDATE:01/29/2021												
						1,083.49						
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC												
113391		01/12/2021		0121-3	243205	1,503.34		1,503.34	01/22/2021	INV	PD	PW #205 DIAGNOSIS AND REPLACE
INVOICE:3022034748 CHECKDATE:01/22/2021												
8894 RUSSO HARDWARE, INC												
113541		01/14/2021		0121-4	243282	167.92		167.92	01/29/2021	INV	PD	PRUNING SUPPLIES FORESTRY

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:SPI10507790		CHECKDATE:01/29/2021										
9078 TYCO FIRE & SECURITY MANAGEMENT, INC												
113307		01/09/2021		0121-3	243174	138.00		138.00	01/15/2021	INV	PD	QUARTERLY SERVICES
INVOICE:35357283		CHECKDATE:01/22/2021										
9082 COLPO COMMUNICATIONS												
113379		01/12/2021		0121-3	243148	740.29		740.29	01/22/2021	INV	PD	INVENTORY PARTS
INVOICE:10264		CHECKDATE:01/22/2021										
9719 VERIZON CONNECT NWF INC.												
113403		01/01/2021		0121-3	243212	1,068.54		1,068.54	01/22/2021	INV	PD	GPS & AVL DEC 2020
INVOICE:OSV000002323639		CHECKDATE:01/22/2021										
9750 RAPID TRANSPORT TOWING, INC												
113301		01/06/2021		0121-3	243202	195.00		195.00	01/15/2021	INV	PD	1-1-2021 TRAILER
INVOICE:3238		CHECKDATE:01/22/2021										
113643		01/20/2021		0121-4	243281	165.00		165.00	01/27/2021	INV	PD	2018 LEXUS RX3SU
INVOICE:3268		CHECKDATE:01/29/2021										
						360.00						
9766 HEARTLAND												
10250713		01/25/2021		0121-4	26791	276.68		276.68	01/29/2021	DIR	PD	PARKING KIOSK 0121
INVOICE:HEARTLAND PARKING11		CHECKDATE:01/29/2021										
9826619		12/31/2020		0121-4	26796	642.69		642.69	01/29/2021	DIR	PD	LINKS CREDIT CARD FEES - FOOD
INVOICE:HEARTLAND R2217		CHECKDATE:01/29/2021										
6387662		01/04/2021		0121-4	26789	3,390.80		3,390.80	01/29/2021	DIR	PD	CREDIT CARD FEES - VILLAGE 012
INVOICE:HEARTLAND-63		CHECKDATE:01/29/2021										
9513822		12/31/2020		0121-4	26797	488.63		488.63	01/29/2021	DIR	PD	LINKS CREDIT CARD FEES - GOLF
INVOICE:HEARTLANDLINKS-24		CHECKDATE:01/29/2021										
						4,798.80						
10155 ELIZABETH A MAGER												
113615		01/26/2021		0121-4	243263	2,610.63		2,610.63	01/29/2021	INV	PD	COVID-19 SUPPORT GRANT - CHOCO
INVOICE:113615		CHECKDATE:01/29/2021										
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC												
113587		09/23/2020		0121-4	243227	327.00		327.00	01/29/2021	INV	PD	BEVERAGE RESALE
INVOICE:816213596		CHECKDATE:01/29/2021										
10477 TPI BUILDING CODE CONSULTANTS, INC												
113317		12/31/2020		0121-3	243210	12,124.75		12,124.75	01/22/2021	INV	PD	PLAN REVIEWS AND INSPECTIONS
INVOICE:202012		CHECKDATE:01/22/2021										
10823 PEST MANAGEMENT SERVICES, INC												
113596		01/26/2021		0121-4	243279	284.00		284.00	01/29/2021	INV	PD	PEST CONTROL 0121

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:34536		CHECKDATE:01/29/2021									
10865 CHICAGO FIRE & BURGLAR DETECTION INC											
113380		01/15/2021		0121-3	243142	89.85	89.85	01/22/2021	INV	PD	ALARM MONITORING - PW
INVOICE:R54639		CHECKDATE:01/22/2021									
10906 MIDCO INC											
113305		01/14/2021		0121-3	243188	360.00	360.00	01/15/2021	INV	PD	SERVER CRASH REPAIR
INVOICE:1385843		CHECKDATE:01/22/2021									
10966 MUNICIPAL CODE CORPORATION											
113396		01/08/2021		0121-3	243191	550.00	550.00	01/22/2021	INV	PD	ONLINE CODE HOSTING 2021
INVOICE:00353149		CHECKDATE:01/22/2021									
11017 JEFF GRITIS											
113405		01/14/2021		0121-3	243166	10,449.44	10,449.44	01/22/2021	INV	PD	RESTOR. DEP - 531 WHITTIER AVE
INVOICE:113405		CHECKDATE:01/22/2021									
11079 MATRIX PAYMENT SYSTEMS											
9439523		01/25/2021		0121-4	26793	38.01	38.01	01/29/2021	DIR	PD	CC PROCESSOR VEHICLE STICKERS
INVOICE:MATRIX-33		CHECKDATE:01/29/2021									
11084 CHASE BANK NA											
8921428		01/06/2021		0121-6	26725	22.00	22.00	01/21/2021	DIR	PD	USPS - STAMPS TO MAIL HOLIDAY
INVOICE:ALLN-110		CHECKDATE:01/21/2021									
8920126		01/06/2021		0121-6	26756	99.70	99.70	01/22/2021	DIR	PD	AMAZON - BUILDING COD REF BOOK
INVOICE:BALB-84		CHECKDATE:01/22/2021									
113503		01/06/2021		0121-6	26758	68.00	68.00	01/22/2021	DIR	PD	AMAZON - PD LIGHTING DRIVERS
INVOICE:BALB-85		CHECKDATE:01/22/2021									
8920827		01/06/2021		0121-6	26646	337.40	337.40	01/20/2021	DIR	PD	LABOR LAW CENTER - JOB POSTING
INVOICE:BROP-66		CHECKDATE:01/22/2021									
113207		01/06/2021		0121-6	26647	230.00	230.00	01/20/2021	DIR	PD	AWWA - JOB POSTING
INVOICE:BROP-67		CHECKDATE:01/22/2021									
113208		01/06/2021		0121-6	26648	400.00	400.00	01/20/2021	DIR	PD	AMERICAN PUBLIC WORKS - JOB PO
INVOICE:BROP-68		CHECKDATE:01/22/2021									
113209		01/06/2021		0121-6	26649	70.00	70.00	01/20/2021	DIR	PD	AMAZON - OFFICE SUPPLIES
INVOICE:BROP-69		CHECKDATE:01/22/2021									
8921630		01/06/2021		0121-6	26714	23.60	23.60	01/21/2021	DIR	PD	GOLDY LOCKS - KEYS FOR SIGN LO
INVOICE:BUCD-111		CHECKDATE:01/21/2021									
113474		01/06/2021		0121-6	26715	11.01	11.01	01/21/2021	DIR	PD	AMAZON - FORESTRY CHIPPER BLAD
INVOICE:BUCD-112		CHECKDATE:01/21/2021									
113475		01/06/2021		0121-6	26716	91.00	91.00	01/21/2021	DIR	PD	DTN- WEATHER SERVICES
INVOICE:BUCD-113		CHECKDATE:01/21/2021									
113476		01/06/2021		0121-6	26717	91.00	91.00	01/21/2021	DIR	PD	DTN - WEATHER SERVICES
INVOICE:BUCD-114		CHECKDATE:01/21/2021									
8921727		01/06/2021		0121-6	26728	14.99	14.99	01/21/2021	DIR	PD	ZOOM - MEETING SOFTWARE
INVOICE:CAMM-68		CHECKDATE:01/21/2021									
113483		01/06/2021		0121-6	26729	24.87	24.87	01/21/2021	DIR	PD	UPS - PACKAGE SENT TO CUSTOMER
INVOICE:CAMM-69		CHECKDATE:01/21/2021									

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1116182		01/06/2021		0121-6	26676	20.93		20.93	01/21/2021	DIR	PD	CVS PHARMACY - CANDY CANES FOR
INVOICE: CART-54			CHECKDATE: 01/21/2021									
8921031		01/06/2021		0121-6	26672	27.98		27.98	01/21/2021	DIR	PD	AMAZON - CANDY CANES
INVOICE: CHAB-345			CHECKDATE: 01/21/2021									
113443		01/06/2021		0121-6	26673	14.99		14.99	01/21/2021	DIR	PD	SPOTIFY - MUSIC SUBSCRIPTION
INVOICE: CHAB-346			CHECKDATE: 01/21/2021									
113444		01/06/2021		0121-6	26674	126.38		126.38	01/21/2021	DIR	PD	COMCAST- CABLE TV
INVOICE: CHAB-347			CHECKDATE: 01/21/2021									
113445		01/06/2021		0121-6	26675	252.76		252.76	01/21/2021	DIR	PD	COMCAST - CABLE TV
INVOICE: CHAB-348			CHECKDATE: 01/21/2021									
113435		01/06/2021		0121-6	26664	78.99		78.99	01/21/2021	DIR	PD	AMAZON - DISPLAY PORT ADAPTERS
INVOICE: CHIJ-100			CHECKDATE: 01/21/2021									
113436		01/06/2021		0121-6	26665	259.46		259.46	01/21/2021	DIR	PD	PDF XCHANGE - PDF SOFTWARE
INVOICE: CHIJ-101			CHECKDATE: 01/21/2021									
113437		01/06/2021		0121-6	26666	-15.26		-15.26	01/21/2021	CRM	PD	PDF XCHANGE - TAX CREDIT
INVOICE: CHIJ-102			CHECKDATE: 01/21/2021									
113438		01/06/2021		0121-6	26667	46.00		46.00	01/21/2021	DIR	PD	ZOOM - SOFTWARE
INVOICE: CHIJ-103			CHECKDATE: 01/21/2021									
113439		01/06/2021		0121-6	26668	28.39		28.39	01/21/2021	DIR	PD	ZOOM - SOFTWARE
INVOICE: CHIJ-104			CHECKDATE: 01/21/2021									
113440		01/06/2021		0121-6	26669	41.48		41.48	01/21/2021	DIR	PD	ZOOM - SOFTWARE
INVOICE: CHIJ-105			CHECKDATE: 01/21/2021									
113441		01/06/2021		0121-6	26670	14.20		14.20	01/21/2021	DIR	PD	ZOOM - SOFTWARE
INVOICE: CHIJ-106			CHECKDATE: 01/21/2021									
113442		01/06/2021		0121-6	26671	240.00		240.00	01/21/2021	DIR	PD	ZOOM - SOFTWARE
INVOICE: CHIJ-107			CHECKDATE: 01/21/2021									
10434612		01/06/2021		0121-6	26660	163.00		163.00	01/21/2021	DIR	PD	AMAZON - TONER CARTRIDGE PD LO
INVOICE: CHIJ-96			CHECKDATE: 01/21/2021									
113432		01/06/2021		0121-6	26661	256.02		256.02	01/21/2021	DIR	PD	AMAZON - PATCH CABLES
INVOICE: CHIJ-97			CHECKDATE: 01/21/2021									
113433		01/06/2021		0121-6	26662	101.87		101.87	01/21/2021	DIR	PD	GODADDY - EMAIL ACCT
INVOICE: CHIJ-98			CHECKDATE: 01/21/2021									
113434		01/06/2021		0121-6	26663	-5.99		-5.99	01/21/2021	CRM	PD	GODADDY - TAX CREDIT
INVOICE: CHIJ-99			CHECKDATE: 01/21/2021									
8919330		01/06/2021		0121-6	26718	30.00		30.00	01/21/2021	DIR	PD	PAYPAL - MUNIS ONLINE PROCESSO
INVOICE: COYC-103			CHECKDATE: 01/21/2021									
113477		01/06/2021		0121-6	26719	44.84		44.84	01/21/2021	DIR	PD	CHICKS N SALSA - RETIREMENT BO
INVOICE: COYC-104			CHECKDATE: 01/21/2021									
1086406		01/06/2021		0121-6	26730	50.48		50.48	01/21/2021	DIR	PD	AMAZON - MOUSE BAIT & TRAPS
INVOICE: CROA-100			CHECKDATE: 01/21/2021									
113484		01/06/2021		0121-6	26731	134.83		134.83	01/21/2021	DIR	PD	AMAZON - SHOP AIR TOOLS
INVOICE: CROA-101			CHECKDATE: 01/21/2021									
113485		01/06/2021		0121-6	26732	208.21		208.21	01/21/2021	DIR	PD	ANIMAL MED CLINIC OF WHEATON -
INVOICE: CROA-102			CHECKDATE: 01/21/2021									
113486		01/06/2021		0121-6	26733	1,339.98		1,339.98	01/21/2021	DIR	PD	AMAZON - SPLIT UNITS FOR START
INVOICE: CROA-103			CHECKDATE: 01/21/2021									
8919713		01/06/2021		0121-6	26694	102.25		102.25	01/21/2021	DIR	PD	DUPAGE CTY DOT - WATER MAIN LE
INVOICE: DAUR-14			CHECKDATE: 01/21/2021									
8920531		01/06/2021		0121-6	26735	6.30		6.30	01/22/2021	DIR	PD	AMAZON - SANTA GLOVES
INVOICE: DETA-310			CHECKDATE: 01/22/2021									
113487		01/06/2021		0121-6	26736	19.53		19.53	01/22/2021	DIR	PD	AMAZON - SKIMMER
INVOICE: DETA-311			CHECKDATE: 01/22/2021									
113488		01/06/2021		0121-6	26737	60.96		60.96	01/22/2021	DIR	PD	AMAZON - REPLACEMENT CARTRIDGE
INVOICE: DETA-312			CHECKDATE: 01/22/2021									
113489		01/06/2021		0121-6	26738	40.00		40.00	01/22/2021	DIR	PD	HERE COMES THE GUIDE - MARKETI

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:DETA-313				CHECKDATE:01/22/2021								
9198126		01/06/2021		0121-6	26720	110.40		110.40	01/21/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:FOTT-154				CHECKDATE:01/21/2021								
113478		01/06/2021		0121-6	26721	2.99		2.99	01/21/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:FOTT-155				CHECKDATE:01/21/2021								
113479		01/06/2021		0121-6	26722	1,332.66		1,332.66	01/21/2021	DIR	PD	RESTAURANT DEPOT - FOOD RESALE
INVOICE:FOTT-156				CHECKDATE:01/21/2021								
113480		01/06/2021		0121-6	26723	94.03		94.03	01/21/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:FOTT-157				CHECKDATE:01/21/2021								
113481		01/06/2021		0121-6	26724	56.55		56.55	01/21/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:FOTT-158				CHECKDATE:01/21/2021								
8921831		01/06/2021		0121-6	26677	103.00		103.00	01/21/2021	DIR	PD	ILLINOIS TOLLWAY - I-PASS TOLL
INVOICE:FRAF-169				CHECKDATE:01/21/2021								
113446		01/06/2021		0121-6	26678	1,307.01		1,307.01	01/21/2021	DIR	PD	HYDROTEX - PARTNERSHIP LUBRICA
INVOICE:FRAF-170				CHECKDATE:01/21/2021								
8921931		01/06/2021		0121-6	26656	45.00		45.00	01/21/2021	DIR	PD	CONSTANT CONTACT - ECON DEVEL
INVOICE:FRAM-188				CHECKDATE:01/21/2021								
113429		01/06/2021		0121-6	26657	252.00		252.00	01/21/2021	DIR	PD	ROTARY CLUB OF WHEATON - POINS
INVOICE:FRAM-189				CHECKDATE:01/21/2021								
113430		01/06/2021		0121-6	26658	81.67		81.67	01/21/2021	DIR	PD	STACY'S CORNER - PRESIDENT MCG
INVOICE:FRAM-190				CHECKDATE:01/21/2021								
113431		01/06/2021		0121-6	26659	100.00		100.00	01/21/2021	DIR	PD	TRI TIP GRILL - PRESIDENT MCGI
INVOICE:FRAM-191				CHECKDATE:01/21/2021								
1108924		01/06/2021		0121-6	26781	1,094.21		1,094.21	01/22/2021	DIR	PD	DUE FROM GWA
INVOICE:GWA-10204				CHECKDATE:01/22/2021								
8922130		01/06/2021		0121-6	26691	5.84		5.84	01/21/2021	DIR	PD	QUILL CORP - CLEANING SUPPLIES
INVOICE:HEFJ-77				CHECKDATE:01/21/2021								
113458		01/06/2021		0121-6	26692	70.45		70.45	01/21/2021	DIR	PD	STAPLES DIRECT - OFFICE SUPPLI
INVOICE:HEFJ-78				CHECKDATE:01/21/2021								
8922329		01/06/2021		0121-6	26711	80.00		80.00	01/21/2021	DIR	PD	PLAQUES PLUS - MEMORIAL TREE P
INVOICE:HORK-147				CHECKDATE:01/21/2021								
113472		01/06/2021		0121-6	26712	29.96		29.96	01/21/2021	DIR	PD	JEWEL - OFFICE SUPPLIES
INVOICE:HORK-148				CHECKDATE:01/21/2021								
113473		01/06/2021		0121-6	26713	185.00		185.00	01/21/2021	DIR	PD	ISA - RECERTIFICATION
INVOICE:HORK-149				CHECKDATE:01/21/2021								
8920627		01/06/2021		0121-6	26679	62.64		62.64	01/21/2021	DIR	PD	UPS STORE - SHIPPING COST
INVOICE:HUBJ-66				CHECKDATE:01/21/2021								
113447		01/06/2021		0121-6	26680	45.00		45.00	01/21/2021	DIR	PD	AMAZON - UNIFORM LAREM
INVOICE:HUBJ-67				CHECKDATE:01/21/2021								
113448		01/06/2021		0121-6	26681	45.00		45.00	01/21/2021	DIR	PD	AMAZON - UNIFORM LAREM
INVOICE:HUBJ-68				CHECKDATE:01/21/2021								
113449		01/06/2021		0121-6	26682	94.90		94.90	01/21/2021	DIR	PD	AMAZON - INSPECTION MIRROR
INVOICE:HUBJ-69				CHECKDATE:01/21/2021								
113450		01/06/2021		0121-6	26683	60.73		60.73	01/21/2021	DIR	PD	AMAZON - UNIFORM HUGHES
INVOICE:HUBJ-70				CHECKDATE:01/21/2021								
113451		01/06/2021		0121-6	26684	60.72		60.72	01/21/2021	DIR	PD	AMAZON - UNIFORM HUGHES
INVOICE:HUBJ-71				CHECKDATE:01/21/2021								
113452		01/06/2021		0121-6	26685	60.81		60.81	01/21/2021	DIR	PD	PUMPCON - SURREY LS REPROGRAM
INVOICE:HUBJ-72				CHECKDATE:01/21/2021								
113453		01/06/2021		0121-6	26686	71.96		71.96	01/21/2021	DIR	PD	AMAZON - BLUETOOTH HEADSETS
INVOICE:HUBJ-73				CHECKDATE:01/21/2021								
113454		01/06/2021		0121-6	26687	52.48		52.48	01/21/2021	DIR	PD	AMAZON - UNIFORM SPARAGNA
INVOICE:HUBJ-74				CHECKDATE:01/21/2021								
113455		01/06/2021		0121-6	26688	52.49		52.49	01/21/2021	DIR	PD	AMAZON - UNIFORM SPARAGNA
INVOICE:HUBJ-75				CHECKDATE:01/21/2021								

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113456		01/06/2021		0121-6	26689	96.97		96.97	01/21/2021	DIR	PD	UNIFORM - MARSTON
INVOICE:HUBJ-76			CHECKDATE:01/21/2021									
113457		01/06/2021		0121-6	26690	96.96		96.96	01/21/2021	DIR	PD	AMAZON - UNIFORM MARSTON
INVOICE:HUBJ-77			CHECKDATE:01/21/2021									
8920930		01/06/2021		0121-6	26759	38.56		38.56	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-267			CHECKDATE:01/22/2021									
113504		01/06/2021		0121-6	26760	111.82		111.82	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-268			CHECKDATE:01/22/2021									
113505		01/06/2021		0121-6	26761	34.09		34.09	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-269			CHECKDATE:01/22/2021									
113506		01/06/2021		0121-6	26762	92.34		92.34	01/22/2021	DIR	PD	COOKIES BY DESIGN - COOKIES FO
INVOICE:KAML-270			CHECKDATE:01/22/2021									
113507		01/06/2021		0121-6	26763	37.71		37.71	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-271			CHECKDATE:01/22/2021									
113508		01/06/2021		0121-6	26764	13.99		13.99	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-272			CHECKDATE:01/22/2021									
113509		01/06/2021		0121-6	26765	16.99		16.99	01/22/2021	DIR	PD	AMAZON - ADMIN OFFICE SUPPLIES
INVOICE:KAML-273			CHECKDATE:01/22/2021									
113510		01/06/2021		0121-6	26766	175.00		175.00	01/22/2021	DIR	PD	GE CHAMBER - GE FUND MEMBERSHI
INVOICE:KAML-274			CHECKDATE:01/22/2021									
113511		01/06/2021		0121-6	26767	23.52		23.52	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-275			CHECKDATE:01/22/2021									
113512		01/06/2021		0121-6	26768	11.49		11.49	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-276			CHECKDATE:01/22/2021									
113513		01/06/2021		0121-6	26769	199.00		199.00	01/22/2021	DIR	PD	ALLIANCE FOR INNOVATION - CONF
INVOICE:KAML-277			CHECKDATE:01/22/2021									
113514		01/06/2021		0121-6	26770	199.00		199.00	01/22/2021	DIR	PD	ALLIANCE FOR INNOV. - CONFER R
INVOICE:KAML-278			CHECKDATE:01/22/2021									
113515		01/06/2021		0121-6	26771	54.99		54.99	01/22/2021	DIR	PD	THE GREEN BRANCH - FLOWERS - M
INVOICE:KAML-279			CHECKDATE:01/22/2021									
113516		01/06/2021		0121-6	26772	59.99		59.99	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-280			CHECKDATE:01/22/2021									
113517		01/06/2021		0121-6	26773	26.85		26.85	01/22/2021	DIR	PD	AMAZON - CD OFFICE SUPPLIES
INVOICE:KAML-281			CHECKDATE:01/22/2021									
1108934		01/06/2021		0121-6	26782	10,296.62		10,296.62	01/22/2021	DIR	PD	DUE FROM LIBRARY
INVOICE:LIB-10204			CHECKDATE:01/22/2021									
8922531		01/06/2021		0121-6	26699	712.80		712.80	01/21/2021	DIR	PD	R&R PRODUCTS - HYDRO HOSE KITS
INVOICE:LUDM-484			CHECKDATE:01/21/2021									
113461		01/06/2021		0121-6	26700	80.54		80.54	01/21/2021	DIR	PD	BURRIS EQPT - GREENS MOWER PAR
INVOICE:LUDM-485			CHECKDATE:01/21/2021									
113462		01/06/2021		0121-6	26701	229.25		229.25	01/21/2021	DIR	PD	R&R PRODUCTS - MOWER ROLLERS
INVOICE:LUDM-486			CHECKDATE:01/21/2021									
113463		01/06/2021		0121-6	26702	149.95		149.95	01/21/2021	DIR	PD	COMCAST - SHOP INTERNET
INVOICE:LUDM-487			CHECKDATE:01/21/2021									
113464		01/06/2021		0121-6	26703	66.54		66.54	01/21/2021	DIR	PD	BURRIS EQPT - MOWER PARTS
INVOICE:LUDM-488			CHECKDATE:01/21/2021									
113465		01/06/2021		0121-6	26704	69.76		69.76	01/21/2021	DIR	PD	PARTS TOWN - CHARBROILER PARTS
INVOICE:LUDM-489			CHECKDATE:01/21/2021									
113466		01/06/2021		0121-6	26705	82.62		82.62	01/21/2021	DIR	PD	GRAINGER - FOOT VALVE
INVOICE:LUDM-490			CHECKDATE:01/21/2021									
113467		01/06/2021		0121-6	26706	225.74		225.74	01/21/2021	DIR	PD	GRAINGER - BATHROOM PARTITIONS
INVOICE:LUDM-491			CHECKDATE:01/21/2021									
113468		01/06/2021		0121-6	26707	125.00		125.00	01/21/2021	DIR	PD	MAGCS - YEARLY DUES
INVOICE:LUDM-492			CHECKDATE:01/21/2021									
113469		01/06/2021		0121-6	26708	628.53		628.53	01/21/2021	DIR	PD	CARQUEST - EQPT SERVICE SUPPLI

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:LUDM-493			CHECKDATE:01/21/2021									
113470		01/06/2021		0121-6	26709	91.27		91.27	01/21/2021	DIR	PD	MESSICKS - KUBOTA PARTS
INVOICE:LUDM-494			CHECKDATE:01/21/2021									
113471		01/06/2021		0121-6	26710	28.69		28.69	01/21/2021	DIR	PD	CARQUEST - IGNITION COIL
INVOICE:LUDM-495			CHECKDATE:01/21/2021									
8919611		01/06/2021		0121-6	26654	135.00		135.00	01/21/2021	DIR	PD	DUPAGE CTY BAR ASSOC. - ANNUAL
INVOICE:MATG-14			CHECKDATE:01/21/2021									
113427		01/06/2021		0121-6	26655	20.00		20.00	01/21/2021	DIR	PD	DUPAGE CTY BAR ASSOC
INVOICE:MATG-15			CHECKDATE:01/21/2021									
8922631		01/06/2021		0121-6	26739	72.91		72.91	01/22/2021	DIR	PD	AMAZON - TONER CARTRIDGE FOR P
INVOICE:MILC-335			CHECKDATE:01/22/2021									
113490		01/06/2021		0121-6	26740	49.99		49.99	01/22/2021	DIR	PD	WSJ - NEWSPAPER SUBSCRIPTION
INVOICE:MILC-336			CHECKDATE:01/22/2021									
113491		01/06/2021		0121-6	26741	190.00		190.00	01/22/2021	DIR	PD	INTERNAT'L ASSOC OF CHIEFS OF
INVOICE:MILC-337			CHECKDATE:01/22/2021									
113492		01/06/2021		0121-6	26742	123.39		123.39	01/22/2021	DIR	PD	BARCODES, INC - RIBBONS FOR BE
INVOICE:MILC-338			CHECKDATE:01/22/2021									
113493		01/06/2021		0121-6	26743	171.98		171.98	01/22/2021	DIR	PD	AMAZON - COFFEE FOR THE PD
INVOICE:MILC-339			CHECKDATE:01/22/2021									
113494		01/06/2021		0121-6	26744	14.99		14.99	01/22/2021	DIR	PD	ZOOM - COMMUNICATION TOOL FOR
INVOICE:MILC-340			CHECKDATE:01/22/2021									
113495		01/06/2021		0121-6	26745	16.15		16.15	01/22/2021	DIR	PD	UPS - BLOOD/URINE SENT TO UIC
INVOICE:MILC-341			CHECKDATE:01/22/2021									
113496		01/06/2021		0121-6	26746	16.15		16.15	01/22/2021	DIR	PD	UPS - BLOOD/URINE SENT TO UIC
INVOICE:MILC-342			CHECKDATE:01/22/2021									
113497		01/06/2021		0121-6	26747	16.15		16.15	01/22/2021	DIR	PD	UPS - BLOOD/URINE SENT TO UIC
INVOICE:MILC-343			CHECKDATE:01/22/2021									
113498		01/06/2021		0121-6	26748	141.89		141.89	01/22/2021	DIR	PD	MISSION BBQ-CHRISTMAS DAY FOOD
INVOICE:MILC-344			CHECKDATE:01/22/2021									
113499		01/06/2021		0121-6	26749	126.90		126.90	01/22/2021	DIR	PD	MISSION BBQ - CHRISTMAS DAY FO
INVOICE:MILC-345			CHECKDATE:01/22/2021									
8920720		01/06/2021		0121-6	26750	39.95		39.95	01/22/2021	DIR	PD	US FLEET TRACKING - GPS TRACKE
INVOICE:MONJ-29			CHECKDATE:01/22/2021									
1105834		01/06/2021		0121-6	26753	119.78		119.78	01/22/2021	DIR	PD	MENARD'S - WINTER SNOW REMOVAL
INVOICE:MONM-571			CHECKDATE:01/22/2021									
113500		01/06/2021		0121-6	26754	68.98		68.98	01/22/2021	DIR	PD	HOME DEPOT - LIGHT TIMER HISTO
INVOICE:MONM-572			CHECKDATE:01/22/2021									
113501		01/06/2021		0121-6	26755	9.88		9.88	01/22/2021	DIR	PD	MENARDS - CC BOOT TRAY
INVOICE:MONM-573			CHECKDATE:01/22/2021									
8920031		01/06/2021		0121-6	26774	15.00		15.00	01/22/2021	DIR	PD	IL CITY COUNCIL - COMMUNICATIO
INVOICE:PLAM-137			CHECKDATE:01/22/2021									
113518		01/06/2021		0121-6	26775	29.51		29.51	01/22/2021	DIR	PD	OLIVE 'N VINES - PERSONAL REIM
INVOICE:PLAM-138			CHECKDATE:01/22/2021									
113519		01/06/2021		0121-6	26776	59.00		59.00	01/22/2021	DIR	PD	SPROUT SOCIAL - MONTHLY SUBSCR
INVOICE:PLAM-139			CHECKDATE:01/22/2021									
113520		01/06/2021		0121-6	26777	34.00		34.00	01/22/2021	DIR	PD	M&EM'S GLEN ELLYN - MCGINLEY G
INVOICE:PLAM-140			CHECKDATE:01/22/2021									
113521		01/06/2021		0121-6	26778	95.00		95.00	01/22/2021	DIR	PD	CONSTANT CONACT - MONTHLY SUBS
INVOICE:PLAM-141			CHECKDATE:01/22/2021									
113522		01/06/2021		0121-6	26779	12.95		12.95	01/22/2021	DIR	PD	CANVA - MONTHLY SUBSCRIPTION
INVOICE:PLAM-142			CHECKDATE:01/22/2021									
113523		01/06/2021		0121-6	26780	400.00		400.00	01/22/2021	DIR	PD	3CMA - ANNUAL MEMBERSHIP
INVOICE:PLAM-143			CHECKDATE:01/22/2021									
1116203		01/06/2021		0121-6	26726	120.00		120.00	01/21/2021	DIR	PD	FACEBOOK - R22 ADS
INVOICE:RUSJ-77			CHECKDATE:01/21/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113482		01/06/2021		0121-6	26727	19.18		19.18	01/21/2021	DIR	PD	121 MARKETING - R22 WEBSITE
INVOICE:RUSJ-78			CHECKDATE:01/21/2021									
9270421		01/06/2021		0121-6	26695	29.99		29.99	01/21/2021	DIR	PD	SHAW MEDIA - ANNUAL SUBSCRIPTI
INVOICE:SPRS-114			CHECKDATE:01/21/2021									
113459		01/06/2021		0121-6	26696	83.68		83.68	01/21/2021	DIR	PD	PROFLOWERS - FLOWERS FOR S. WI
INVOICE:SPRS-115			CHECKDATE:01/21/2021									
8920227		01/06/2021		0121-6	26752	65.00		65.00	01/22/2021	DIR	PD	NAT'L ASSOC PROF ACCIDENT RECO
INVOICE:TERJ-107			CHECKDATE:01/22/2021									
8920324		01/06/2021		0121-6	26693	110.34		110.34	01/21/2021	DIR	PD	AMAZON - BANKER BOXES
INVOICE:THOL-51			CHECKDATE:01/21/2021									
8923127		01/06/2021		0121-6	26751	85.76		85.76	01/22/2021	DIR	PD	GIORDANO'S - FOOD FOR SHIFT
INVOICE:VAVK-62			CHECKDATE:01/22/2021									
8923231		01/06/2021		0121-6	26697	99.47		99.47	01/21/2021	DIR	PD	AT&T - U-VERSE FOR CLUBHOUSE
INVOICE:VESJ-208			CHECKDATE:01/21/2021									
113460		01/06/2021		0121-6	26698	14.97		14.97	01/21/2021	DIR	PD	RESTAURANTOWNER.COM - MONTHLY
INVOICE:VESJ-209			CHECKDATE:01/21/2021									
						27,414.17						
11266 PHYSICIANS IMMEDIATE CARE NORTH CHICAGO LLC												
113322		01/07/2021		0121-3	243200	103.00		103.00	01/22/2021	INV	PD	SCREENING
INVOICE:4188973			CHECKDATE:01/22/2021									
11284 CIVICPLUS, INC												
113355		12/31/2020		0121-3	243144	13,260.00		13,260.00	01/22/2021	INV	PD	WEBSITE DEVELOPMENT
INVOICE:205017			CHECKDATE:01/22/2021									
11314 R&M SPECIALTIES, LTD												
113554		01/12/2021		0121-4	243280	217.00		217.00	01/29/2021	INV	PD	VOGE FLEECE JACKETS
INVOICE:72167			CHECKDATE:01/29/2021									
11334 EURO USA MIDWEST LLC												
113562		01/15/2021		0121-4	243245	137.21		137.21	01/29/2021	INV	PD	FOOD RESALE
INVOICE:567354-00			CHECKDATE:01/29/2021									
11480 M.A. MORTENSON COMPANY												
113321	20190011	12/29/2020		0121-3	26734	896,546.00		896,546.00	01/22/2021	DIR	PD	PARKING GARAGE CONSTRUCTION
INVOICE:19090015-14			CHECKDATE:01/22/2021									
11562 SHIFT4 PAYMENTS												
9590222		01/10/2021		0121-4	26795	50.00		50.00	01/29/2021	DIR	PD	LINKS CREDIT CARD FEES 0121
INVOICE:SHIFT4-24			CHECKDATE:01/29/2021									
11761 MOSHE CALAMARO & ASSOCIATES												
113352		01/07/2021		0121-3	243189	312.50		312.50	01/22/2021	INV	PD	STRUCTURAL ENGINEERING SERVICE
INVOICE:2013196			CHECKDATE:01/22/2021									
113319		01/04/2021		0121-3	243189	1,800.00		1,800.00	01/22/2021	INV	PD	PROFESSIONAL SERVICES - 18.001
INVOICE:2013199			CHECKDATE:01/22/2021									
113353		01/08/2021		0121-3	243189	540.00		540.00	01/22/2021	INV	PD	STRUCTURAL PERMIT PLAN REVIEW

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:2013202				CHECKDATE:01/22/2021		2,652.50					
11828 GET FRESH PRODUCE											
113550		01/21/2021		0121-4	243250	233.55	233.55	01/29/2021	INV	PD	FOOD RESALE
INVOICE:03673999				CHECKDATE:01/29/2021							
11884 FIRST COMMUNICATIONS, LLC											
113534		01/06/2021		0121-4	243248	528.37	528.37	01/29/2021	INV	PD	PD PRI
INVOICE:121003468				CHECKDATE:01/29/2021							
11906 MATHIESON HOUSE, LLC											
113423		12/29/2020		0121-3	243183	250.00	250.00	01/22/2021	INV	PD	HYDRANT METER LEASE - 470 LONG
INVOICE:HMR122920				CHECKDATE:01/22/2021							
11979 GALLUS GOLF LLC											
113561		01/01/2021		0121-4	243249	2,950.00	2,950.00	01/29/2021	INV	PD	2021 MOBILE APP ANNUAL LICENSE
INVOICE:6883				CHECKDATE:01/29/2021							
11995 ACP CREATIV IT LLC											
113636	20200050	10/29/2020		0121-4	243220	9,106.41	9,106.41	01/29/2021	INV	PD	BOARD ROOM ZOOM INTEGRATION
INVOICE:527848A-IN				CHECKDATE:01/29/2021							
113635	20200050	11/17/2020		0121-4	243220	352.00	352.00	01/29/2021	INV	PD	BOARD ROOM ZOOM INTEGRATION
INVOICE:527848B-IN				CHECKDATE:01/29/2021							
113637	20200050	12/24/2020		0121-4	243220	4,493.54	4,493.54	01/29/2021	INV	PD	BOARD ROOM ZOOM INTEGRATION
INVOICE:527848C-IN				CHECKDATE:01/29/2021		13,951.95					
12092 BRETT KEBER											
107127		06/04/2020		0121-4	243259	100.00	100.00	06/04/2020	INV	PD	HYDRANT METER REFUND - 319 LOR
INVOICE:107127				CHECKDATE:01/29/2021							
12095 AMERICAN TENT LLC											
113426		01/15/2021		0121-3	243194	2,639.68	2,639.68	01/22/2021	INV	PD	TENT WALLS FOR MAIN ST.
INVOICE:5233				CHECKDATE:01/22/2021							
113425		01/15/2021		0121-3	243194	5,519.20	5,519.20	01/22/2021	INV	PD	TENT WALLS FOR MAIN ST.
INVOICE:5234				CHECKDATE:01/22/2021		8,158.88					
12299 JOSEPH ARCANO III											
113401		01/18/2021		0121-3	243136	2,597.00	2,597.00	01/22/2021	INV	PD	RETT #23392 REFUND - 620 ROGER
INVOICE:23392				CHECKDATE:01/22/2021							
12335 ILLINOIS PHLEBOTOMY SERVICES											
113302		01/13/2021		0121-3	243169	425.00	425.00	01/15/2021	INV	PD	1-6-2021 SERVICES
INVOICE:1250				CHECKDATE:01/22/2021							

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113642		01/21/2021		0121-4	243255	425.00		425.00	01/27/2021	INV	PD	SERVICES ON 1/10 FOR BENDORAIT
INVOICE:1255			CHECKDATE:01/29/2021									
113641		01/21/2021		0121-4	243255	425.00		425.00	01/27/2021	INV	PD	SERVICES ON 1/11/21 FOR GILL
INVOICE:1256			CHECKDATE:01/29/2021									
113640		01/21/2021		0121-4	243255	425.00		425.00	01/27/2021	INV	PD	SERVICES ON 1/11 FOR GILL
INVOICE:1257			CHECKDATE:01/29/2021									
						1,700.00						
12336 KO-ZE, LLC												
113428		12/22/2020		0121-3	243178	11,800.00		11,800.00	01/22/2021	INV	PD	VILLAGE REIMBURSE OF UPGRADE W
INVOICE:113428			CHECKDATE:01/22/2021									
12396 GRACIOUS GATHERINGS LLC												
113356		01/13/2021		0121-3	243165	2,189.09		2,189.09	01/22/2021	INV	PD	COVID-19 SUPPORT GRANT - 498 C
INVOICE:113356			CHECKDATE:01/22/2021									
12415 JENNIFER J SHANNON												
113633	20200062	01/27/2021		0121-4	243257	12,500.00		12,500.00	01/29/2021	INV	PD	RETAIL FACADE IMPROV AWARD
INVOICE:113634			CHECKDATE:01/29/2021									
12425 OJSC VENTURES RIVER VALLEY ARKANSAS CARPORTS												
113328	20190057	01/14/2021		0121-3	243197	27,820.00		27,820.00	01/22/2021	INV	PD	GARAGE ON NEWTON TOWER GROUNDS
INVOICE:1303			CHECKDATE:01/22/2021									
12426 JOHN MICHAEL HOOPER												
113227		01/06/2021		0121-4	243258	4,285.00		4,285.00	01/15/2021	INV	PD	OUTDOOR SPEAKERS & TRANSMITTER
INVOICE:AB-3004			CHECKDATE:01/29/2021									
12431 LOREE SCHWEIGER NICHOLAS DDS PC												
113293		01/13/2021		0121-3	243181	2,258.11		2,258.11	01/15/2021	INV	PD	COVID-19 SUPPORT GRANT - DR. L
INVOICE:113293			CHECKDATE:01/22/2021									
12433 JOSEPH & CYNTHIA CRIFASE												
113402		01/18/2021		0121-3	243175	930.00		930.00	01/22/2021	INV	PD	RETT #23340 REFUND - 286 HILL
INVOICE:23340			CHECKDATE:01/22/2021									
12434 GARY MAYER												
113400		01/18/2021		0121-3	243158	15.00		15.00	01/22/2021	INV	PD	VEHICLE STICKER REIMBURSEMENT
INVOICE:2203825			CHECKDATE:01/22/2021									
12435 MATTHEW MCHALE												
113399		01/18/2021		0121-3	243184	30.00		30.00	01/22/2021	INV	PD	VEHICLE LATE FEE REIMBURSEMENT
INVOICE:2110652			CHECKDATE:01/22/2021									
12436 GLEN ELLYN BIBLE CHURCH												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113420 INVOICE:17.0012		11/06/2020		0121-3	243159	950.00	950.00	01/22/2021	INV	PD	ESCROW REFUND - 501 HILLSIDE A
12437 K F WALTER HOMES											
113421 INVOICE:113421		11/06/2020		0121-3	243177	427.72	427.72	01/22/2021	INV	PD	REFUND ESCROW BALANCE - 21W576
12438 MARGARET & DAVID SAHS											
113424 INVOICE:HMR112320		11/23/2020		0121-3	243182	175.00	175.00	01/22/2021	INV	PD	HYDRANT METER LEASE REFUND - 9
12440 MIDWEST POWER INDUSTRY, INC											
113634 INVOICE:286		12/07/2020		0121-4	243265	2,600.00	2,600.00	01/29/2021	INV	PD	MAINT. PROGRAM 2020
						2,600.00					
399 INVOICES						1,602,851.83					

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



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

Meeting 2/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
885)**

DOC ID: 2021-885

January 19, 2021 (6:30 p.m.) Special Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 01192021 Special Village Board Meeting Minutes - (630 pm)



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Tuesday, January 19, 2021
6:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President Pro-Tem Pryde and Trustees Christiansen, Enright, Fasules, Senak and Thompson answered "Present".

D. Audience Participation

None.

E. Motion to adjourn to Executive Session for the discussion of the selection of a person to fill a public office, including a vacancy in public office, pursuant to 5 ILCS 120/2 (C)(3) without returning to open session thereafter.

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



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

Meeting 2/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
886)**

DOC ID: 2021-886

January 19, 2021 (7:00 p.m.) Special Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 01192021 Special Village Board Meeting - (7pm)



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Tuesday, January 19, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President Pro-Tem Pryde and Trustees Christiansen, Enright, Fasules, Senak and Thompson answered "Present".

Also in attendance were Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Assistant Public Works Director Buckley, Professional Engineer Daubert, Senior Civil Engineer Topor, Police Chief Norton and Economic Development Coordinator Hannah

D. Audience Participation

None.

E. Acting Village President (Presented by Village Attorney Mathews (Trustee Enright))

1. Resolution No. 21-01, A Resolution Naming Gary Fasules as Acting Village President

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

F. COVID-19 Award Update (Presented by Economic Development Coordinator Hannah) (Discussion Only)

1. Economic Development Coordinator Hannah will provide an update on the Village's COVID-19 grant program.

Trustee Thompson stated he will recuse himself from this discussion.

Economic Development Coordinator Hannah provided an update on the Village's COVID-19 grant program.

Trustee Senak stated the COVID-19 grant program has funding for approximately eight additional businesses to apply. Trustee Senak asked if funding for this grant program is enough, or if the funding needs to be expanded. Economic Development Coordinator Hannah stated there are several businesses who are planning on submitting a grant application. Economic Development Coordinator Hannah stated the current funds will cover the applications the Village expects to receive.

Trustee Senak asked if additional funding could be added to the grant program. Finance Director Coyle stated additional funding could be added from the contingency fund set aside in the 2021 budget.

Trustee Senak stated he wants to make sure that all businesses who want to apply for the grant can do so.

Trustee Senak asked how the Village provided information on the grant program to businesses. Economic Development Coordinator Hannah stated information regarding the program has been in all Village electronic newsletters, social media, and through the Chamber and Alliance.

Trustee Senak asked what criteria is used to determine if an expense is eligible. Economic Development Coordinator Hannah stated the Village is requesting businesses submit proof of purchases that were needed to stay open during the pandemic.

Trustee Senak asked if loss of income is included in the Village's grant program, and if it could be added if it is not. Village Manager Franz stated it would be more appropriate to add additional funding than to add loss of income as a criteria to the program.

Trustee Senak stated he is concerned about the coffee shop located at the Metra Station not being able to receive funding.

Trustee Fasules stated some businesses do not have their receipts to apply for the grant and thinks that may be a reason why some businesses have not applied. Trustee Fasules stated this issue needs to be fixed.

Trustee Enright asked if this grant funding comes from the CARES Act. Finance Director Coyle stated the funding from the CARES Act frees up other funds to be used for this program.

Trustee Christiansen stated she would like to extend the program through March 31, 2021 and would not like to increase the funding at this time. Trustee Christiansen stated she would like to encourage other businesses to apply by March 31, 2021. Trustee Christiansen stated she would like to provide any leftover funding to the Chamber of Glen Ellyn to be put back into the business community.

President Pro-Tem Pryde stated he is in favor of extending the program until March 31, 2021. President Pro-Tem Pryde stated it is unlikely to see 100% participation from all Glen Ellyn businesses. President Pro-Tem Pryde stated if businesses do not have receipts, they can submit the cost of the product they purchased. President Pro-Tem Pryde asked if regarding the coffee shop located at the Metra Station, if the rent can be included as a criteria for this program.

Trustee Senak stated he is in favor of extending the program and is in favor of Trustee Christiansen's suggestion of donating the left-over funds to the Chamber of Glen Ellyn.

Trustee Senak asked if the Finance Department can provide the Village Board with updated COVID-19 projections and how much of the CARES Act funding has been spent. Village Manager Franz stated this information can be provided at the February Village Board Workshop meeting.

Trustee Fasules asked if the Village can work with Metra to waive the coffee shop's rent. Trustee Fasules stated he is in favor of extending the program through March 31, 2021 and donating left over funds to the Chamber of Glen Ellyn. Trustee Fasules stated he would like to look into adding additional funds to the program if they run out before March 31, 2021. Trustee Fasules stated it is important to encourage new applicants to apply for the program.

President Pro-Tem Pryde stated the Village Board is currently in favor of the following: extending the program until March 31, 2021, keep the budget the same for now with the possibility to extend funding in the future, encourage all businesses to apply and to donate any additional funding to the Chamber of Glen Ellyn.

Economic Development Coordinator stated she will provide an updated report on the program in February to the Village Board.

RESULT:	DISCUSSION ONLY
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G. Central Business District Streetscape Project (Presented by Senior Civil Engineer Topor) (Discussion Only)

1. Senior Civil Engineer Topor will provide an update on design elements and costs of the streetscape project.

Senior Civil Engineer Topor provided an update on the proposed schedule for the streetscape project.

Economic Development Coordinator Hannah provided an update on the meetings staff has had with businesses impacted by the streetscape project.

Trustee Thompson asked if businesses would continue to have access to the street and sidewalks during this project. Economic Development Coordinator Hannah stated there will always be access to businesses during the project. Economic Development Coordinator Hannah stated there will be times when the street is closed to vehicular traffic, but that will occur separately from the proposed sidewalk work.

Trustee Christiansen asked if the project were to start in mid-May, after Mother's Day, when would the project end. Trustee Christiansen also asked if the tent on Main Street would be able to be used during this project. Trustee Christiansen stated if COVID-19 continues throughout the summer, she wants to make sure businesses have the tent on Main Street for outdoor dining.

Professional Engineer Daubert stated Village staff will continue to coordinate the work with the Apex 400 project to reduce the closures on Main Street.

Trustee Fasules asked when the sidewalks would be closed. Senior Civil Engineer Topor stated with the current schedule, there will be partial sidewalk closures during the utility work. Senior Civil Engineer Topor stated the current schedule is to have sidewalks closed in September. Senior Civil Engineer Topor stated not all sidewalks will be closed at one and there will always be access to the businesses.

Trustee Senak thanked the Capital Improvements Commission for all their work on this project; Trustee Senak takes the Capital Improvements Commission's recommendation seriously. Trustee Senak stated now is not the time for this project as the Frida Kahlo exhibit is coming to town during the proposed schedule. Trustee Senak stated he recommends starting the project in September, after the Frida Exhibit is over.

Trustee Christiansen stated she would like to tear up the streets as little as possible and would like to make sure this project is as non-evasive as possible. Trustee Christiansen stated she wants to make sure the Village coordinates work with the Apex 400 project. Trustee Christiansen stated she is less concerned on what month the project starts and more concerned if it aligns with the Apex 400 project.

Trustee Enright stated he agrees with Trustee Christiansen that the project needs to align with the Apex 400 project but is also concerned about having this project occur during the Frida Kahlo exhibit.

Professional Engineer Daubert stated if the project were to be delayed due to the Frida Kahlo exhibit, he would recommend the project begin in January 2022.

Trustee Christiansen stated she defers to staff and the Capital Improvements Commission on when to complete this project. Trustee Christiansen asked if there will be a cost increase to the project if it was delayed. Professional Engineer Daubert stated the project is currently receiving particularly good pricing, and there is a potential increase in cost if it were delayed.

Trustee Fasules stated if the project were to begin in January 2022, he would like staff to consider completing multiple phases at once.

Trustee Senak stated he predicts the Frida Kahlo exhibit will be delayed until 2022. Trustee Senak stated before he decides, he would like a final answer from the College of DuPage if the Frida Kahlo exhibit will still happen in 2021.

Trustee Enright stated if the Frida Kahlo exhibit is not happening in 2021, the project should start with the proposed schedule.

Trustee Thompson stated he feels most comfortable deciding on the schedule after a final decision on the Frida Kahlo exhibit has been made.

President Pro-Tem Pryde stated he is in favor of moving the project forward at the earliest date possible. President Pro-Tem Pryde stated it is possible to pause/delay a project, but it is not possible to accelerate the process if desired. President Pro-Tem Pryde stated he does not believe the Frida Kahlo exhibit will be as big as it was once anticipated due to COVID-19. President Pro-Tem Pryde stated he encourages the Village Board to move forward with the proposed schedule. President Pro-Tem Pryde stated he is not in favor for a January 2022 start date.

Trustee Thompson asked when a decision on scheduling needs to be made. Professional Engineer Daubert stated staff will need a decision in early February.

Trustee Senak stated there is time to reach out to the College of DuPage to see if the Frida Kahlo exhibit will still occur in 2021. Trustee Senak stated if the Frida Kahlo exhibit is not happening, the project should move forward as soon as possible. Trustee Senak stated he would also like conversations with businesses to continue.

Trustee Enright stated he is ok waiting a few weeks to see what the College of DuPage says about the Frida Kahlo exhibit. Trustee Enright stated he is also asking staff to move forward with the project now.

Trustee Fasules stated he is concerned regarding the Frida Kahlo exhibit. Trustee Fasules stated if the Frida Kahlo exhibit is not happening this year, then he is in favor of starting the project as soon as possible.

Trustee Thompson stated he is ok waiting a few weeks to see what the College of DuPage says about the Frida Kahlo exhibit. Trustee Thompson stated if the Frida Kahlo exhibit is not happening this year, then he is in favor of starting the project as soon as possible. Trustee Thompson stated he would like to see the detailed responses from the businesses staff has met with. Trustee Thompson stated staff and the Village Board need to figure out how to keep businesses strong through this project and the COVID-19 pandemic.

Trustee Christiansen stated she would like to see the Village Board decide on the project. Trustee Christiansen also stated she would like to see the Village Board to stop beating around the bush, make a decision and move forward with the project.

President Pro-Tem Pryde stated he would like to see the project to move forward and stated the Village Board needs to make a decision at the next Village Board meeting.

Public Comment

- 1. Pete Ladesic, Village resident, stated he encourages the Village Board to move forward with the streetscape project as soon as possible. Mr. Ladesic stated the Frida Kahlo exhibit will most likely not happen, and it is important to move forward when traffic is less due to COVID-19. Mr. Ladesic also noted the cost of the project will only increase if it is delayed.*

Phil Hutchinson provided an overview of the proposed materials for the project. An overview of the proposed materials is below, including the Capital Improvements Commission recommendations:

- Paving material for sidewalks – plain concrete*
- Paving material for furniture zone – clay brick pavers in herringbone pattern*
- Paving material for carriage walk – plain concrete with the option to extend pavers to the carriage walk*
- Tree planters – granite planter curbs in strategic locations while other locations will have precast, aggregate or cast in place planters.*
- Planter railings – two options for planter railings*
- Crosswalk material design – includes MMA (methyl methacrylate)*
- Raised midblock crosswalks*
- Seated wall planters*

- *Street furniture*
- *Festoon lighting*

Mr. Hutchinson also noted there is the option to eliminate the right turn lane on southbound Main/ Duane and eastbound Crescent/Main.

Trustee Fasules stated he would like to see something more decorative than the festoon lighting.

Trustee Enright stated he is not in favor of the festoon lighting.

Trustee Christiansen stated she is only in favor the festoon lighting over the walkway. Trustee Christiansen stated the light may be too much with the pedway lighting.

Trustee Thompson stated he is not in favor of the festoon lighting in streets but is in favor of the festoon lighting in the parkways and for special event areas.

Trustee Fasules stated he is in favor of the festoon lighting in parklets and is in favor of having the lighting in the trees.

Trustee Senak stated he would like staff to look at the possibility of making the horse trough a water feature.

Senior Civil Engineer Topor presented the overall updated project costs.

Steve Szymanski, Chairperson of the Capital Improvements Commission, stated he has been involved in biweekly meetings with CivilTech and involved in monthly Capital Improvements Commission meetings. Mr. Szymanski stated the Capital Improvements Commission wants to make sure they are leaving a beautiful downtown after the project. Mr. Szymanski stated the Capital Improvements Commission was split on festoon lighting and needed more information. Mr. Szymanski stated the Capital Improvements Commission will continue to have discussions on the crosswalk. Mr. Szymanski stated the Capital Improvements Commission are willing to have less expensive planters but thought certain portions of the downtown should have the granite planters.

Public Comment

- 1. Carol White, Executive Director of the Downtown Alliance, asked the Village Board to take another look at the garage cans, as they are used for many special events.*
- 2. Pete Ladesic, Glen Ellyn Resident, asked staff and the Capital Improvements Commission to look into adding color into the plain concrete. Mr. Ladesic stated he would like to see granite planters used as much as possible. Mr. Ladesic stated he would like to see additional information on the traffic study regarding eliminating turn lanes.*

President Pro-Tem Pryde stated the Village Board will go through the proposed materials and the will state where they stand on the materials:

- *Sidewalk material – Trustees Christiansen, Enright, Fasules, Pryde and Senak are in favor of the Capital Improvements Commission recommendation. Trustee Thompson stated he prefers the exposed aggregate.*
- *Parkway options – Trustee Christiansen, Enright, Fasules, Pryde, Senak and Thompson are all in favor of the Capital Improvements Commission recommendation.*

- *Planter curb – President Pro-Tem Pryde stated he recommends extending the granite planters to Pennsylvania between Forest and Glenwood and on Duane between Forest and Glenwood. Trustees Christiansen and Senak support President Pro-Tem Pryde’s recommendation. Trustees Fasules and Thompson stated they would like to see all granite planters. Trustee Enright stated he is not in favor of any granite planters. President Pro-Tem Pryde stated the Village can ask for an alternative bid for the planters.*
- *Carriage walkway decorative placement – Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson stated they are in favor of option A. President Pro-Tem Pryde stated the Village can ask for an alternative bid for the materials.*
- *Fencing/planter railing – Trustees Christiansen, Senak and Thompson are in favor of a lower railing. Trustees Enright, Fasules and Pryde are not in favor of any railing.*
- *Decorative cross walk – Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson stated they are in favor of the Capital Improvements Commission recommendation.*
- *Street Furniture- President Pro-Tem Pryde stated these decisions can be made later.*
- *Raised crosswalk – Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson stated they are in favor of the three inch raised crosswalk.*
- *Right turn lane elimination – Police Chief Norton stated he strongly objects to the right turn lane elimination.*

RESULT:	DISCUSSION ONLY
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H. Other Items

Trustee Christiansen provided an update on the DEI program.

I. Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



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

Meeting 2/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
887)**

DOC ID: 2021-887

January 25, 2021 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 01252021 Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday January 25, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, Acting President Fasules and Trustees Christiansen, Enright, Senak and Thompson answered "Present". Trustee Pryde was excused.

Also in attendance: Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Police Chief Norton, Public Works Director Hansen, Professional Engineer Daubert Planning Manager Purvis and Economic Development Coordinator Hannah.

D. Swearing-in of Acting Village President Gary Fasules

Village Clerk Chereskin administered the Oath of Office to Acting Village President Gary Fasules.

E. Audience Participation

None.

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:

RESULT:	APPROVED [5 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Christiansen, Enright, Fasules, Senak, Thompson

Motion to approve the following items including Payroll and Vouchers totaling \$3,463,374.97. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Senak)

1. Total Expenditure (Payroll and Vouchers) - \$3,463,374.97
2. December 14, 2020 Special Village Board Meeting Minutes
3. December 14, 2020 Village Board Meeting Minutes
4. January 11, 2021 Special Village Board Meeting Minutes

5. January 11, 2021 Special Village Board Meeting Minutes
6. Approve a Retail Façade Improvement Award in the Amount of \$22,500 and a Fire Prevention Award in the Amount of \$5,000 for 433-435 Pennsylvania Avenue, LLC at 433-435 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
7. Approve a Retail Interior Improvement Award in the Amount of \$1,750 for The Beer Cellar at 488 Crescent Boulevard, to be Expensed to the Central Business District Fund (Economic Development Coordinator Hannah)
8. Motion to Approve the Easement Agreement between 419-421 Main Building LLC and the Village of Glen Ellyn (Village Attorney Mathews)
9. Ordinance No. 6843, An Ordinance Approving the Requests for Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Allow Multiple Existing Accessory Structures to Remain on the Property Located at 410 Spring Avenue (Community Development Director Springer)
10. Ordinance No. 6844, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Village Links Golf Course Bonds) for the Fiscal Year 2021 in the amount of \$347,055.00 (Finance Director Coyle)

Trustee Enright asked if this bond, or any of the other bonds being discussed tonight, could be refinanced and reissued for lower interest rates. Finance Director Coyle stated Village staff works with the Village's financial advisor to review bonds and interest rates. Finance Director Coyle stated at this time interest rates are very low and the cost to refinance would not be beneficial. Finance Director Coyle stated Village staff and the Village's financial advisor will continue to monitor this.

11. Ordinance No. 6845, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds) for the Fiscal Year 2021 in the amount of \$309,027.50 (Finance Director Coyle)
12. Ordinance No. 6846, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2021 in the amount of \$954,543.76 (Finance Director Coyle)
13. Ordinance No. 6847, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon Obligation Bonds, Series 2018 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$682,218.76 (Finance Director Coyle)
14. Ordinance No. 6848, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$608,122.63 (Finance Director Coyle)

G. Reminders

1. A Village Board Meeting is scheduled for Monday, February 8, 2021 at 7:00 p.m.
2. A Village Board Workshop is scheduled for Tuesday, February 16, 2021 at 7:00 p.m.

H. Other Business

Trustee Christiansen provided an update on the Village's DEI initiative. Trustee Christiansen stated the meetings have been going well and encouraged all to participate in the upcoming meetings scheduled for Tuesday, January 26, 2021.

I. Adjourn

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Enright, Fasules, Senak, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/8/2021 7:00 PM

Department: Community Development

Department Head: Staci Springer

Category: Ordinance

Prepared By: Cole Jackson, Kelly Purvis

**AGENDA ITEM (ID
2021-874)**

DOC ID: 2021-874

**Ordinance No. 6849, An Ordinance Approving Construction
Necessitated Zoning Variations to Allow No Impervious Surface
Setback on a Portion of the Properties Located at 231 and 233 N.
Park Blvd. (Community Development Director Springer)**

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Memo Concerning Construction Necessitated Zoning Variation Requests for the Properties Located at 231 and 233 N Park Blvd.
2. Draft Ordinance Approving Construction Necessitated Zoning Variations
3. 1. Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting - Exhibit A
4. 2. Application Materials
5. 3. Aerial Photo
6. 4. Zoning Map
7. 5. Plat of Survey - Exhibit B
8. 6. Site Plan
9. 7. Existing Conditions Photos
10. 8. Easement Exhibit - Exhibit C
11. 9. Cost Estimate to Remove Work

12. 10. Ordinance 6691 (Previous Variance Granted)

MEMO

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Community Development Director
Cole Jackson, Associate Planner

DATE: January 29, 2021

RE: *February 08, 2021 Village Board Meeting*
Construction Necessitated Zoning Variation Requests for the Properties Located at 231 and 233 N Park Blvd.



Background

In 2019, the previous owners of the property at 231 N. Park Blvd. extended the existing driveway along the north side of the property to allow access to a detached garage behind the home. Because of the narrow distance between the north property line and the house, the owners removed a small triangular piece of the home on the northeast corner to provide room for the driveway to wrap around the edge of the home and to provide access to a detached garage (see attached plat of survey and site plan). To accommodate this project, in 2019 the Village Board adopted Ordinance 6691 (attached) granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required. After the work was completed, the property was sold to the new and current owner, the Cristin Foster English Trust in February 2020. A new construction company was utilized for continued work on the site.

The current property owners of 231 N. Park Blvd. indicated that the 8.5 foot-wide driveway was inadequate and resulted in them driving on part of the side yard of the property directly to the north, 233 N. Park Blvd., creating muddy conditions and damaging the yard. The applicant has stated that they sought to remedy this situation by placing brick pavers on both sides of the driveway including portions of the side yard of 233 N. Park Blvd. (see attached existing conditions photos). Along the length of the driveway, portions of the pavers are located on both 231 N. Park Blvd. and 233 N. Park Blvd. (see attached plat of survey and site plan). The addition of the brick pavers along the driveway reduced the impervious surface setback to 0 feet for both properties.

Village staff recognized that the brick pavers had been added in May of 2020. In July of 2020, staff told the construction company working on the property that the Village needed a final grading survey to document the impervious surface additions. The Village received a final grading survey documenting the impervious surfaces in August of 2020 and began working with the property owner and construction company on meeting construction necessitated zoning variation requirements.

Staff also requested that if a variation is to be granted to allow the brick pavers to remain between the properties, that a plat of easement be prepared to give the owner of 231 N. Park Blvd. the right to traverse the property for purposes of ingress and egress (see attached draft plat of easement). This will allow any future owners of the property at 231 N. Park Blvd. the right to drive on the brick pavers (and also establishes maintenance responsibility for the pavers) regardless of who owns either property.

The applicant is proposing to maintain the brick pavers in their existing location per the attached site plan. A Variation from Section 10-5-5(C)1 to allow an impervious surface setback of 0 feet for both properties will need to be granted in order for the improvement to remain. If the request is denied, the applicant has provided a cost estimate of \$1,200 to remove the non-conforming brick pavers and an additional \$1,700 to restore the area with topsoil and sod (estimates attached).

Per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of construction necessitated zoning variations to allow for the maintenance of an existing driveway with no impervious surface setback on the property located at 231 N. Park Blvd., which also encroaches onto the adjacent property located at 233 N. Park Blvd.

Public Hearing Summary

Notice of the remote public hearing was published in the Daily Herald on December 24, 2020. The owners of properties within 250 feet of the subject property were also mailed notice of the public hearing. No one that was sent public notice attended the hearing to speak for or against the request or submitted comments pertaining to the request in writing.

On January 12, 2021, the Zoning Board of Appeals (ZBA) conducted a remote public hearing to review the existing conditions of the property, the proposed location of the improvements requiring the variation, and to consider the testimony from the petitioner. The ZBA deliberated on the exact hardships or unique circumstances presented by the petitioner and property owner. The ZBA felt that the petitioner had sufficient hardships due to the small lot sizes and site design which was causing unintended but significant damage to the neighboring yard. Some members of the ZBA were concerned about the effect of the easement on future property owners or if the property at 231 N. Park Blvd. is demolished at a future date. The ZBA considered adding a condition to their recommendation that the easement would be eliminated if the home at 231 N. Park Blvd. were demolished. Ultimately, the ZBA did not feel that such a condition would be necessary. The ZBA made a motion to approve the requested construction necessitated zoning variations with only the two conditions suggested in the staff report.

Recommendation

On January 12, 2021, the ZBA unanimously voted to recommend approval of the requested construction necessitated variations by a roll call vote of six “yes” and zero “no”. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

The Village Board should consider the requests, the recommendation 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 request.

Attachments

- Draft Ordinance
- Draft Minutes of the January 12, 2021 ZBA Meeting – Exhibit “A”
- Application Materials
- Property Aerial
- Zoning Map
- Plat of Survey – Exhibit “B”
- Site Plan
- Existing Conditions Photos
- Easement Exhibit – Exhibit “C”
- Cost Estimate to Remove Work
- Ordinance 6691 (Previous Variance Granted)

CC: Kelly Purvis, AICP, Planning Manager
Katie Ashbaugh, AICP, Planner
Cristin Foster, Property Owner
Tracy Kasson, Owner’s Attorney

\\cc-fps1\root\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\P\PARK\Park 231\231 Park - Impervious Surface Setback\VB\231 N Park Zoning Variations Memo.docx



Village of Glen Ellyn

Ordinance No. ____

**An Ordinance Approving Construction
Necessitated Zoning Variations
to Allow No Impervious Surface Setback
on a Portion of the Properties Located at
231 N. Park Blvd. and 233 N. Park Blvd.
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 No. ____

**An Ordinance Approving Construction
Necessitated Zoning Variations
to Allow No Impervious Surface Setback
on a Portion of the Properties Located at
231 N. Park Blvd. and 233 N. Park Blvd.
Glen Ellyn, IL 60137**

Whereas, petitioner Cristin Foster English, Trustee of the Cristin Foster English Trust, owner of the property at 231 N. Park Blvd., Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NO. 175398, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-221-002

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a construction necessitated variation from Section 10-5-5(C)(1) of the Zoning Code to reduce the permitted impervious surface setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along the existing driveway at 231 N. Park Blvd. legally described herein above in the R2 Residential District; and

Whereas, petitioner Cristin Foster English, Trustee of the Cristin Foster English Trust, is also petitioning on behalf of the owners of the property at 233 N. Park Blvd., Glen Ellyn, Illinois,

which is legally described as follows:

THAT PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY 161.5 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, 45 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 133.5 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ON A CURVE WITH A RADIUS OF 25 FEET TO A POINT IN THE WEST LINE OF SAID LOT, 80.9 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID WEST LINE 30.9 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LOT 16, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PREMISES, A DISTANCE OF 90 FEET; THENCE NORTHERLY A DISTANCE OF 2 FEET; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-14-221-001

for a construction necessitated variation from Section 10-5-5(C)(1) of the Zoning Code to reduce the required impervious surface setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Blvd. legally described herein above in the R2 Residential District; and

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 remote public hearing on January 12, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the variation requests and zero

(0) persons 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 remote public hearing on January 12, 2021, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the construction necessitated variations, which carried by a roll call vote of six (6) “yes” and zero (0) “no”, resulting in a recommendation of approval as set forth in its Draft Minutes dated January 12, 2021, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the January 12, 2021 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A” and the 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 there are practical difficulties or particular hardships, not created by any persons presently having an interest in the property including the small size of the lots; and
- B. That the variations, if granted, will not alter the essential character of the locality as the variations would allow a property improvement that is generally within keeping of the character of the neighborhood; and
- C. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the owner requires the variation to safely use their property and to prevent them from causing harm to an adjoining property; and
- D. 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 because the variations will reduce damage to the adjacent property's yard; and

- E. 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; and
- F. That the variations will not diminish or impair property values within the neighborhood; and
- G. That the variations will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variations will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
- I. 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 construction necessitated variations requested by the petitioner.

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 January 12, 2021, 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 a variation from Section 10-5-5(C)(1) of the Zoning Code to reduce the permitted impervious surface setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along the existing driveway on the property located at 231 N. Park Boulevard Glen Ellyn, IL in the R2 Residential District which is legally described as follows:

THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NO. 175398, IN DUPAGE COUNTY, ILLINOIS.

PIN: PIN: 05-14-221-002; and

Section Three: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-5-5(C)(1) of the Zoning Code to reduce the required impervious surface setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Blvd. Glen Ellyn, IL in the R2 Residential District which is legally described as follows:

THAT PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY 161.5 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, 45 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 133.5 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ON A CURVE

WITH A RADIUS OF 25 FEET TO A POINT IN THE WEST LINE OF SAID LOT; 80.9 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID WEST LINE 30.9 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LOT 16, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PREMISES, A DISTANCE OF 90 FEET; THENCE NORTHERLY A DISTANCE OF 2 FEET; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-14-221-001

Section Four: The granting of these construction necessitated variations is subject to the following conditions:

- (A) That the brick pavers be maintained in substantially the same location as indicated on the Plat of Survey, prepared by Engineering Resource Associates, dated 10-7-2020 and attached hereto as Exhibit “B”; and
- (B) That an easement agreement in the form of the attached agreement prepared by Engineering Resource Associates, dated 01-21-2021 and attached hereto as Exhibit “C”, be recorded along with the Ordinance granting approval of the impervious surface setback variations requested.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the construction necessitated 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 owner 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 said

Ordinance, shall subject the owner 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		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

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____.)

DRAFT MINUTES
ZONING BOARD OF APPEALS
JANUARY 12, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Matt Jones, Chip Miller, Reed Panther and Tom Whalls were present. ZBA Member Katie Crudele was excused. Also present were Planner Katie Ashbaugh, Associate Planner Cole Jackson, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on November 21, 2020, which was continued from December 8, 2020 for the property located at 73 Newton Avenue; a notice was also published on December 24, 2020 in the Daily Herald for the properties located at 231 and 233 N. Park Boulevard.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variations that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Jones moved, seconded by ZBA Member Panther, to allow remote participation in the meeting by the ZBA members. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Whalls, to approve the minutes of the December 8, 2020 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 73 Newton Avenue continued from December 8, 2020 and a public hearing regarding the properties located at 231 and 233 N. Park Boulevard.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited both properties and are familiar with the plans that were submitted.

The public hearing for 73 Newton Avenue was continued at 7:12 p.m.

PUBLIC HEARING – 73 NEWTON AVENUE

PETITIONERS SCOTT AND NOREEN SCHAETTY ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATION OF 25.8 PERCENT WHERE A LOT COVERAGE RATION OF 20 PERCENT IS PERMITTED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Scott and Noreen Schaetty, owners of the property located at 73 Newton Avenue)

Staff Presentation

Associate Planner Jackson stated the petitioners are Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue. He said the subject property is zoned R2- Single Family Residential District and is improved with a single-family home. He continued that the property to the north, south and west are all zoned R2- Single Family Residential District and are improved with single-family homes. He said that the property to the east is zoned CR – Conservation Recreation District and is developed as Glen Ellyn Manor Park.

Associate Planner Jackson stated the petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code. Associate Planner Jackson noted the requests are updated from the December 8, 2020 meeting:

1. A variation from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Associate Planner Jackson stated at the December 8, 2020 meeting of the Zoning Board of Appeals, the Board opened a public hearing for consideration of a zoning variation for the subject property. He said the applicant originally requested a variation for a lot coverage ratio of 27.7 percent. He continued that after hearing the deliberations of the ZBA, the applicant requested that the public hearing be continued to the January 12, 2021 meeting so they could revise the plans in response to the ZBA's comments. He said the applicant reduced the size of the proposed roofed structure from 334 ft² to 186 ft², or from a 27.7 percent lot coverage ratio to a 25.8 percent lot coverage ratio where a lot coverage ratio of 20 percent is permitted by Code.

Associate Planner Jackson stated the petitioners are proposing to roof over a 186 ft² portion of their 641 ft² existing patio at the rear of the home. He said the property is improved with a two-story single-family home and is permitted a lot coverage ratio up to 20 percent. He said it is currently legal non-conforming with a lot coverage of 23.3 percent. He said that by adding the 186 ft² area of roofed accessory structure to the property, the applicants would be increasing the lot coverage ratio to 25.8 percent.

Associate Planner Jackson stated staff notes that the subject property is smaller than a standard R2 district lot (by approximately 1,200 square feet) and the home does not have a front porch or detached garage and therefore does not benefit from the lot coverage ratio bonuses the Village allows.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked why the current lot coverage is over the lot coverage ratio that is allowed. Associate Planner Jackson stated the home was built before the current Village Code and met the requirements of the previous Village Code.

ZBA Member Jones asked if the proposed structure was on the front of the house, would it be considered a front porch. Associate Planner Jackson stated if it was covered it would be considered a front porch.

ZBA Member Whalls asked why the updated proposal is for 25.8 percent lot coverage ratio when the ZBA requested a 25 percent lot coverage ratio at the previous ZBA meeting. Associate Planner Jackson stated the petitioner's architect stated the current proposal is the smallest the structure can be while still addressing the hardship.

Petitioners' Presentation

Mr. Scott Schaetty stated the proposed plan is to build a small structure in the backyard over an existing impervious structure to help with the hardship of having no trees in the backyard. Mr. Schaetty noted the lack of trees causes a high increase in their ComEd bill over the summer months. Mr. Schaetty stated his architect noted the current proposal is the smallest it could be while still being functional. Mr. Schaetty noted there are no stormwater concerns and there are no plans to enclose the structure in the future.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked Mr. Schaetty to confirm he is comfortable with the condition the structure will not be enclosed in the future. Mr. Schaetty confirmed this.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 73 Newton Avenue; the owners and petitioners are Scott and Noreen Schaetty; the petitioners are requesting variations from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the prior proposal was for a 334 ft² roofed over structure, which would be a lot coverage ratio of 27.7 percent; the petitioners have submitted a revised proposal for a 186 ft² roofed over structure, which would be a lot coverage ratio of 25.8 percent; staff indicated a front porch bonus in the R2 district would allow for a 240 ft² roofed over structure.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Mr. Schaetty who stated he would be supportive of a condition that would prohibit future enclosure of the porch.

Motion

ZBA Member Jones moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the amended Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she had concerns regarding the water runoff, but it does not appear to be an issue. ZBA Member Covington noted she appreciates the homeowner going back and revising the plans to reduce to size of the roofed structure. ZBA Member Covington stated the condition stating the structure will be not enclosed in the future must be included for her to approve the request.

ZBA Member Jones stated he is having difficulty finding the hardship. ZBA Member Jones stated if trees were planted then a hardship would not exist. ZBA Member Jones stated he would like to see the lot coverage ratio reduced to 25 percent.

ZBA Member Miller stated he appreciates the petitioner has reduced the size of the roofed structure, but will not vote to approve a lot coverage ratio over 25 percent.

ZBA Member Panther stated he appreciates the petitioner reducing the footprint, but was having a difficult time finding a hardship. ZBA Member Panther stated he is overall in support of the variation request. ZBA Member Panther stated he would like the Village Board and staff to review roofed structure and screened-in porch requirements/regulations in the Village Code.

ZBA Member Whalls stated he cannot approve a request with a lot coverage ratio of over 25 percent. ZBA Member Whalls stated the petitioner could plant trees in the backyard.

ZBA Chairperson Constantino stated he would also prefer a lot coverage ratio of 25 percent. ZBA Chairperson Constantino stated he would vote for recommendation of approval of the variations with a condition stating the structure will be not enclosed in the future.

Mr. Schaetty stated he looked at every option to resolve this issue, including planting trees. Mr. Schaetty noted trees would take too long to grow and the proposed roofed structure best meets the characters of the home and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to close the public hearing for 73 Newton Avenue at 7:37 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Chairperson Constantino and seconded by ZBA Member Panther as follows:

Having considered the application of Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue, Glen Ellyn, for zoning variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted at 73 Newton Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The subject property has a lack of sufficient trees and landscape screening to create a shaded area for the property.
2. The lack of sufficient trees and landscape screening also results in higher utility bills in the summer months due to increased air conditioner use.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the January 12, 2021 public hearing of the Zoning Board of Appeals.
2. The Ordinance will include a condition that the lot area affected by the variation will cannot be enclosed in the future.

The motion failed by roll call vote with 3 “yes” votes and 3 “no” vote due to a lack of simple majority of 4 “yes” votes. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington and ZBA Member Panther. The “no” votes are as follow: ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the non-consent agenda for Village Board consideration.

PUBLIC HEARING – 231 AND 233 N. PARK BOULEVARD

PETITIONER CRISTIN FOSTER ENGLISH IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING

CODE: 1. A VARIATION FROM SECTION 10-5-5(C)(1) OF THE ZONING CODE TO REDUCE THE PERMITTED IMPERVIOUS SETBACK FROM THE NORTH INTERIOR SIDE LOT LINE OF 0.2 FEET, AS GRANTED BY ORDINANCE NO. 6691, TO ZERO (0) FEET ALONG MORE THAN THREE-QUARTERS OF THE EXISTING DRIVEWAY ON THE PROPERTY LOCATED AT 231 N. PARK BOULEVARD. 2. A VARIATION FROM SECTION 10-5-5(C) (1) OF THE ZONING CODE TO REDUCE THE REQUIRED IMPERVIOUS SETBACK FROM APPROXIMATELY 1.35 FEET TO ZERO (0) FEET ALONG PORTION OF THE SAME DRIVEWAY WHICH ENCROACHES ONTO THE PROPERTY LOCATED AT 233 N. PARK BOULEVARD. 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.

(Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard).

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to open the public hearing for 231 and 233 N. Park Boulevard at 7:45 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Staff Presentation

Associate Planner Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard. Associate Planner Jackson said that Ms. English is requesting a public hearing for a construction necessitated zoning variation for the property located at 231 N. Park Boulevard. He said that Ms. English is also requesting a public hearing for a construction necessitated zoning variation for the property located at 233 N. Park Boulevard, of behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard.

Associate Planner Jackson stated 231 N. Park Boulevard in an interior lot on the east side of N. Park Boulevard and is located between Wingate Road and High Road. 233 N. Park Boulevard is directly north of 231 N. Park Boulevard and is located on the corner of N. Park Boulevard and Wingate Road. He said that the subject properties and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes.

Associate Planner Jackson stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard;
2. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard;
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

Associate Planner Jackson stated in 2019, the Village approved Ordinance No. 6691 granting a variation to the property located at 231 N. Park Boulevard from Section 10-5-11 (F) 2 and Section 10-5-5 (C) to allow for the extension of a driveway with a width of 8.5 feet and impervious surface setback of 0.2 feet to provide access to a detached garage located in the rear yard. He said no previous variations have been granted to the property located at 233 N. Park Boulevard.

Associate Planner Jackson provided the following permit history: 1927 – two-story new construction; 1961 – electrical; 1963 – addition; 1971 – fire loss repair; 1989 – fence; 2013 – fence; 2018 – residential interior remodel; 2018 – detached garage; 2019 – residential alteration; 2020 – driveway demo/add turnaround; 2020 – fence.

Associate Planner Jackson stated in 2019, the previous owners of the property at 231 N. Park Boulevard extended the existing driveway along the north side of the property to allow access to a detached garage behind the home. He said that because of the narrow distance between the north property line and the house, the owners removed a small triangular piece of the home on the northeast corner to provide room for the driveway to wrap around the edge of the home and to provide access to a detached garage. He said that to accommodate this project, in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required. He continued that after the work was completed, the property was sold to the new and current owners, the Cristin Foster English Trust in February 2020, and a new construction company was utilized for continued work on the site.

Associate Planner Jackson stated the property owners of 231 N. Park Boulevard indicated that that 8.5 feet wide driveway was inadequate and resulted in them driving on part of the side yard on the property directly to the north, 233 N. Park Boulevard, creating muddy conditions and damaging the yard. He said that the applicant then sought to remedy this situation by placing brick pavers on both sides of the driveway including portions of the sidewalk at 233 N. Park Boulevard. He described that along the length of the driveway, portions of the pavers are located

on both 231 N. Park Boulevard and 233 N. Park Boulevard. He concluded that the addition of the brick pavers along the driveway reduced the impervious surface side yard setback to 0 feet for both properties.

Associate Planner Jackson stated Village staff recognized that the brick pavers had been added in May of 2020. He stated that in July of 2020, staff told the construction company that the Village needed a final grading survey to document the impervious surface additions. He continued that the Village then received a final grading survey documenting the impervious surfaces in August of 2020 and began working with the property owner and construction company on meeting zoning variation requirements.

Associate Planner Jackson stated the applicant is proposing to maintain the brick pavers in their existing location. He said that if the request is denied, the applicant as provided a cost estimate of \$1,200 to remove the non-conforming brick pavers and an additional \$1,700 to restore the area with topsoil and sod.

Associate Planner Jackson stated per Section 10-10-12 of the Glen Ellyn Zoning Coder, the petitioner is requesting approval of construction necessitated zoning variations from the Zoning Code to allow for the maintenance of an existing driveway with no impervious surface setback on the property located at 231 N. Park Boulevard which also encroaches onto the adjacent property located at 233 N. Park Boulevard in order for the brick pavers to remain.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked how this would be enforced and if the Village has previously interfered with a maintenance easement agreement in the past. Associate Planner Jackson stated the Village would leave it up to the property owners to follow the maintenance easement agreement.

ZBA Member Miller stated in this case, the Village does not have authority to enforce the maintenance easement agreement. Associate Planner Jackson confirmed this.

ZBA Chairperson Constantino stated the maintenance easement agreement would be a private manner between the two property owners.

ZBA Member Miller stated his concern is that the maintenance easement agreement would be for the lifetime of the house and it would be up the current and future property owners to maintain and follow the agreement.

ZBA Member Panther and ZBA Member Whalls stated they have the same concerns as ZBA Member Miller.

ZBA Member Covington asked if the easement would impact future fencing of the property. Associate Planner Jackson stated it would as it would not allow for anything to block the use of the easement.

ZBA Chairperson Constantino asked if there have been any drainage issues raised. Associate Planner Jackson confirmed there have not been any drainage issues raised.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Mike and Cristin English, trustees of the Cristin Foster English Trust, owners of the property located at 231 N. Park Boulevard and petitioners on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; Jon Green, of Engineer Resource Associates; Tracy Kasson, of Rathje and Woodward.

Mr. Tracy Kasson stated 231 N. Park Boulevard was built in 1927 and an addition was added in 1963 which removed the garage. Mr. Kasson stated the English family did not complete the renovations that occurred in 2018. Mr. Kasson stated the English Trust was granted variations in 2019 for a garage addition. Mr. Kasson stated at that time, the variations were granted due a hardship caused by lot size and configuration. Mr. Kasson stated the English family is currently unable to drive on their own driveway to get to their garage. Mr. Kasson stated the English family wants to be good neighbors and avoid any damage to the property at 233 N. Park Boulevard. Mr. Kasson noted a maintenance easement agreement is not common and there are a number of maintenance easement agreements throughout Glen Ellyn that do not have issues.

Ms. Cristin English stated they had trouble navigating the driveway and there were very deep tire marks left on the property located at 233 N. Park Boulevard. Ms. English stated he spoke with the property owners of 233 N. Park Boulevard who noted the previous contractor left the tire marks in their yard. Ms. English stated she wants to be a good neighbor and help with improving the safety of using the driveway.

Mr. Mike English stated the driveway width of 8.5 feet combined with the irregular shape of the lot leads to safety concerns and potential damages to both properties.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the maintenance easement agreement would be recorded and if there are any concerns regarding the maintenance easement agreement from the English family. Mr. Kasson stated the easement can be recorded and there are no concerns with the maintenance easement agreement as it is already in place.

ZBA Member Jones asked if the petitioners would be comfortable with drawing up an easement agreement stating if the property located at 231 N. Park Boulevard was torn down, the easement would be rescinded. ZBA Member Jones stated he would like to see the house built correctly in

the future, if it is torn down. Mr. English stated if that was a requirement, they would add it to the easement agreement.

ZBA Member Panther asked if the easement would be recorded at 1-foot width. Mr. English stated this is correct.

ZBA Chairperson Constantino asked if the easement agreement would be non-exclusive and would allow for the property owners at 233 N. Park Boulevard to drive on the pavers as well. Mr. Kasson stated it would be a non-exclusive easement agreement, but the property owners at 233 N. Park Boulevard do not use that part of the driveway.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the properties in questions are 231 N. Park Boulevard and 233 N. Park Boulevard; the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; the petitioner is requesting a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard, a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Associate Planner Jackson who indicated the owners of 231 N. Park Boulevard would be obtaining an easement agreement with the owners of 233 N. Park Boulevard for approximately 1 foot along the property line; in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required for the property located at 231 N. Park Boulevard.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mike and Cristin English, the owners of the property located at 231 N. Park Boulevard, who indicated when they purchased the property they noticed the contractors and rutted some of the property along the property line of both 231 N. Park Boulevard and 233 N. Park Boulevard; Mike and Cristin English approved the owners at 233 N. Park Boulevard on how to remedy the situation and came

to the conclusion the brick pavers would be sufficient; the ZBA heard from Mr. Tracy Kasson, who presented additional detail on the case.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated the hardship has been proven but there is a challenge that the variation approval may create potential hardships/issues for any future owner of the property located at 233 N. Park Boulevard. ZBA Member Covington stated this is difficult as the variations include an additional property.

ZBA Member Jones stated he is comfortable with the variations as the easement will be included. ZBA Member Jones also noted staff will ensure the easement is included. ZBA Member Jones stated he is interested in added a condition to the easement that any new house built on the property must comply with the Zoning Code.

ZBA Member Miller stated he can find the hardship in the request and is in favor of the variations. ZBA Member Miller stated he does not have any issue with the easement and it will be recorded and any potential future homeowner would see the easement on file with the County. ZBA Member Miller stated he is disappointed with the previous contractor. ZBA Member Miller stated he is not in favor of ZBA Member Jones addition to the easement agreement as he does not see value.

ZBA Member Jones stated he is still comfortable with approving the variations/easement without the addition.

ZBA Member Panther stated he is in support of the variations as it is to make an attempt the make the driveway usable, which it currently is not.

ZBA Member Whalls stated he is fully in support of the variation requests.

ZBA Chairperson Constantino stated he is in favor of the variation requests. ZBA Chairperson Constantino stated the shape of the lot/driveway and orientation of the house creates a hardship. ZBA Chairperson Constantino stated the trespass to the neighbor’s lawn will cause damage, and the variations will help solve these problems. ZBA Chairperson Constantino stated there are no drainage issues and the project will maintain the characteristics of the homes and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 231 and 233 N. Park Boulevard at 8:33 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones as follows:

Having considered the application of Cristin Foster English, Trustee of Cristin Foster English Trust which owns the property at 231 N Park Blvd, Glen Ellyn and behalf of Geno and Katie Mattioda, owners of the property at 233 N Park Blvd, Glen Ellyn, for the following construction necessitated zoning variations: from Section 10-5-5(C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard where a setback of no less than two-percent of lot width is required on an interior lot, and from Section 10-5-5(C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard where a setback of no less than two-percent of lot width is required on a corner lot, both in the R2- Residential District as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variations from the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The odd size and shape of the lot.
2. The unusual lot line between the properties located at 231 N. Park Boulevard and 233 N. Park Boulevard cause a narrow point in the driveway at the northeast corner of the home at 231 N. Park Boulevard that causes vehicles to drive on the property located at 233 N. Park Boulevard

Subject to the following conditions:

1. The area is maintained in the same located noted on the plans and survey submitted for the 1/12/2021 Zoning Board of Appeals Meeting
2. The owners of the properties at 231 N. Park Boulevard and 233 N. Park Boulevard enter into the easement agreement submitted with the 1/12/201 Zoning Board of Appeals Meeting and the easement agreement is recorded at the same time as any Ordinance to approve the variations requested.

The motion was passed by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the consent agenda for Village Board consideration.

Staff Report

Planner Ashbaugh stated both cases discussed tonight will be brought to the February 8, 2021 Village Board Meeting.

Planner Ashbaugh noted the Village Board approved the variation request for 554 N. Park Boulevard at the January 11, 2021 Village Board meeting, and also requested staff to prepare an ordinance approving the construction necessitated variations for 410 Spring Avenue for their consideration at the January 25, 2021 Village Board meeting.

Planner Ashbaugh stated the Village Board has asked staff to look into how to address construction necessitated variations moving forward.

Planner Ashbaugh stated there are several variation requests pending, but will not be ready for the January 26, 2021 meeting.

Trustee Liaison Report

Trustee Christiansen stated the Village Board overturned the Zoning Board of Appeals recommendation for 410 Spring Avenue and the Village Board asked staff to look into construction necessitated variations moving forward to allow the Village Board to be more consistent in their approval/denials.

Trustee Christiansen stated the Plan Commission reviewed the Comprehensive Plan and encouraged feedback of the proposed plan.

Trustee Christiansen stated the public voting on the proposed Streetscape material ends tonight.

Trustee Christiansen stated the Capital Improvements Commission is meeting tonight to discuss Streetscape materials.

Trustee Christiansen stated President McGinley resigned due to moving out of state of 2020, and the Village Board has 60 days to appoint an Acting Village President.

ZBA Member Jones requested staff also review the Zoning Code to clean up any loose ends. Trustee Christiansen stated she will bring this idea to staff and the Village Board and encouraged the Zoning Board of Appeals to bring forward any recommendations/changes to Planner Ashbaugh and herself.

ZBA Member Whalls suggested the Village Board and staff have a round table discussion with the top contractors and select residents to fully review and discuss the Zoning Code and Village Code. Trustee Christiansen stated she will float that idea with the Village Board and Village Manager.

Adjournment

At 8:55 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Review by,
Katie Ashbaugh, AICP
Planner

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

APPLICATION FOR 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.

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: Cristin Foster English, Trustee of Cristin Foster English Trust dated 2-14-2001

Address: 231 N. Park Blvd., Glen Ellyn, IL

Home Phone No.: 630-561-1328 Work Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

E-mail: cristie.english@gmail.com

Ownership Interest in the Property in Question: Owner

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):

231 N. Park Blvd. is owned by Applicant. 233 N. Park Blvd. is owned by Geno and Katie Mattioda

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Geno and Katie Mattioda, 233 N. Park Blvd., as well as on its own behalf for 231 N. Park Blvd.

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "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 living trust agreement? (Circle "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.

III. **PROPERTY INFORMATION:**

Common address: See Attached.

Permanent tax index number: _____

Legal description:
See Attached.

Zoning classification: R-2

Lot size: _____ ft. x _____ ft.

Area: 7739 (231 N. Park Blvd.) sq. ft.

Area: 7393 (233 N. Park Blvd.) sq. ft.

Present use: Both are single-family residence.

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):

1) Variation from Section 10-5-5(c)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more that three-quarters of the existing driveway on the property located at 231 N. Park Boulevard; and 2) Variation from Section 10-5-5(c)(1) of the Zoning Code to reduce the required impervious setback from one (1) foot to zero (0) feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard.

Estimated date to begin construction: Construction complete

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Tracy D. Kasson, attorney, Rathje Woodward LLC, 300 E. Roosevelt Rd., Suite 300, Wheaton
Jon Green, PE, CFM, Engineering Resource Associates, Inc., 3S701 West Avenue, Suite 150,
Warrenville, IL 60555

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 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>11-5-2020</u>	<u>Cristin Foster English, Trustee for the Cristin Foster English dtd 2-14-01</u>	<u>Cristin Foster English</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

AFFIDAVIT OF AUTHORIZATION

I, Geno and Katie Mattioda owner of the property described as
233 N. Park Blvd., Glen Ellyn, IL

verify that Cristin Foster English, Trustee of Cristin Foster English Trust dated 2-14-2001
is duly authorized to apply and represent my interests before the Glen Ellyn Architectural
Review Commission, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner
acknowledges that any notice given applicant is actual notice to owner.

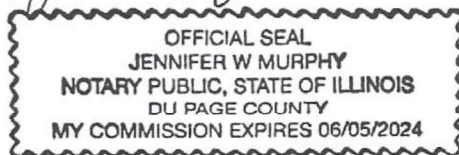

Owner Signature

Subscribed and sworn to before me this

3rd day of November, 20 20

Jennifer W. Murphy

Notary Public



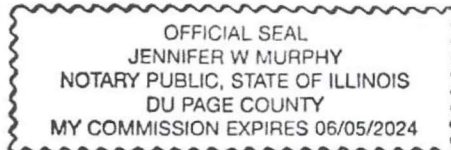

Owner Signature

Subscribed and sword to before me this

3rd day of November, 20 20

Jennifer W. Murphy

Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Cristin English, and I hold the position of _____ for _____ (“Applicant”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant’s behalf in support of the application for development approval (“Application”) the Applicant filed with the Village of Glen Ellyn (“Village”).
4. To the best of my knowledge, and as of the Application’s date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application’s date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

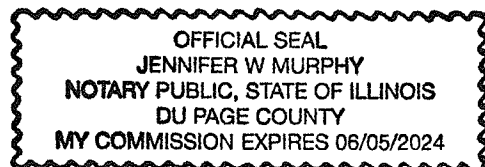
Further affiant sayeth naught.

Name: Cristin English
Title: _____
Applicant’s Name: Cristin English

Subscribed and sworn to me this

20th day of November, 2020.

Jennifer W. Murphy
Notary Public



LIVING

OWNERSHIP BY ~~LAND~~ TRUST

Date: 11/20/2020

Address: 231 N. Park Blvd., Glen Ellyn

Legal Description:

See attached

TRUSTEE: Cristin English TRUST NO. N/A

Address: 231 N Park Blvd, Glen Ellyn

LIST ALL BENEFICIARIES:

Name: Cristin English ^{PRIMARY} Address: Same as above

Name: Mike English ^{contingent} Address: Same as above

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: _____

II. OWNER:

- A. Owner of Property: Cristin Foster English, Trustee of Cristin Foster English Trust dated 2-14-2001
- B. Owner's Address: 231 N. Park Blvd., Glen Ellyn, IL
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: cristie.english@gmail.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: Same as Owner
- B. Petitioner's Address: _____
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____

IV. LOCATION OF PROPERTY:

- A. General Location of Property: 231 N. Park Blvd., Glen Ellyn, IL
- B. Acreage of Parcel: 7739 sq. ft. (0.18 acres)
- C. Permanent Index Number(s): 05-14-221-020
- D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-

of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Cristin Foster English, Trustee
of the Cristin Foster English
dated 2-14-01

Petitioner

Cristin Foster English, Trustee
of the Cristin Foster English
dated 2-14-01

Owner

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: 10-28-2020

Date: _____

III. PROPERTY INFORMATION:

Common Address: 231 and 233 N. Park Blvd., Glen Ellyn, IL

Permanent Tax Index Number(s): 231 N. Park - 05-14-221-020; 233 N. Park - 05-14-221-001

Legal Description:

231 N. Park:

THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NO. 175398, IN DUPAGE COUNTY, ILLINOIS.

233 N. Park:

That part of Lot 16 in Block 7 of Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, in the East 1/2 of Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, described as follows: beginning at a point on the West line of said Lot, 50 feet Northerly from the Southwest corner of said Lot; thence Southeasterly 161.5 feet to a point in the Easterly line of said Lot, 45 feet Northerly from the Southeast corner of said Lot; thence Northerly along said Easterly line, 35 feet to the Northeast corner of said Lot, thence Northwesterly along the Northerly line of said lot, 133.5 feet; thence Northwesterly and Southwesterly on a curve with a radius of 25 feet to a point in the West line of said Lot; 80.9 feet Northerly from the Southwest corner of said Lot; thence Southerly along said West line 30.9 feet to the place of beginning, excepting therefrom that part of said Lot 16, described as follows: beginning at a point on the West line 50 feet Northerly from the Southwest corner of said Lot; thence Southeasterly along the Southerly line of said premises, a distance of 90 feet; thence Northerly a distance of 2 feet; thence Northwesterly to the place of beginning, in DuPage County, Illinois

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:

The Subject Property was constructed in 1927. An addition in 1963 removed garage access. In 2018, a developer, Yellow Dog Homes LLC, purchased the home for renovation. Many prospective purchasers required a garage. Developer extended the driveway along the north side of the Property and removed a triangular section of the home to accommodate the driveway extension to the garage because there was only 6 feet between the northeast corner of the home and the north property line. In order to construct the garage, the Village Board, in 2019, granted a variation to allow a driveway width of 8.5 feet in lieu of the required 9-foot width and a reduction in the impervious setback from 1 foot to 0.2 feet.

The lot size and configuration of the lot are unusual. The lot lines are not 90 degrees and the lot lines are diagonal. The location and the orientation of the home makes locating a conforming driveway as to width and impervious setback impossible, which the ZBA and Village Board found in granting the 2019 variance.

After the developer completed the renovations to the home, including the new garage and driveway, Ms. English's Trust purchased the home from the Developer in

February 2020. The Englishes immediately realized that an 8.5-foot driveway was not wide enough. Vehicles entering and exiting the Property were driving onto the neighboring property located at 233 N. Park, which caused the south portion of the 233 N. Park side yard to become muddy from vehicles driving over a portion of the side yard.

In order to rectify the situation, to ensure that the neighbors to the north would not continue to have tire tracks on their Property, Applicant placed brick pavers on both sides of the driveway, as can be seen in the picture included with this Application. As the picture depicts, the narrow clearance between the house and the driveway along with the overall sub-standard width of the driveway make it impossible to not drive over the lawn on the adjoining lot to the north. These are the practical difficulties, hardships, and unique circumstances relating to the Property in question that require the variation.

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):

OR

- (b) Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The Subject Property was constructed in 1927. An addition in 1963 removed garage access. In 2018, a developer, Yellow Dog Homes LLC, purchased the home for renovation. Many prospective purchasers required a garage. Developer extended the driveway along the north side of the Property and removed a triangular section

of the home to accommodate the driveway extension to the garage because there was only 6 feet between the northeast corner of the home and the north property line. In order to construct the garage, the Village Board, in 2019, granted a variation to allow a driveway width of 8.5 feet in lieu of the required 9-foot width and a reduction in the impervious setback from 1 foot to 0.2 feet.

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After the developer completed the renovations to the home, including the new garage and driveway, Ms. English's Trust purchased the home from the Developer in February 2020. The Englishes immediately realized that an 8.5-foot driveway was not wide enough. Vehicles entering and exiting the Property were driving onto the neighboring property located at 233 N. Park, which caused the south portion of the 233 N. Park side yard to become muddy from vehicles driving over a portion of the side yard.

In order to rectify the situation, to ensure that the neighbors to the north would not continue to have tire tracks on their Property, Applicant placed brick pavers on both sides of the driveway, as can be seen in the picture included with this Application. As the picture depicts, the narrow clearance between the house and the driveway along

with the overall sub-standard width of the driveway make it impossible to not drive over the lawn on the adjoining lot to the north. These are the practical difficulties, hardships, and unique circumstances relating to the Property in question that require the variation.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

This is a minimal variance to rectify a substandard driveway width with unusual lot configuration and building placement. As the picture indicates, this driveway, with the additional pavers, does not look anything different than many other driveways in the Village. Also, it prevents cars from tracking mud onto the Village streets if the pavers were not installed.

- 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:

See response to A1 above.

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:

Most driveways in this district have driveways wider than the Subject Property's without pavers. Also, most have enough room on their property to place a driveway that is wide enough to accommodate vehicles that do not traverse onto the lawn of adjoining property.

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 proposed variation has nothing to do with making more money out of the Subject Property. The variation is about keeping vehicles from driving over parts of the side yard at 233 N. Park Blvd.

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.

Applicants bought the home in the present condition. They did not create the hardship. The hardship is created by the lot size and configuration, along with the location of the homes at 231 and 233 N. Park Blvd.

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 variance will not be detrimental to the public welfare. As can be seen in the picture, the driveway width and configuration match many other in the Village with the addition of the pavers along the driveway.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

This standard is not applicable.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

This standard is not applicable.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

It will not.

d. Diminish or impair property values within the neighborhood;

The proposed variance will not impair property values. The pavers enhance Property values by not having tire tracks over portions of the lawn at 233 N. Park.

e. Unduly increase traffic congestion in the public streets and highway;

This standard is not applicable.

f. Create a nuisance; or

It will not create a nuisance. It alleviates a nuisance that is created when the pavers are not located adjacent to the driveway.

g. Results in an increase in public expenditures.

It will not increase public expenditures. This is a request to add some pavers along two side lot lines.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

This is the minimum number of pavers necessary to keep vehicles from driving onto parts of the lawn at 233 N. Park. It has eliminated the prior problem.

8. Please add any comments which may assist the commission in reviewing this application.

December 2, 2020

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

To Whom It May Concern,

Please accept this letter in support of the requested variance on the property line between the lots at 233 and 231 North Park Boulevard.

It is our understanding that a variance with respect to the width of the driveway for lot 231 was provided to a previous owner/contractor that was renovating the home. The variance allowed the driveway to be narrower than standard, and it also allowed the driveway to be poured without a normal setback to our lot, number 233.

Both of these previously granted variances had caused hardship to us. The narrowness of the driveway on lot 231 combined with the irregular shape of the border line between the two lots had been causing unintentional, but regular, damage to our property. As the owners at 231 attempted to egress from their garage area in the back of their lot, and navigate around the irregularly shaped lot line, their cars were falling off the driveway surface and causing damage to our yard.

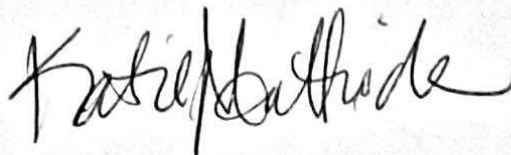
Upon moving into their new home (231), the English's discovered for the first time, the difficulty with the ingress/egress to their garage. They also noticed that visible damage had been done to our yard. They suggested installing bricks flush with the driveway. We agreed with them that this solution was preferable to tire tracks on our property. We also understand that the bricks are on our property and that a future owner may choose to remove the bricks in favor of a different solution.

To state our position concisely, the previously granted variances created a situation that was causing regular damage to our property. The solution that we have agreed to with the English's rectifies, to our satisfaction, the problem that had been caused by the previous variance.

If you have any other questions, please feel free to contact us directly.

Respectfully submitted,

Geno and Katie Mattioda



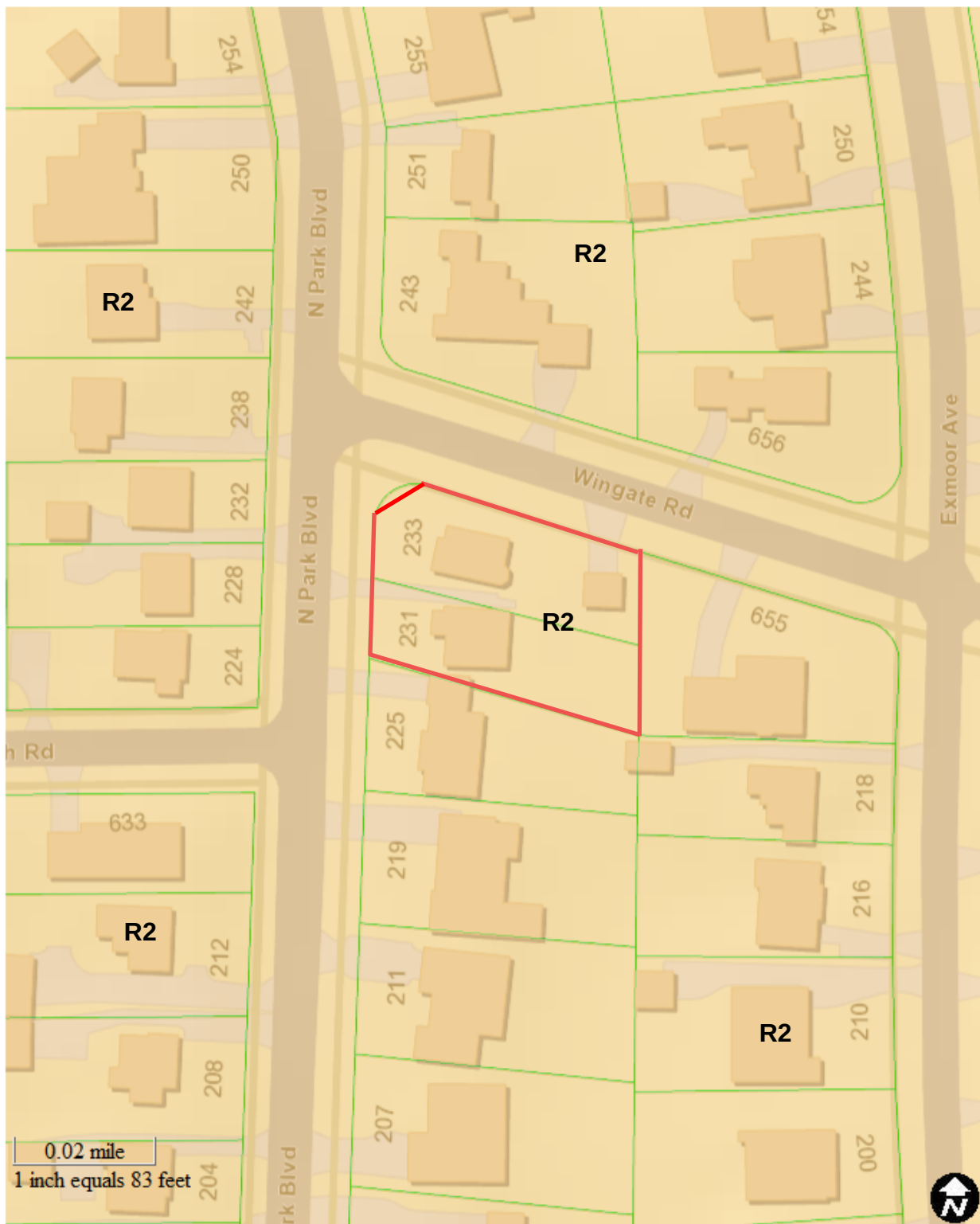


Map created on December 29, 2020.

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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.



Map created on December 29, 2020.

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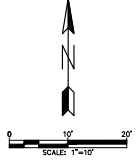
PLAT OF SURVEY

THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 IN ARTHUR T. MONTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERN LINE OF SAID LOT, 180.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE, 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NO. 175398, IN DUPAGE COUNTY, ILLINOIS

SURVEY AREA: 7,739 SQUARE FEET (0.178 ACRES±)

P.L.N.:05-14-221-002

COMMONLY KNOWN AS: 231 NORTH PARK BOULEVARD, GLEN ELLYN, ILLINOIS

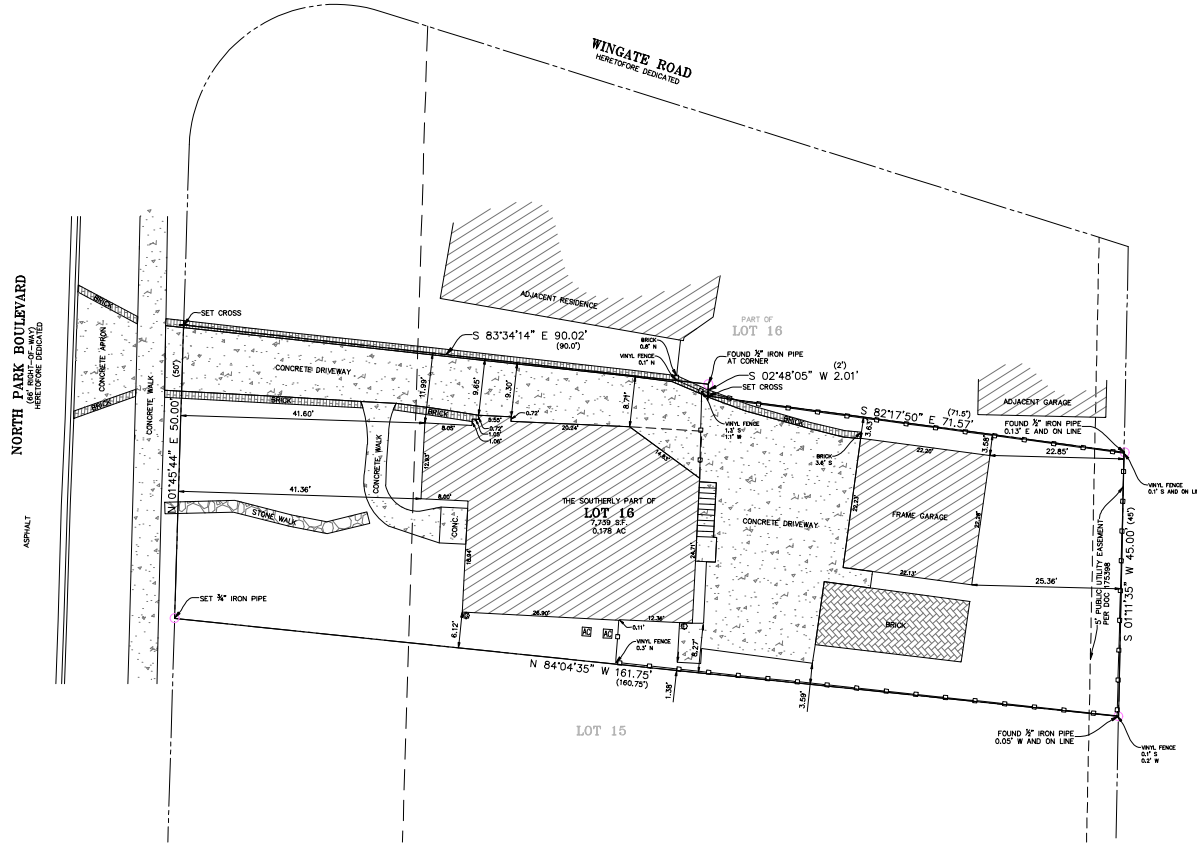


LEGEND

- = EX. PROPERTY LINE
- - - = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. BUILDING LINE
- - - = EX. CENTER LINE
- - - = EX. OVERHEAD WIRE
- = EX. VINYL FENCE
- = EX. CONCRETE CURB & GUTTER
- = FOUND IRON PIPE OR ROD

ABBREVIATIONS

- A ARC LENGTH
- B.S.L. BUILDING SETBACK LINE
- CH CHORD
- CONC. CONCRETE
- DOC. DOCUMENT
- E EAST
- FIP FOUND IRON PIPE
- FR FOUND IRON ROD
- INV. INVERT
- N NORTH
- R RADIUS
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- S SOUTH
- TOP OF PIPE
- W WEST
- XXX/XX RECORDED INFORMATION
- XXX/XX MEASURED INFORMATION



STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF OCTOBER, 2020

Timothy B. Martinek
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2021

FIELD WORK COMPLETED OCTOBER 6 2020



GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

REVISIONS:				DRAWN BY: ONB			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAGNE, ILLINOIS 61821
PHONE (217) 355-6268
FAX (217) 355-1902

PREPARED FOR:

PATRICK J. MURPHY BUILDERS

TITLE:

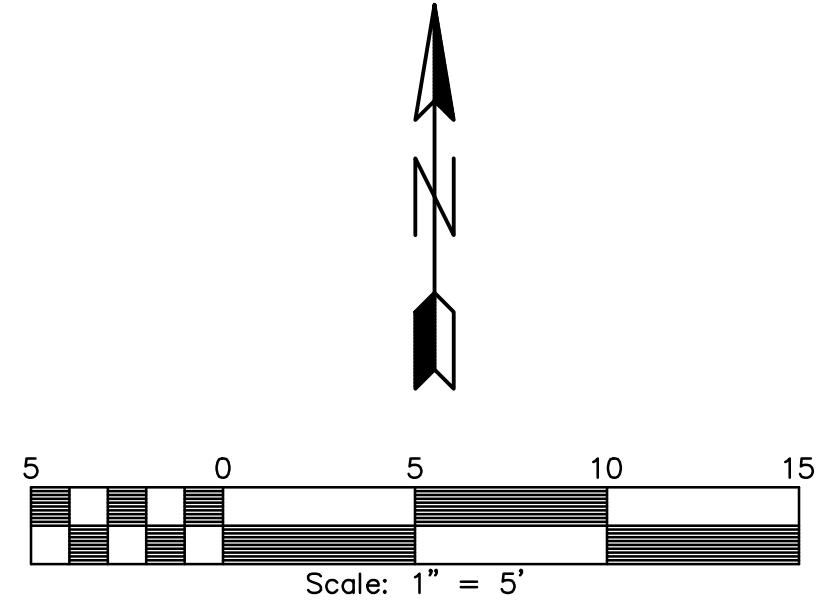
PLAT OF SURVEY
231 N. PARK BOULEVARD
GLEN ELLYN, ILLINOIS

SCALE: 1"=10'
DATE: 10-07-20
JOB NO: W20028
SHEET 1 OF 1

SITE PLAN EXHIBIT

THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 IN ARTHUR T. McINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWESY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45 FEET; THENCE NORTHWESTERLY 71.50 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM A SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NO. 175398, IN DUPAGE COUNTY, ILLINOIS.

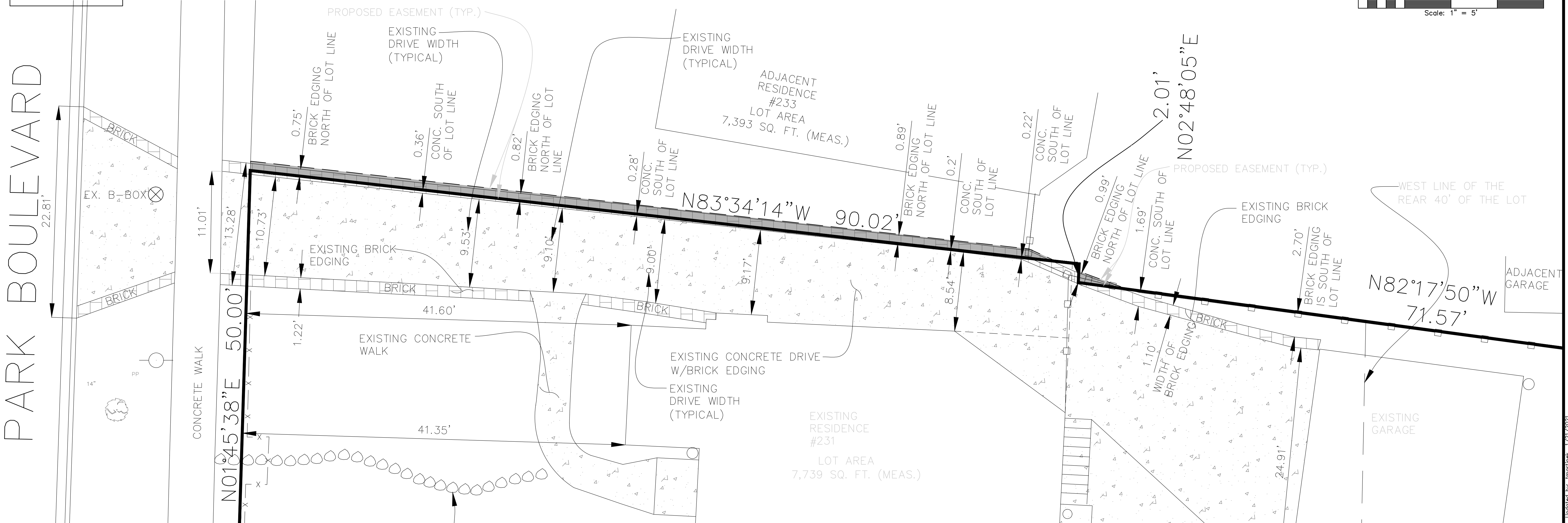
COMMON ADDRESS: 231 NORTH PARK BLVD, GLEN ELLYN, ILLINOIS



EXISTING GRADE
EXISTING CONTOUR
PROPOSED GRADE
PROPOSED CONTOUR
PROPOSED FLOW
SILT FENCE
CONSTRUCTION SAFETY FENCE

+XXX.XX
-XXX-
+XXX.XX
-XXX-
==>
-XX-XX-
-X-

KEY:
T/F = TOP OF FOUNDATION
P.T.F. = PROPOSED TOP OF FOUNDATION



PREPARED FOR: PATRICK J. MURPHY BUILDERS, INC.

DRAWN BY: TM/AJA/BL
CHECKED BY: J.G.
APPROVED BY: J.G.

**ENGINEERING
RESOURCE ASSOCIATES**

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
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2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SITE PLAN EXHIBIT: JANUARY 21, 2021 SHEET 1 OF 1 PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Patrick J. Murphy Builders Inc\W20028.00 231N Park Blvd Final.dwg Updated By: tmartinez 1/27/2021

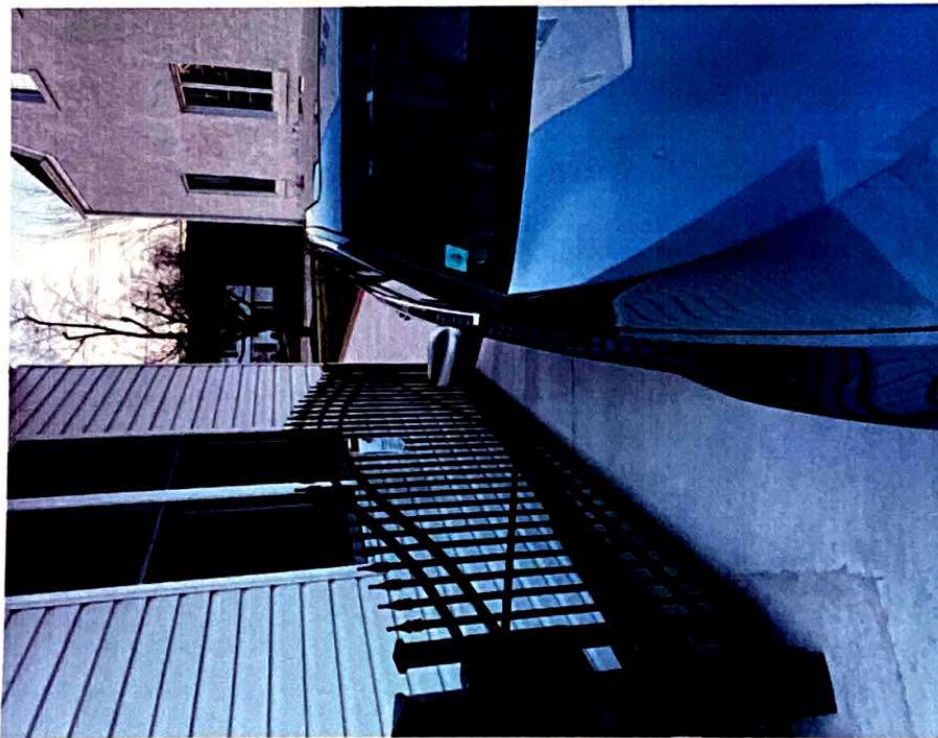
Page 92 of 391



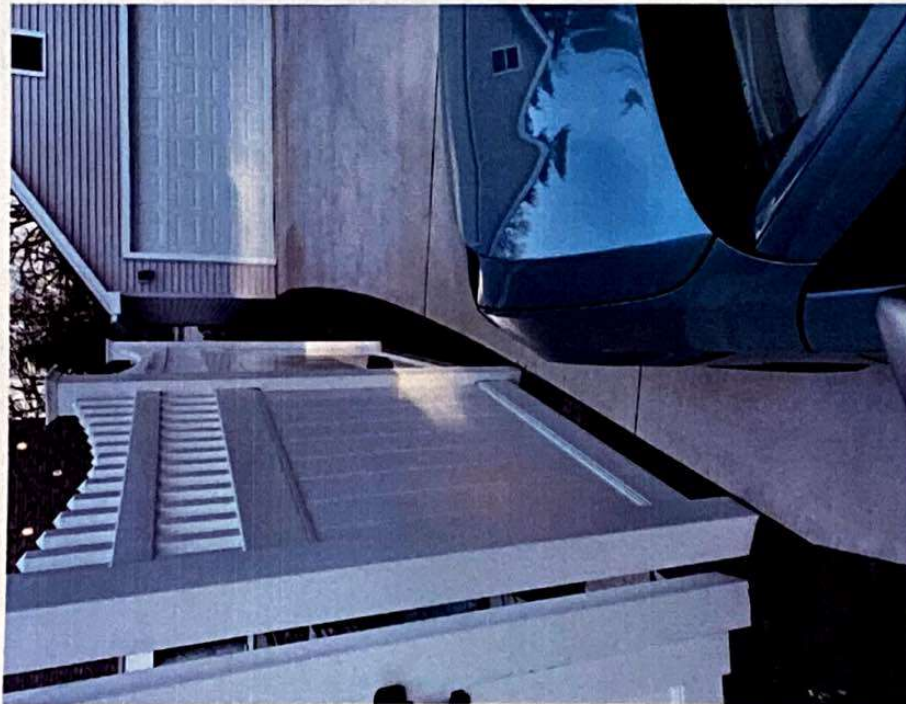
Pulling into garage area



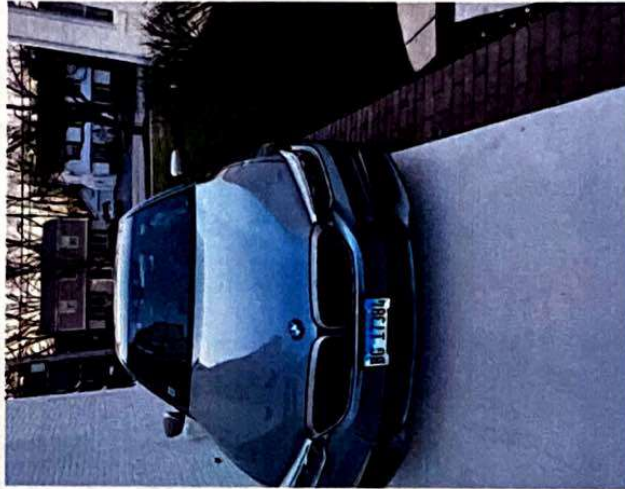
Pulling in and clearing the corner
of the house



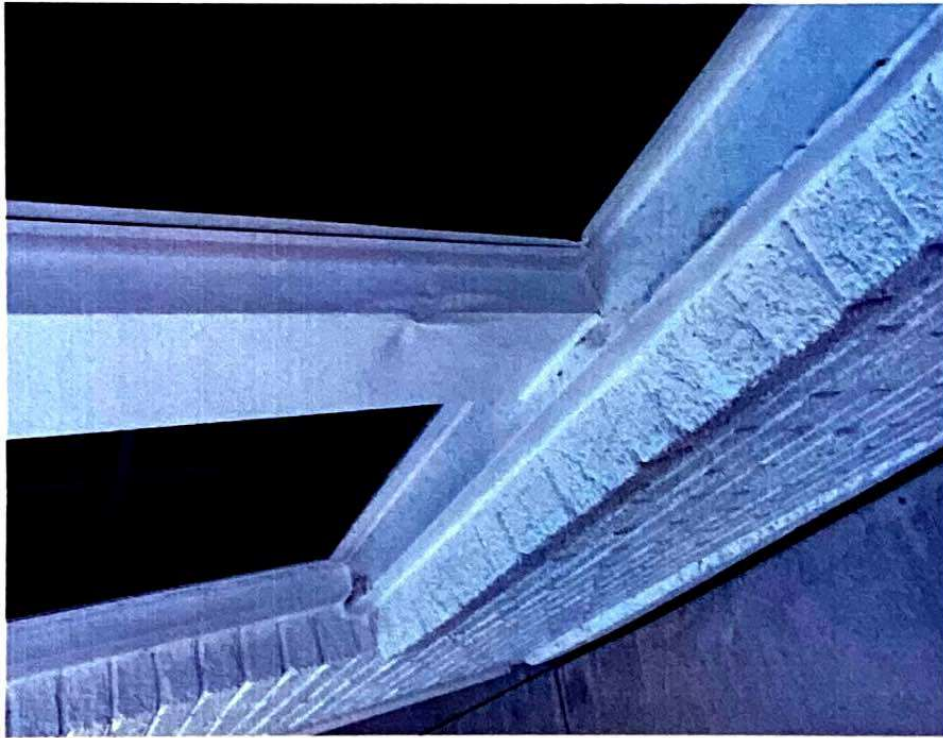
Fence post has
already been
replaced once
from damage
due to car
backing up into
post

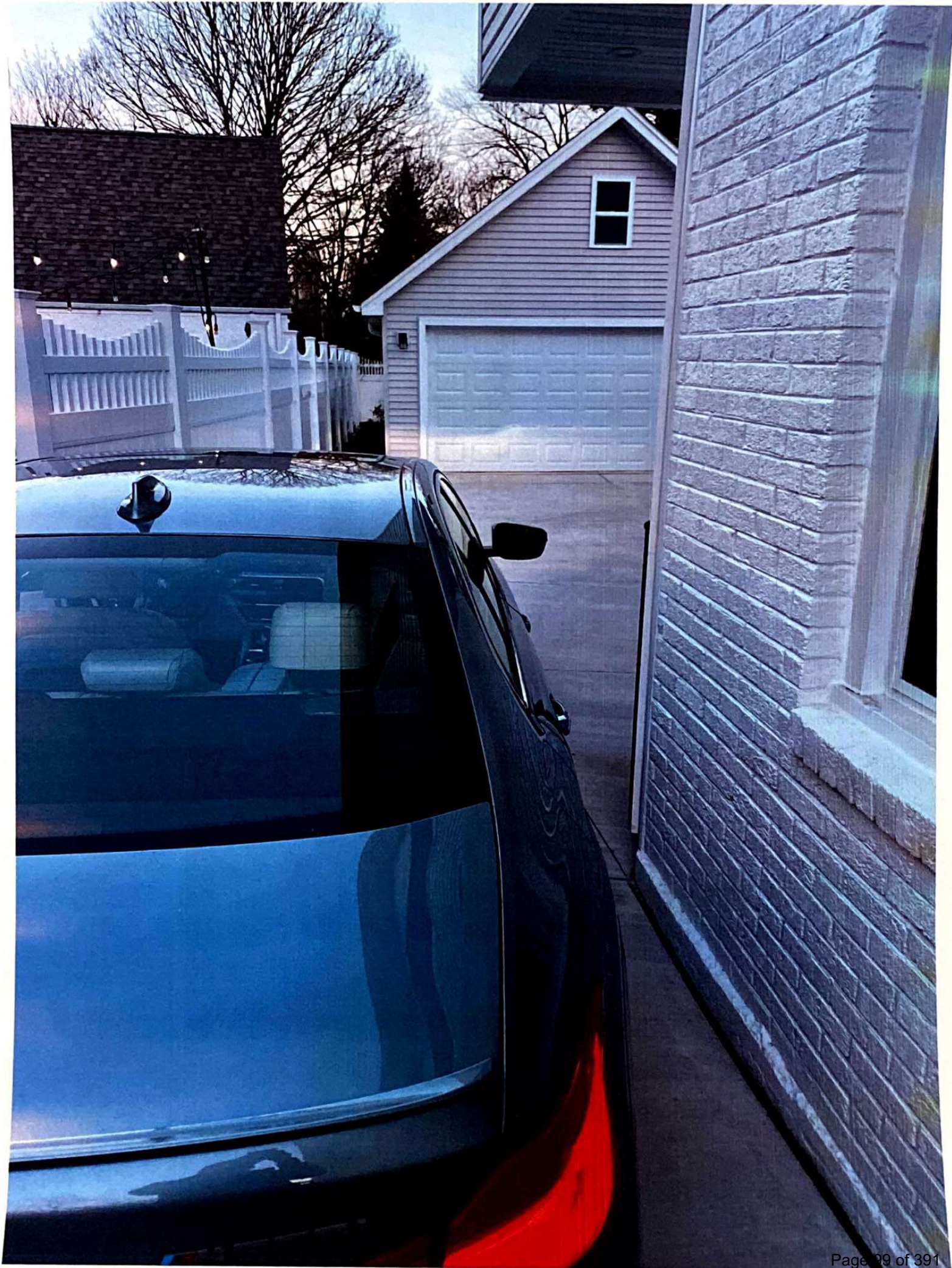


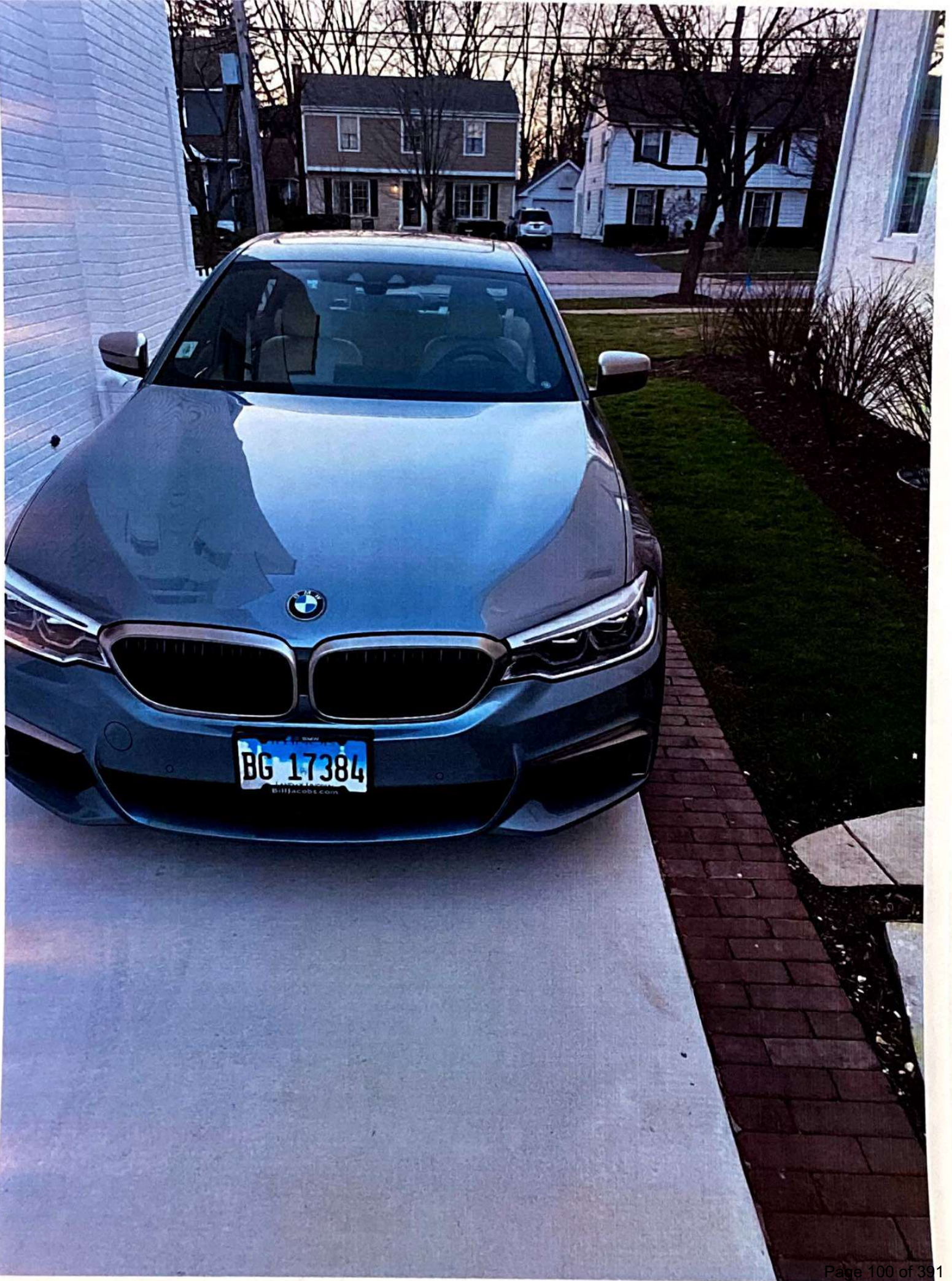
Backing car out of driveway



**Damaged window
from service truck
attempting to back
into driveway**







PREPARED BY:

Tracy D. Kasson
RATHJE WOODWARD LLC
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187

AFTER RECORDING

RETURN TO:

Tracy D. Kasson
RATHJE WOODWARD LLC
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187

GRANT OF PERMANENT EASEMENT

THIS PERMANENT EASEMENT GRANT ("GRANT") is made between **GENO R. MATTIODA** and **KATIE E. MATTIODA** (hereinafter, collectively, "GRANTORS") and **CRISTIN FOSTER ENGLISH, as Trustee of the CRISTIN FOSTER ENGLISH TRUST DATED FEB. 14, 2001** (hereinafter "GRANTEE").

RECITALS

The following recitals of fact are a material part of this instrument:

A. GRANTORS are the owner of a tract of land commonly known as 233 N. Park Boulevard, Glen Ellyn, Illinois 60137, with the Permanent Index Number (PIN) 05-14-221-001-0000, and described as set forth on EXHIBIT A, attached hereto and made a part hereof, under "PARCEL 1 DESCRIPTION" (hereinafter "PARCEL 1").

B. GRANTEE is the owner of a tract of land commonly known as 231 N. Park Boulevard, Glen Ellyn, Illinois, with the Permanent Index Number (PIN) 05-14-221-002-0000, and described as set forth on EXHIBIT A under "PARCEL 2 DESCRIPTION" (hereinafter "PARCEL 2").

C. GRANTORS wish to grant, and GRANTEE wishes to receive, an easement (hereinafter "EASEMENT A") across PARCEL 1 to serve PARCEL 2. The easement premises of EASEMENT A are described as set forth on EXHIBIT A under "EASEMENT "A" DESCRIPTION."

D. GRANTORS further wish to grant, and GRANTEE wishes to receive, a second easement (hereinafter "EASEMENT B") across PARCEL 1 to serve PARCEL 2. The easement premises of EASEMENT B are described as set forth on EXHIBIT A under "EASEMENT B DESCRIPTION."

GRANT OF EASEMENT

NOW, THEREFORE, in consideration of TWO THOUSAND FIVE HUNDRED and 00/100 Dollars (\$2,500.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements and covenants, and restrictions are made by and between the parties:

Grant of Easement. GRANTORS hereby grant to GRANTEE, and to GRANTEE'S transferors and assigns, a permanent non-exclusive easement over, on, upon, and under the premises of EASEMENT A and of EASEMENT B for:

1. The perpetual right and authority of GRANTEE to install, maintain, repair, and replace brick pavers or similar materials; and
2. Vehicular ingress and egress by GRANTEE and by GRANTEE'S agents, lessees, quests, and invitees.

Running of Benefits and Burdens. All provisions of this instrument including the benefits and burdens shall run with the land and are binding on and inure to the heirs, assigns, successors, tenants, and personal representatives of the parties.

Execution. This GRANT may be executed in multiple counterparts each of which when taken together shall constitute a binding agreement.

In witness whereof, the parties have executed this GRANT effective this _____ day of _____ 2021.

GRANTORS:

GENO R. MATTIODA

KATIE E. MATTIODA

GRANTEE:

CRISTIN FOSTER ENGLISH TRUST
DATED FEB. 14, 2001
By: CRISTIN FOSTER ENGLISH, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GENO R. MATTIODA, personally known to me to be one of the same persons whose names are subscribed to the forgoing instrument as "Grantors," appeared before me this day in person, and acknowledged that he or she signed, sealed, and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ date of _____ 2021.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KATIE E. MATTIODA, personally known to me to be one of the same persons whose names are subscribed to the forgoing instrument as "Grantors," appeared before me this day in person, and acknowledged that he or she signed, sealed, and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ date of _____ 2021.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

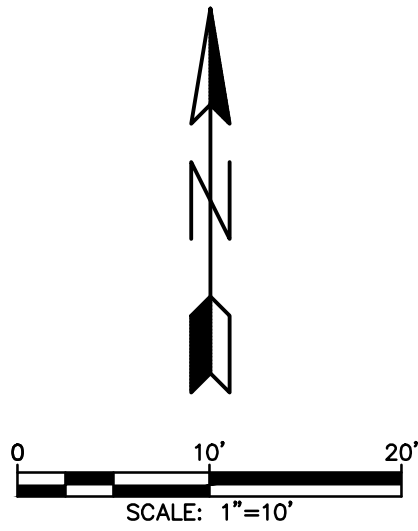
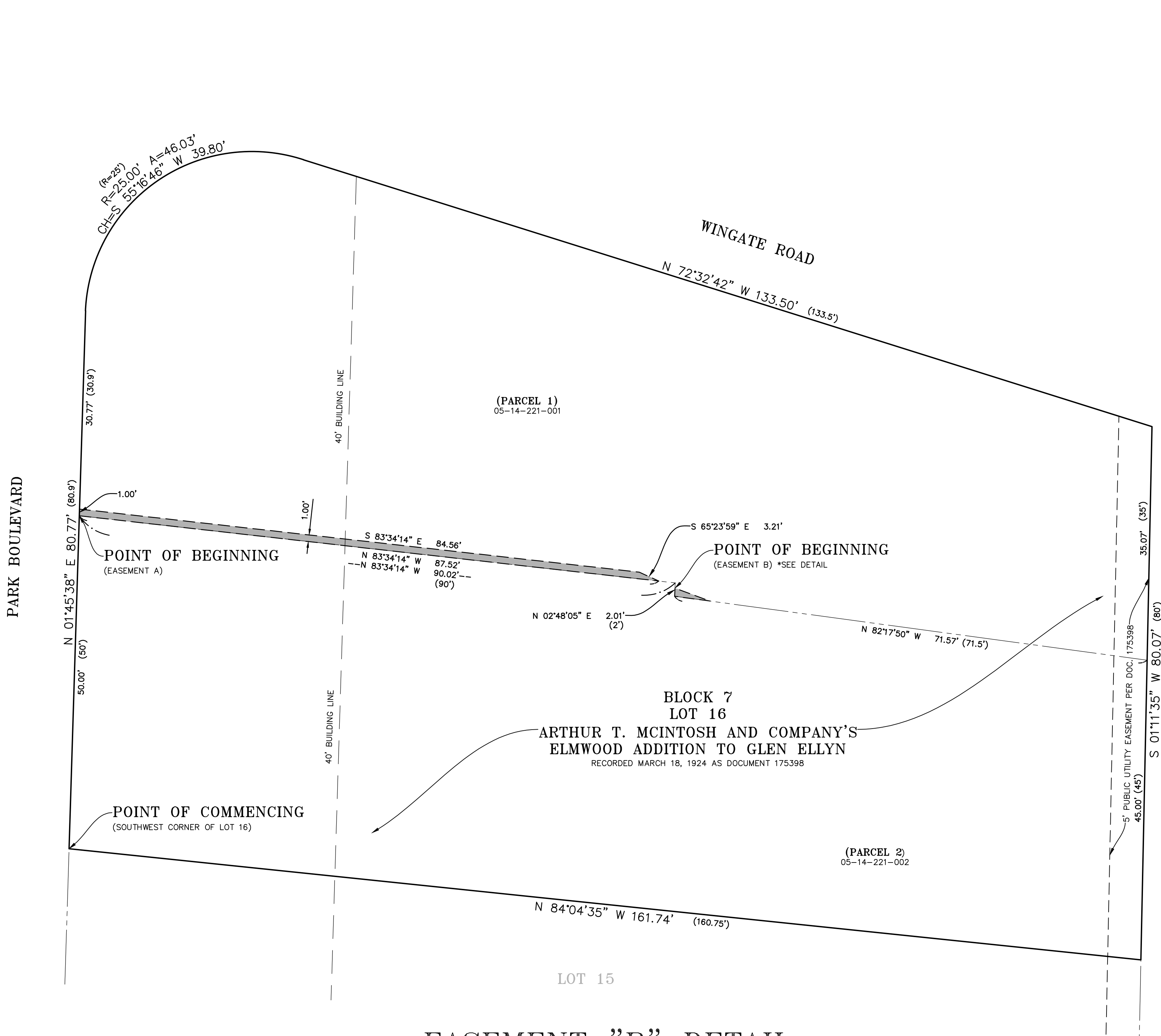
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CRISTIN FOSTER ENGLISH, as Trustee of the CRISTIN FOSTER ENGLISH TRUST DATED FEB. 14, 2001, personally known to me to be the same person whose name is subscribed to the forgoing instrument as "Grantee," appeared before me this day in person, and acknowledged that he or she signed, sealed, and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ date of _____ 2021.

Notary Public

CURRENT P.I.N.:
05-14-221-001 (PARCEL 1)
05-14-221-002 (PARCEL 2)

EXHIBIT A



PARCEL 1 & 2 AREA:	15,309 SQUARE FEET (0.351 ACRES±)
EASEMENT "A" AREA:	86 SQUARE FEET (0.002 ACRES±)
EASEMENT "B" AREA:	3 SQUARE FEET (<0.001 ACRES±)

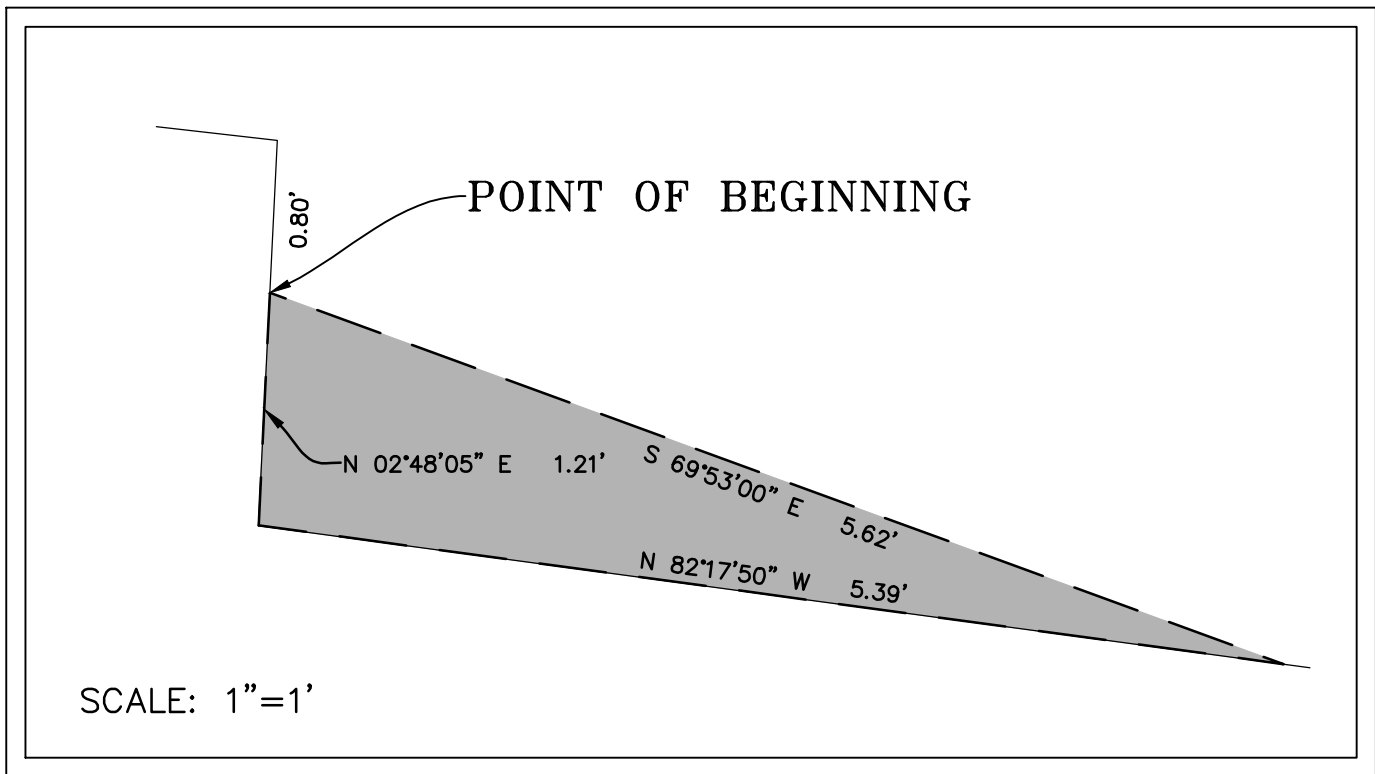
PARCEL 1 DESCRIPTION
THAT PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY 161.5 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, 45 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 133.5 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ON A CURVE WITH A RADIUS OF 25 FEET TO A POINT IN THE WEST LINE OF SAID LOT, 80.9 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID WEST LINE 30.9 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LOT 16 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PREMISES, A DISTANCE OF 90 FEET; THENCE NORTHERLY A DISTANCE OF 2 FEET; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 DESCRIPTION
THE SOUTHERLY PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE 00 SAID LOT, 160.75 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT NUMBER 175398, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT "A" DESCRIPTION
THAT PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 01 DEGREES 45 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID LOT, A DISTANCE 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, A DISTANCE OF 1.00 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 84.56 FEET; THENCE SOUTH 65 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 3.21 FEET; THENCE NORTH 83 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 87.52 FEET TO THE POINT OF BEGINNING.

EASEMENT B DESCRIPTION
THAT PART OF LOT 16 IN BLOCK 7 OF ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 01 DEGREES 45 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID LOT, A DISTANCE 50.00 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 90.02 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 0.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.62 FEET; THENCE NORTH 82 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF 5.39 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 1.21 FEET TO THE POINT OF BEGINNING.

EASEMENT "B" DETAIL



STATE OF ILLINOIS }
COUNTY OF DUPAGE }
GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF JANUARY, 2021
Timothy B. Martinek
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2022
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2021



DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
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FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

TITLE:

EXHIBIT A
GLEN ELLYN, ILLINOIS

REVISIONS:

DATE	BY	DESCRIPTION

SCALE: 1"=10'

DATE: 1/21/21

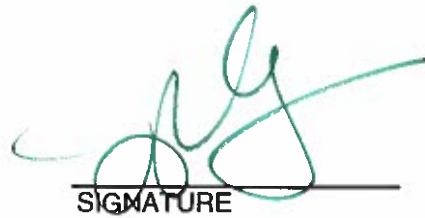
JOB NO: W20028

SHEET 1 OF 1

11/6/2020

Engineer's Opinion of Probable Cost to Restore Property to Conformity
231 Park Avenue Glen Ellyn English Residence

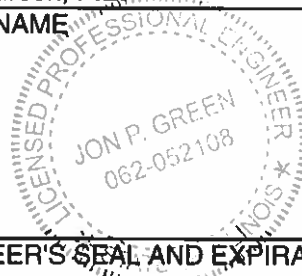
ITEM	COST
1. Remove existing paver bricks	\$1,200.00
2. Restore disturbed area w/6" topsoil and sod	\$1,700.00
TOTAL: \$2,900.00	



SIGNATURE

Jon P. Green, P.E.
PRINT NAME

ENGINEER'S SEAL AND EXPIRATION
DATE OF LICENSE





8 0 0 5 5 3 7 3

Tx:40031798

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
04/30/2019 09:41 AM

DOCUMENT # R2019-032074

Village Of Glen Ellyn

Ordinance No. 6691

**An Ordinance Approving Variations from the
Driveway Width and Impervious Surface Setback Requirements
of the Zoning Code
to Provide Access to a New Detached Garage
on the Property Located at
231 N. Park Boulevard,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 8 Day of April, 2019.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois,
this 9 day of April, 2019.

**Prepared By & Mail To:
(Village of Glen Ellyn)
Attn: Village Clerk
535 Duane Street
Glen Ellyn, IL 60137**

ORDINANCE NO. 6691

**An Ordinance Approving Variations from the
Driveway Width and Impervious Surface Setback Requirements
of the Zoning Code
to Provide Access to a New Detached Garage
on the Property Located at
231 N. Park Boulevard,
Glen Ellyn, IL 60137**

Whereas, Yellow Dog Homes, LLC., owner of the property at 231 N. Park Boulevard,

Glen Ellyn, Illinois, which is legally described as follows:

OF THE SOUTHERLY PART OF LOT 16, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 45 FEET; THENCE FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 7 IN ARTHUR T. MC INTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-221-002

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-5-11(F)2 and Section 10-5-5(C) to allow for the extension of a driveway with a width of 8.5 feet and impervious surface setback of 0.2 feet to provide access to a detached garage located in the rear yard; and

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 March 5, 2019, at which the petitioners presented evidence, testimony, and exhibits in support of the variations requested and zero (0) persons appeared in favor or opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on March 5, 2019, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variations, which carried by unanimous vote of six (6) "yes" and zero (0) "no", resulting in a recommendation for approval as set forth in its Draft Minutes dated March 5, 2019, 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 owner is due to the unique shape of the lot and the orientation of the house in relation to the street and adjacent homes; and
- B. That the variations, if granted, will not alter the essential character of the locality as the driveway is not being widened and the home is being reduced in size to create the widest driveway possible; and
- C. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district due to the unique shape of the lot and the placement of the home on the lot; 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 petitioners are asking for the minimum

variation required to provide a garage on the lot to make the home saleable in today's current market; and

- E. That the practical difficulty or particular hardship has not been created by any person 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 driveway will be constructed in accordance with all applicable zoning code regulations other than the variations being 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 driveway 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 that may increase property values; and
- I. That the variations will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- J. That the variations will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing 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 March 5, 2019 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 variations from Section 10-5-11(F)2 to allow a driveway with a width of 8.5 feet in lieu of the minimum required 9 foot width and a variation from Section 10-5-5(C) to allow an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback for the property at 231 N. Park Boulevard, Glen Ellyn, Illinois, which is legally described as follows:

OF THE SOUTHERLY PART OF LOT 16, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 45 FEET; THENCE FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 7 IN ARTHUR T. MC INTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-221-002

Section Three: The granting of these variations is conditioned upon the driveway being constructed in substantial compliance with the plans and the application for variation received

and dated January 16, 2019, and the testimony and exhibits provided at the March 5, 2019 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. This 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.

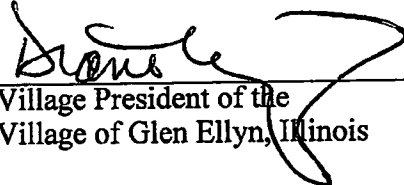
Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner 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 said Ordinance, shall subject the owner 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.

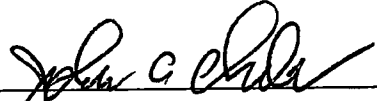
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this
day of 8 April, 2019.

Ayes		Diane McGinley	☒	Pete Ladesic	☒	Mark Senak
	☒	Craig Pryde	☒	Bill Enright		Gary Fasules
	☒	John Kenwood				
Nayes		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 8 day
of April, 2019.


Village President of the
Village of Glen Ellyn, Illinois

Attest:


Village Clerk of the
Village of Glen Ellyn, Illinois

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 9 day of April 2019).

Exhibit "A"

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
MARCH 5, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Matt Jones, John Micheli, Chip Miller, Reed Panther and Tom Whalls were present. ZBA Members Steve Lucchesi and ZBA Student Intern Maddie Greenleaf were excused. Also present were Village Planner Kelly Purvis, Planning Intern Evan Clements, Trustee Liaison Mark Senak and Recording Secretary Debbie Solomon.

ZBA Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Whalls, to approve the minutes of the January 22, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 231 N. Park Boulevard.

ZBA 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 Miller to open the public hearing for 231 N. Park Boulevard at 7:02 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 231 N. Park Boulevard

PETITIONER YELLOW DOG HOMES, LLC ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW TO ALLOW A DRIVEWAY WITH A WIDTH OF LESS THAN 9 FEET AND AN IMPERVIOUS SURFACE SETBACK OF LESS THAN 1 FOOT TO PROVIDE ACCESS TO A NEW DETACHED GARAGE ON THE PROPERTY LOCATED AT 231 N. PARK BOULEVARD: 1. SECTION 10-5-11(F)2 - TO ALLOW A DRIVEWAY WITH A WIDTH OF 8.5 FEET IN LIEU OF THE REQUIRED 9 FOOT WIDTH. 2. SECTION 10-5-5(C) - TO ALLOW AN IMPERVIOUS SURFACE SETBACK OF 0.2 FEET IN LIEU OF THE REQUIRED 1 FOOT SETBACK.

(Yellow Dog Homes, LLC owner of the property at 231 N. Park Boulevard)

Staff Presentation

Village Planner Kelly Purvis and Planning Intern Evan Clements were present to speak regarding the proposed variation request and were sworn in.

Planning Intern Clements stated petitioner Yellow Dog Homes, LLC is the owner of the property at 231 N. Boulevard. Planning Intern Clements stated notice of the public hearing was published in the February 15, 2019, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

Planning Intern Clements stated the petitioners are requesting zoning variations to allow a driveway with a width of less than 9 feet and an impervious surface setback of less than 1 foot to provide access to a new detached garage on the property.

1. Section 10-5-11(F)2 - to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width.
2. Section 10-5-5(C) - to allow an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback.

Planning Intern Clements stated Village records indicate that there were no prior variations granted for this property. Planning Intern Clements stated Village records indicate that the following permits have been issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1927	B814	Two-story New Construction
1961	B8024	Electrical
1963	B9313	Addition
1971	B2046	Fire Loss Repair
1989	B10965	Fence
2013	20131479	Fence

Planning Intern Clements stated the property is an interior lot, located in the R2 zoning district on the east side of N. Park Boulevard with the intersection of N. Park Boulevard and Wingate Road to the north and the intersection of N. Park Boulevard and High Road to the west. Planning Intern Clements stated the land use immediately surrounding the subject property is R2 single-family residential.

Planning Intern Clements showed an overview picture of the property and stated Yellow Dog Homes, LLC, owner of the property at 231 N. Park Boulevard, would like to extend the existing driveway along the north side of the property to allow for the construction of a detached

garage in the rear of the home. Planning Intern Clements stated a concrete slab currently exists in the backyard of the property (which may have been a garage foundation at some point) that will be removed to make way for the detached garage. Planning Intern Clements stated an addition was added to the house in 1963, cutting off vehicular access to the backyard and leaving only 6.05 feet between the northeast corner of the home and the north property line. Planning Intern Clements stated the owner is proposing to remove a small triangular piece of the same corner of the building addition to provide room for the driveway to wrap around the edge of the home to provide access to the backyard. Planning Intern Clements stated after the removal of the corner piece of the addition, the building will be approximately 9 feet from the north property line; however, at the narrowest point, the driveway will be 8.5 feet wide with an impervious surface setback of only 0.2 feet. Planning Intern Clements stated the part of the home adjacent to the narrowest part of the driveway would be much more difficult to alter, as it is part of the original brick construction. Planning Intern Clements stated the proposal also includes a new, 22 foot x 22 foot garage and a new 20 foot wide concrete access drive. Planning Intern Clements stated in order for the garage to be constructed as proposed the petitioners will need to be granted a variation to allow the driveway to be 6 inches narrower and the impervious surface 9.6 inches less than the Code requires.

Questions from the Zoning Board of Appeals

ZBA Member Panther asked if there is any proposed modifications to the stairwell in the rear of the home. Planning Intern Clements stated in regards to what was given to the Planning Department, there are no proposed modifications to the stairwell.

ZBA Member Whalls asked about the distance from the west elevation of the garage to the east elevation of the home. Mr. Teipel stated it is 25 feet.

ZBA Member Micheli asked to hear a summary of the applicant's basis for a hardship. Planning Intern Clements stated this hardship is due to the ability to resell the home as almost all the homes in the neighborhood either have attached or detached garages. Planning Intern Clements stated without a garage on the property, it would be hard to resell the home.

ZBA Member Miller asked to see the picture of the property again. ZBA Member Miller asked about the fence follows the property line as it is notched out by the home to which Planning Intern Clements stated it is.

Village Planner Purvis stated she received a minimum of 4 phone calls regarding this property from prospective buyers, asking about how they could provide a garage on this property. Village Planner Purvis stated the property has been vacant for a long time, and this is the first set of plans that she has seen that have actually tried to make the driveway wider to meet the requirements of the Code. Village Planner Purvis stated there is no way to provide a garage on this lot without requesting some sort of variation. ZBA Member Micheli asked if the variation is

needed only as the building is constructed now to which Village Planner Purvis stated it is. Village Planner Purvis stated if you were to tear down the building and start from scratch, you could probably get a Code-compliant driveway.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Alex Teipel, architect at 427 W. State Street in Geneva, Illinois, Brian Weppner, co-partner of Yellow Dog Homes, LLC at 1617 Eaglebrook Drive in Geneva, Illinois, and David Cilio, co-partner in Yellow Dog Homes, LLC at 1617 Eaglebrook Drive in Geneva, Illinois.

Mr. Teipel stated it is critical in this day and age to have a garage, and if you cannot get past the corner of this home, you cannot have a garage. Mr. Teipel stated they are proposing to cut the corner of the home as this is the only option, and if they cut back more to the west, they would be cutting into the original home which is a solid brick structure. Mr. Teipel stated this is functional and why they chose this point. Mr. Teipel stated the buyers did not create the hardship, but this hardship was created when the home was built.

Additional Questions from the Zoning Board of Appeals

Chairperson Constantino asked if they are only removing this portion of the home without affecting the structural integrity of the home. Mr. Teipel stated the rear stairway is also a mitigating factor as they did not want to move this. Mr. Teipel stated they will be removing the first floor, but keeping the second floor above.

ZBA Member Jones asked if they had looked at moving the driveway from the north side of the property to the south side of the property. Mr. Teipel stated it is the same issue on either side of the home, and they would need a variation.

ZBA Member Micheli stated they knew about the problem when they purchased the home, and per Code, the ZBA cannot recommend approval for a hardship of a financial incentive so ZBA Member Micheli feels this is a non-starter. Mr. Teipel stated this hardship was created by the existing condition of the property and also created by the market today. Mr. Teipel stated they are trying to make the home in fitting with the neighborhood as there is a necessity to have a garage and not just create value. ZBA Member Micheli stated the ZBA heard a similar case to this a few blocks from this property.

Mr. Weppner thanked the ZBA for coming out on a different night as the petitioners want to start this project as soon as they can. Mr. Weppner stated they are seeking less than a 6-inch variance for a home that has been vacant for two and a half years already. Mr. Weppner stated

they will be putting the garage where the current concrete pad is. Mr. Weppner stated the lot is on a bias so the lot is a different angle than the home. Mr. Weppner stated they do have a letter of support from the neighbor at 225 N. Park Boulevard. Mr. Weppner stated they feel this is a fair request to ask for a variance to put a 2-car garage in.

Chairperson Constantino asked if they would need a variation period if they build a 1-car garage or 3-car garage to which Mr. Weppner stated they would. Mr. Weppner stated this addition built on the home eliminated the access to the back of the property. Mr. Weppner stated they did drop off letters with other neighbors, but did not hear back from any of them.

ZBA Member Miller stated Village Planner Purvis has been receiving calls on this property and asked why the petitioners are coming now if they have been working on this for a while. Mr. Weppner stated they thought the 8.5 feet was enough. Mr. Cilio stated they bought the property in August 2018 and have been going through the permitting process and are now coming to the variance process. Mr. Cilio stated they have not started any construction, but have only done some demolition. Mr. Cilio stated they have not received any building permits until this variance request goes through the ZBA and Village Board. ZBA Member Miller asked if there are any other hardships to which Mr. Weppner stated none other than not having a garage.

Mr. Teipel stated they have no other option as they cannot put the garage on the south side of the property. Mr. Cilio stated if this variation is not approved, they would have to sell this property at a lower price point because there would be no garage. Mr. Cilio stated he is the day-to-day operator of Nobel House.

ZBA Member Jones stated the orientation of the lot as it is not east-west or north-south and is on a diagonal. ZBA Member Jones stated if you build the home with the orientation of the lot, you would have a cockeyed home. ZBA Member Jones stated he sees the hardship that if you build any home on this lot, there is going to be an orientation problem.

ZBA Member Micheli stated as a point of order, 233 N. Park Boulevard does not appear on the list of notified neighbors. Village Planner Purvis stated the homeowner does know about this as she came into the Planning Office and talked to Village Planner Purvis about this variation request. Village Planner Purvis stated the homeowner seemed to have concerns, but Village Planner Purvis does not see her at this meeting. Village Planner Purvis stated the homeowner seemed concerned about the garage, but this is not an issue for discussion with the variation. Village Planner Purvis stated the homeowner also seemed concerned about the added triangle of impervious surface.

Planning Intern Clements stated the notices would have gone to the homeowner's current address. Village Planner Purvis stated the notice goes to the address on the property tax bill.

ZBA Member Miller asked about the width of the cut-in. Chairperson Constantino stated it states this is 2 feet in the legal description of the survey.

Persons in Favor of or in Opposition to the Variation Requests

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

Findings of Fact

Chairperson Constantino stated petitioner Yellow Dog Homes, LLC, owner of the property at 231 N. Park Boulevard, is requesting a variance to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width and an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback. Chairperson Constantino stated the property is located in the R2 Zoning District, and the land use immediately surrounding the property is R2 Residential as well. Chairperson Constantino stated the ZBA heard from Planning Intern Clements about the condition of the property, the request made for the variance and the proposed extension of the existing driveway to the rear of the property. Chairperson Constantino stated the petitioners are also seeking to remove a portion of the existing building on the property to allow the extension of the driveway to the rear of the home. Chairperson Constantino stated the petitioner also seeks to add a concrete apron which will affect the impervious surface setback of the property, and this will require a variation of 0.2 feet to the setback.

Chairperson Constantino stated there are no other proposed additions to the property, and the discussion for the need of a garage for sale purposes. Chairperson Constantino stated the ZBA heard from architect Alex Teipel, and Mr. Teipel reviewed the proposed alteration to the existing building and the request for the variations. Chairperson Constantino stated Mr. Teipel says there is no way to provide for a garage or new driveway on the property without the variation. Chairperson Constantino stated the existing market conditions require that a home have some form of garage on the property to make it saleable.

Chairperson Constantino stated they are looking to obtain the minimal space for the driveway to access the proposed detached garage. Chairperson Constantino stated the petitioners believe this is a functional option without affecting the structural integrity of the building by removing a portion of the northeast corner of the building. Chairperson Constantino stated neither the north side nor the south side of the home would be able to accommodate a driveway, and the north side where the driveway is proposed is the best option.

Chairperson Constantino stated the condition of the building itself was not created by the petitioner, but was purchased as is. Chairperson Constantino stated the home has been vacant for over two years. Chairperson Constantino stated the ZBA heard from the homeowners, Brian Weppner and David Cilio, who will remove a portion of the existing addition to widen the driveway.

Chairperson Constantino stated the lot size and the configuration of the lot is unusual, and with these circumstances, the home is aligned north-side to match the alignment of the surrounding properties. Chairperson Constantino stated the lot itself is diagonal, and it would be impossible to have the home lined up north-south and still have a geometrically-aligned building with the lot. Chairperson Constantino stated there is also a financial issue involved and also a hardship concern relating to the lot size, the building configuration, the location of the home on the lot and their inability to put a garage on this lot. Chairperson Constantino stated there was no audience participation.

Mr. Teipel stated they are asking for the minimum to make this.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Jones, 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 Panther stated he is struggling with this variation request as it seems they are trying to maximize the profitability of the home. ZBA Member Panther stated there is an issue that the property currently has no garage and not way to put a garage in. ZBA Member Panther stated the home has a lot of character and unique qualities so he would like to see the home stay instead of the other option of tearing the home down. ZBA Member Panther stated he can see both side of this, but he is leaning toward granting the variance even though he does have some concerns. ZBA Member Panther stated he is struggling to see the hardship, but does appreciate the unique circumstances.

ZBA Member Whalls stated the other hardship is why you would not want to keep another historic home. ZBA Member Whalls stated the orientation of the lot versus the home will always be an issue. ZBA Member Whalls stated the home was built in 1927 when no one cared about garages at that point. ZBA Member Whalls stated this is a new paradigm. ZBA Member Whalls stated no one spoke against this variation. ZBA Member Whalls stated he likes the

ingenuity used for how they are going to make this happen. ZBA Member Whalls stated the imperious surface piece is still less than 50%, and he supports this variation request.

ZBA Member Jones stated he likes keeping the older home as it diversifies the architecture in the Village. ZBA Member Jones stated there are unique circumstances with the orientation of the lot, and even new construction would be an issue. ZBA Member Jones stated the Village gave variances to the Apex development to make the parking stalls smaller in width. ZBA Member Jones stated the driveway should be wider, but this is not possible unless they tear down more of the home. ZBA Member Jones stated he is in favor of this variance.

ZBA Member Micheli stated they do need to color in the lines, and in the Village Code, the ZBA is prohibited to grant a variance based on financial profitability. ZBA Member Micheli stated they do need to look at each project individually in its own realm. ZBA Member Micheli stated the home exists as is, and this was a self-inflicted hardship that the petitioners knew when they purchased the home. ZBA Member Micheli stated there is a point for the unusual lot and the configuration, but he does not see the hardship yet.

ZBA Member Miller stated he likes the engineering on this, and he does understand the unique circumstance. ZBA Member Miller stated the ZBA cannot grant a hardship for a financial reason. ZBA Member Miller stated this is an odd lot size, the location of the home is odd on the lot, a narrow odd-shaped lot, and there is an area cutting in at 2 feet. ZBA Member Miller stated there is a hardship for the Village as this home has been vacant for over 2 years, and the home could be headed toward a tear down.

ZBA Member Miller stated he is struggling with this for a different reason because he feels this request is coming to the ZBA after the fact as many other people have done this year as well. ZBA Member Miller stated he has an issue with people not going before the ZBA before they purchase and buy on contingency instead to see if this variation was possible. ZBA Member Miller stated if a petitioner then found they could not get the ZBA to agree on the variation, then a petitioner could lose the home and walk away from the home. ZBA Member Miller stated he has a real problem as that the ZBA as a group are setting a precedent here as this is the third time in the last six to eight months the ZBE has had to review something previously done. ZBA Member Miller stated he does not have a problem approving the driveway as it will be much better for the neighbors to the north to have a garage on this property. ZBA Member Miller stated the ZBA keeps having this type of issue as people should have come forth right away and not wait until several months in. ZBA Member Jones stated the petitioners did not come in after the fact as this has not been done yet.

ZBA Member Miller stated he will vote yes for the project as it is better for the neighbors, the neighborhood and the Village to have this done; however, the next time someone comes before the ZBA with a late request after the fact, you cannot this one against him that he voted

yes on this because he feels this is a big problem. ZBA Member Miller stated in this case, it is truly better for the neighborhood and the Village.

ZBA Member Micheli asked if the variation would go away if the notch is blended. Village Planner Purvis stated it could be, but the petitioner is only asking for 6 inches, and they still have to cut a portion of the building.

Chairperson Constantino stated he agrees with all that has been previously said. Chairperson Constantino stated if this request was based solely on a financial circumstance then the ZBA would not recommend this. Chairperson Constantino stated there is a hardship with the lot and the location of the building on the property, and an added garage is the highest and best use of the property in a residential sense. Chairperson Constantino stated there are unique circumstances and a hardship involved with this, and he will recommend the variance.

ZBA Member Miller stated as a point of order, this is not a hardship, but rather a unique circumstance which will be put in the motion.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to close the public hearing for 231 N. Park Boulevard at 8:00 p.m. The motion carried unanimously with a voice vote:

A motion was made by ZBA Member Miller and seconded by ZBA Member Micheli.

Having considered the application of Yellow Dog Homes, LLC, for zoning variations to allow a driveway with a width of less than 9 feet and an impervious surface setback of less than 1 foot to provide access to a new detached garage on the property located at 231 N. Park Boulevard, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the March 5, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the following requested zoning variations:

1. Section 10-5-11(F)2 - to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width.
2. Section 10-5-5(C) - to allow an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback.

Due to the following unique circumstances:

1. The lot size; and

2. The location of the home on the lot; and
3. The narrow shaped lot; and
4. The two (2) foot notch at the chokepoint.

The motion carried with six (6) "yes" votes. The "yes" votes are as follows: ZBA Members Jones, Micheli, Miller, Panther, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this unanimously and will now go to the Village Board for approval, and Village Planner Purvis can tell you when this will be. ZBA Chairperson Constantino stated he advises the petitioners coming to the Village Board meeting just in case this variance request is not on the Consent agenda.

Village Board Trustee Report

Trustee Senak stated the Village Board did approve the preliminary approval phase of the Apex 400 development. Trustee Senak stated the Comprehensive Plan is undergoing revisions, and the staff is working on grants for the potential Trail Station and Underpass project. Trustee Senak stated Raising Cane's was approved for construction on the old Arby's site. Trustee Senak stated the Horse Trough has been moved and is on its way to Iowa in order to make a bronze replica of the trough. Trustee Senak stated the bronze replica of the trough will be placed as the Village Board works on the Streetscape Project. Trustee Senak stated if the ZBA members have thoughts on the upcoming Streetscape project, the ZBA members should come to the meetings or email their comments to the staff.

ZBA Member Whalls asked when the Civic Center parking garage would be done. Trustee Senak stated this should be done at the end of summer, but the sequence is up in the air still. Trustee Senak stated they are in talks with the Methodist Church for possible access through the church's parking lot to the parking garage.

ZBA Member Jones stated he heard the Village is in talks to buy the U.S. Bank building to which Trustee Senak stated he is not sure on this.

ZBA Member Miller stated he supports the Apex project, but does not like the architecture. ZBA Member Miller stated he has an issue with how it will look as it does not fit the character of the downtown. Trustee Senak stated he did not vote to approve this project as he had problems with this piece too. ZBA Member Micheli stated they are going to run into problems with traffic with this development. There was a discussion about parking in the Central Business District.

Staff Report

Village Planner Purvis stated there will be no meeting on March 12, 2019.

Adjournment

At 8:22 p.m., a motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

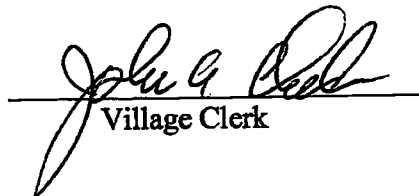
Debbie Solomon
Recording Secretary

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6691, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 8 day of April 2019, and that the same was signed and approved by the President of said Village on the 8 day of April 2019.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper 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 8 day of April, 2019.


Village Clerk

CORPORATE SEAL



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/8/2021 7:00 PM

Department: Community Development

Department Head: Staci Springer

Category: Ordinance

Prepared By: Cole Jackson, Kelly Purvis

**AGENDA ITEM (ID
2021-877)**

DOC ID: 2021-877

**Ordinance No. 6850, An Ordinance Granting Exterior Appearance
Approval for the Property Located at 507 Pennsylvania Avenue
(Community Development Director Springer)**

Statement of the Issue:

See attachments.

Analysis:

See attachments.

Budget Impact:

N/A

Action Requested:

See attachments.

Attachments:

1. 507 Pennsylvania Avenue Village Board Memo
2. 1. 507 Pennsylvania Avenue Ordinance to Approve
3. 2. Application for Exterior Appearance Approval
4. 3. Existing Conditions Photos
5. 4. Proposed Elevations
6. 5. Draft Minutes of the HPC Meeting, January 21, 2021

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Community Development Director
Kelly Purvis, AICP, Planning Manager
Cole Jackson, Associate Planner

DATE: January 29, 2021

FOR: February 8, 2021 Village Board Meeting

SUBJECT: 507 Pennsylvania Avenue Exterior Appearance Review Application

Background: Kane Tran, owner of the property at 507-509 Pennsylvania Avenue, is requesting exterior appearance approval for modifications to a portion of the existing building. The subject property is an interior lot on the south side of Pennsylvania Avenue between N. Main Street and Glenwood Avenue. The property is in the C5A Central Business Retail Zoning District and is a contributing structure to the Glen Ellyn Downtown North Historic District. The applicant proposes to remove the existing awning and the metal panels behind the awning on the 507 Pennsylvania Avenue unit, and replace them with windows (see elevations). No other significant exterior changes to the building or the site are proposed. The applicant is updating the 507 Pennsylvania Avenue storefront to prepare the space for a bubble tea café. The property is one of two storefronts in the building (the other being 509 Pennsylvania Avenue, which is occupied by Rise Fitness). The applicant is only proposing to install additional windows on the storefront at 507 Pennsylvania Avenue at this time.

While the Historic Preservation Commission's review is not required per the Village Code, staff asked the Historic Preservation Commission to render an opinion on the request. The Commission reviewed the request at their January 21, 2021 meeting. The Commission felt that replacing the metal panels (underneath the awning) with windows would be historically appropriate and supported the applicant's plans. Some Commissioners suggested that, if possible, the applicant should use a historic-style glass or a frosted glass window.

Staff Recommendation: After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds that the project, as proposed, would not be in substantial conformance with the Village's Appearance Review Guidelines.

The proposal meets standard 3.9 which states that entrances to business establishments in the downtown should have large glass areas, and where possible, be sheltered from the rain and wind. The proposal also complies with standard 3.3.1 by eliminating the incompatible metal materials from an area where the property historically had window openings.

While this is a small change to the exterior of the building, the Community Development staff have serious concerns that updating only one side of the two storefronts' windows in a single building will result in asymmetry of the building, and will not look correct. Staff notes that the

proposed changes fail to meet standard 3.3 to maintain the proportion, pattern, and type of the original openings and relate them to nearby structures. Staff did not find other examples in the downtown where windows in a single building were of different sizes.

Staff would recommend approval of the proposed Exterior Appearance application if two conditions were added. One condition is that the windows at 509 Pennsylvania Avenue be replaced to match the 507 Pennsylvania Avenue storefront within two years, or upon a change in use of the unit, whichever comes first. The replacement windows would be eligible for an Exterior Appearance Award. A second condition would be that 507 Pennsylvania Avenue install an awning over the new windows to minimize the size differential between the windows in the building until such time as the windows in the 509 Pennsylvania space were replaced.

Village Board Action: The Village Board may approve, approve with conditions or deny the petitioner's request for exterior appearance approval. Village staff has prepared a draft Ordinance approving the exterior appearance with the abovementioned conditions, for consideration at the February 8, 2021 Village Board meeting.

Attachments:

Draft Ordinance to Approve

Exterior Appearance Approval Application Packet

Existing Conditions Photos

Proposed Elevations

Draft Minutes of the HPC Meeting, January 21, 2021

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Village of Glen Ellyn

Ordinance No. ____

**An Ordinance Granting Exterior Appearance Approval
For the Property located at 507 Pennsylvania Avenue
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__.

Ordinance No. ____

**An Ordinance Granting Exterior Appearance Approval
For the Property located at 507 Pennsylvania Avenue
Glen Ellyn, IL 60137**

Whereas, Kane Tran owner of the property at 507-509 Pennsylvania Avenue, has petitioned the Village President and Board of Trustees for Exterior Appearance approval in accordance with the Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance No. 5508, to allow exterior modifications to the existing building; and

Whereas, the subject property is located on an interior lot on Pennsylvania Avenue between North Main Street and Glenwood Avenue in the C5A Downtown Retail zoning district and is legally described as follows:

THAT PART OF LOT 1 IN BLOCK 4 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS BEING A PART OF SECTION 11 TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF THE INTERSECTION OF WEST LINE OR MAIN STREET WITH SOUTHERLY LINE OF PENNSYLVANIA AVENUE AND RUNNING THENCE SOUTH ALONG WEST LINE OF SAID MAIN STREET 53.9 FEET TO A POINT THAT IS 58.3 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1: THENCE WEST ALONG A LINE WEST IF EXTENDED, INTERSECTS THE WEST LINE OF LOT 10 IN SAID ASSESSMENT DIVISION EXTENDED NORTH AT A POINT THAT IS 55.0 FEET WEST OF NORTHWEST CORNER SAID LOT 10 FOR A DISTANCE OF 65.8 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE 66.3 FEET OF SAID WEST LINE OF LOT 10 EXTENDED NORTH, THENCE NORTH ALONG SAID WEST LINE OF LOT 10 EXTENDED 30 FEET TO SOUTHERLY LINE OF PENNSYLVANIA AVENUE THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 64.6 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 55 MINUTES MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED COURSE AND BEGINNING ALONG CENTER OF AN EXISTING BRICK WALL, FOR A DISTANCE OF 8.65 FEET: THENCE SOUTH ALONG CENTER LINE OF SAID WALL, BEING A LINE WHICH FORMS AN ANGLE OF 160 DEGREES 55 MINUTES MEASURED THROUGH WEST, THE LAST DESCRIBED COURSE FOR A DISTANCE OF 33.0 FEET TO A POINT BEGINNING IN DUPAGE COUNTY, ILLINOIS

P.I.N: 05-11-315-012; and

Whereas, the Community Development Department has reviewed the submitted application and plans for the proposed exterior appearance and has found the exterior modifications to the existing building, as proposed, would not be in substantial conformance with the Village's Appearance Review Guidelines; and

Whereas, the petitioner is proposing to install additional storefront windows on the 507 Pennsylvania Avenue portion of the building and will not be making the same improvements to the 509 Pennsylvania Avenue unit, which is located within the same building; and

Whereas, staff finds that this improvement would appear asymmetrical, and would have a negative impact on the overall appearance of the building; and

Whereas, staff would be supportive of the proposed changes, provided that the 509 Pennsylvania Avenue storefront is updated within two years of the date of this ordinance, or at such time that the use of the unit should change, whichever occurs first, and that 507 Pennsylvania Avenue install an awning over the new windows to minimize the size differential between the windows in the building until such time as the windows in the 509 Pennsylvania space were replaced.

Whereas, based on its findings, the Community Development Department recommends approval of the proposed Exterior Appearance with the above noted conditions; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials submitted to the Community Development Department and have considered the recommendation of the Community Development Department; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508.

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: Based upon the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for the proposed exterior modifications to 507 Pennsylvania Avenue Glen Ellyn, Illinois 60137.

Section Two: The granting of the Exterior Appearance approval is subject to the following conditions:

A. The project shall be constructed, maintained, and operated in substantial conformance with

the plans and testimony presented at the February 08, 2021 Village Board meeting;

- B. That the storefront at 509 Pennsylvania Avenue be updated to match the 507 Pennsylvania Avenue storefront within two years, or upon a change in use of the unit, whichever is to occur first; and
- C. That 507 Pennsylvania Avenue install an awning over the new windows to minimize the size differential between the windows in the building until such time as the windows in the 509 Pennsylvania space were replaced.

Section Three: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Exterior Appearance application 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 Exterior Appearance approval shall expire and become null and void within 24 months of the date of this Ordinance unless a permit for the exterior modifications to the existing building is applied for within said time period provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance.

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

Section Five: 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 the 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.

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

Ayes		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

Absent

	Craig Pryde		Steve Thompson		Mark Senak
	Kelli Christiansen		Bill Enright		Gary Fasules

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____.)



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

**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: _____

D. Project Description:

E. Address of Property: 507 pennsylvania ave glen ellyn IL

F. Permanent Index No.: _____ G. Zoning: _____

H. Name of Applicant: Kane Tran

I. Address of Applicant: 811 Butler Rd Road #115 Wheaton IL 60189

J. Phone No. (Business): 630-398-1466 (Home) _____

K. (Mobile) 630-398-1466 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: Kanetran@gmail.com

N. Name of Property Owner: Kane tran

O. Address of Property Owner: 550 Timber Ridge #103 Carol Stream IL 60188

P. Phone No. (Business): 630-398-1466 (Home) _____

Q. E-Mail Address of Property Owner: Kanetran@gmail.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.

architectural style will stay the same, just. Repair

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

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

Contractor will provide the matched/ Simulew Bricks
to the current Before Repair or replace
any bad bricks.

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

Signature: _____



Date: _____

12/10/20

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2018 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

05-11-315-012

TRANS HOLDINGS CORP

811 BUTTERFIELD RD

UNIT 115

WHEATON IL 60189

ON OR BEFORE:	PAY:
JUNE 3, 2019	4,218.69
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	4,281.97
JUL 1 THRU 31	4,345.25
AUG 1 THRU 31	4,408.53
SEP 1 THRU 30	4,471.81
OCT 1 THRU 31	4,535.09
NOV 1 THRU 13	4,598.37

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$4,218.69 PAID MAY 17, 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2018 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

05-11-315-012

TRANS HOLDINGS CORP

811 BUTTERFIELD RD

UNIT 115

WHEATON IL 60189

ON OR BEFORE:	PAY:
SEP 3, 2019	4,218.69
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	4,281.97
OCT 1 THRU 31	4,345.25
NOV 1 THRU 13	4,418.53 *

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$4,218.69 PAID MAY 17, 2019

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
** COUNTY **				
.1052	109.85	COUNTY OF DU PAGE	.1007	105.15
.0227	23.70	PENSION FUND	.0217	22.65
.0340	35.50	COUNTY HEALTH DEPT	.0330	34.45
.0130	13.57	PENSION FUND	.0119	12.42
.1207	126.03	FOREST PRESERVE DIST	.1180	123.21
.0099	10.33	PENSION FUND	.0098	10.23
.0166	17.33	DU PAGE AIRPORT AUTH	.0146	15.24
** LOCAL **				
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0449	46.88	MILTON TOWNSHIP	.0442	46.15
.0710	74.13	MILTON TWP ROAD	.0700	73.09
.0024	2.50	PENSION FUND	.0022	2.29
.5063	528.68	VLG OF GLEN ELLYN	.4971	519.07
.3082	321.82	VLG GLEN ELLYN LIBR	.2968	309.92
.0202	21.09	PENSION FUND	.0185	19.31
.1250	130.52	GLEN ELLYN SPC SRR 13	.1250	130.52
.2968	309.92	GLEN ELLYN PARK DIST	.2926	305.53
.0122	12.73	PENSION FUND	.0099	10.33
.0106	11.06	GLEN ELLYN MOSQ DIST	.0105	10.96
** EDUCATION **				
3.3256	3,472.62	GRADE SCHOOL DIST 41	3.2574	3,401.40
.0824	86.04	PENSION FUND	.0810	84.58
2.2959	2,397.40	HIGH SCHOOL DIST 87	2.2413	2,340.38
.0443	46.25	PENSION FUND	.0421	43.96
.2431	253.84	COLLEGE DU PAGE 502	.2317	241.94
** TIF DISTRICT **				
	269.15	VLG GLEN ELLYN TIF 1		574.60
7.7110	8,320.94	TOTAL	7.5300	8,437.38

Mailed to:

TRANS HOLDINGS CORP
811 BUTTERFIELD RD
UNIT 115
WHEATON IL 60189

Property Location:

505-09 PENNSYLVANIA AVE
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5333

Property Index Number:

05-11-315-012

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

TIF Frozen Value	104,421
Fair Cash Value	
Land Value	25,420
+ Building Value	86,630
= Assessed Value	112,050*
x State Multiplier	1.0000
= Equalized Value	112,050
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	112,050
x Tax Rate	7.5300
= Total Tax Due	8,437.38
- Less Advance Payment	.00
= Net Tax Due	8,437.38

* S OF A FACTOR 1.0383

1st INST PAID MAY 17, 2019

2nd INST PAID MAY 17, 2019

2018 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5900



2017 \$107,910 Assessed Value 2018 \$112,050

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

Taxes for the years 2017 and 2018.

Taxes for the year 2017 are payable in two installments.

The first installment amounting to \$4,160.47 is paid of record.

The second installment amounting to \$4,160.47 is paid.

Taxes for the year 2018 are not yet due and payable.

Permanent Tax No.: 05-11-315-012

6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document R96-207128 and re-recorded January 30, 1997 as document R97-014858, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
8. The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document R96-207173, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
9. The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document R1999-261538 and re-recorded as document R2000-021154, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
10. The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document R2009-193864, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

END OF SCHEDULE B

Title Insurance Agent:

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ALTA Owner's Policy (06/17/2006)





Exterior Photo – 507 Pennsylvania



Exterior Photo – 507 Pennsylvania



Exterior Photo – 507 Pennsylvania



Interior Photo – 507 Pennsylvania



Interior Photo – 507 Pennsylvania



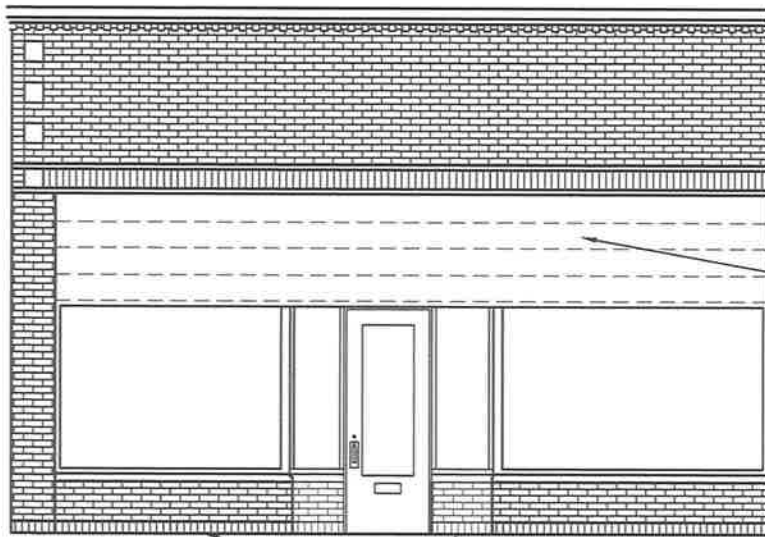
Interior Photo – 507 Pennsylvania



Interior Photo – 507 Pennsylvania



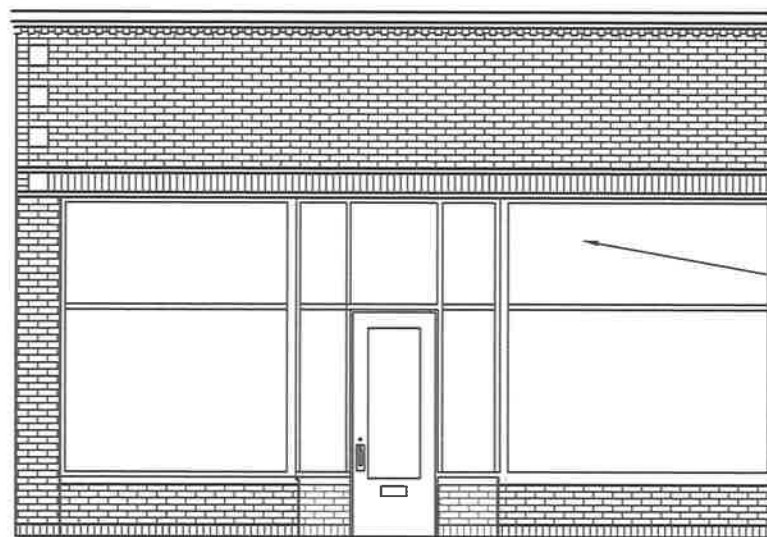
Interior Photo – 507 Pennsylvania



Demo.

Remove exist.
metal panels.

Repair exist. low-height
brick wall as needed.



New

Extend exist. windows
to underside of exist.
brick.



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
January 21, 2021
7:00PM
Glen Ellyn Civic Center Zoom Call

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: January 21, 2021
Called to Order: 7:02 p.m.
Adjourned: 9:00 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present
Ian Hood	Commissioner	Present
Lisa Sallwasser	Commissioner	Present

Also Present:

Cole Jackson	Associate Planner – Staff Liaison	Present
Bill Enright	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present
Dan Anderson	Historical Society	Present

Public Present:

Kane Tran	507 Pennsylvania Avenue	

A. CALL TO ORDER

The January 21, 2021 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:02 PM at the Glen Ellyn Civic Center via Zoom Call.

B. Chairperson's Statement of Remote Meeting Procedures: Chairman Loftus reads a statement detailing remote meeting procedures.

C. Allow Remote Participation of Historic Preservation Commissioners (roll call vote): Commissioner Darga motions to allow remote participation of the Historic Preservation Commissioners; Commissioner Hartweg seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING 1/21/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Hartweg

AYES: Loftus, Sallwasser, Hartweg, French, Hood And Darga

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM DECEMBER 17, 2020 MEETING (roll call vote)

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 12/17/2020

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Darga

AYES: Loftus, Sallwasser, Hartweg, French, Hood, and Darga

F. NEW BUSINESS

1. *Historical Society Plaques Update* - Dan Anderson from the Historical Society reports on the historic plaques for the CBD streetscape project. He states, 144 different locations in the downtown district have been identified as plaque candidates. The biggest challenge is to gather all the information to fit on a 12 x 12 plaque. We are working with Frank Troost of Troost Monument to help with the plaque design. We would like to narrow down the 144 candidates down to about 40-50. There is a mockup of the historic plaque for residents to view. We have established certain criteria to identify candidates. Some of the sites are

plaqueable for the current building that is there as well as what was there before. We have a lot of interesting information to pull from. We not only can plaque buildings but we can also plaque events that took place at certain locations. We continue to do research. The preliminary report went before the village board earlier this month. We will bring more definitive information to the board in February. Anderson asks the HPC if they have any questions. Commissioner French asks what the timing parameter is for this. Anderson replies, Engineer Tom Topor wants the sites identified in 2021 so they can put it on the CBD Streetscape project renderings. We need to decide on the 50 sites. Anderson will provide the HPC the list of 144 sites for them to review and select their top 50. Director Hall of the Historical Society adds, the HSS will fundraise to cover the cost of the plaques. Chairman Loftus asks the HPC to review the list once they receive it and give their feedback to Staff Planner Jackson within a week so he can send the feedback over to Dan Anderson and Karen Hall.

2. *Mapping Project Update* – Staff Planner Jackson reports he spoke with Kristin and she is prepared to put the correct numbers into the map. If we had the photos I used them. I also have a spreadsheet with the ordinances that we can add additional information to. We still need to take about 40 photos that staff will be responsible for taking. We will get the pictures taken and add with the content we already have. Commissioner French adds, perhaps we could use a professional home photographer to take the photos for us. I have a few contacts that I use for my real-estate. Perhaps we could use some of our budget for this. Staff Planner Jackson adds, for this project the HPC has \$1,000 budget. Commissioner French will send Staff Planner Jackson the contact information for the photographers.
3. *Review of 507 Pennsylvania Avenue Window Proposal:* Staff Planner Jackson reports property owner Kane Tran of 507 Pennsylvania Avenue is requesting exterior appearance approval for modifications to the existing building. The owner intends to locate a bubble tea store within the building. This exterior appearance change requires Village Board approval. Staff is requesting that the HPC review this request. Staff Planner Jackson shows photos of the existing building. Property owner Tran states he would like to remove the metal panels behind the awning and replace them with windows (see attached photos). He is not looking to make major changes to the building. He appreciates Glen Ellyn's historic building and is looking to restore this building. Chairman Loftus asks if sections of the metal panels can be restored. Tran states no. He wants to replace the panels with windows to have a tighter water seal. There are other parts of the building that need restoring such as at the bottom of the building where the mortar on the bricks are loose. Commissioner Darga is in favor of removing the awning and putting glass back up there. Commissioner Sallwasser suggests looking at the type of glass other businesses have used (such as Marche). Commissioner Hartweg adds, a plain or striated glass would look good. Chairman Loftus asks Tran to look for historic looking glass. He asks if the contractor is aware of this type of product. Tran replies he will talk with the contractor about the glass. He adds he will try his best to keep the building as historical as possible. The HPC is in support of replacing the metal panels and

replacing it with some glass element in order to make it look more historic.
Chairman Loftus thanks Kane Tran for coming before the HPC tonight.

G. OLD BUSINESS – None

H. HISTORICAL SOCIETY BUSINESS – Executive Director Hall reports we have been doing the downtown Scavenger Hunt since the holiday break and it has been going great and participants are having fun.

I. CHAIRMAN REPORT – Chairman Loftus reports, I have been following up with Brendon Moriarty and providing him with information and ideas for his replacement windows for 369 N. Main Street.

J. VILLAGE BOARD TRUSTEE REPORT – Trustee Enright reports Diane McGinley resigned at the end of the 2020. Trustee Fasules will be the interim President. There will be a 6 person board until the end of May. We approved the walkway from the parking garage to Main Street. We moved forward on continuing to offer relief (up to \$5,000) for businesses struggling due to COVID through the Cares Act. This has been extended to March 31, 2021. We have approved other components of the CBD Streetscape project. The big issue now is should we start the project this year or next year. We are waiting to hear back from COD on whether the Frida Kahlo exhibit will be coming this year. Once we hear back from them, we can start making decisions on the CBD Streetscape construction schedule.

K. STAFF REPORT – Associate Planner Jackson reports the HPC award nominations are now open. We are promoting this on our website. If you know of anyone who wants to be nominated, please send them the link. Also, the Plan Commission held a public hearing concerning the demolition of the existing building at 414 Pennsylvania in order to construct an orthodontics office. The Village Board is expected to review the request on February 8. The Plan Commission will also hold a public hearing concerning a special use permit to allow a single-family home in the existing building at 454 Duane Street.

L. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Darga and seconded by Commissioner Hartweg.
The meeting was adjourned at 9:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



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

Meeting 2/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Cole Jackson, Kelly Purvis

**AGENDA ITEM (ID
2021-875)**

DOC ID: 2021-875

Ordinance No. 6851, An Ordinance Denying Lot Coverage Ratio Variation Request for the Property Located at 73 Newton Avenue

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Memo Concerning Zoning Variation Request for the Property Located at 73 Newton Avenue
2. Draft Ordinance Approving a Lot Coverage Ratio Variation for the Property Located at 73 Newton Avenue, Glen Ellyn, IL 60137
3. Draft Ordinance Denying a Lot Coverage Ratio Variation for the Property Located at 73 Newton Avenue, Glen Ellyn, IL 60137
4. 1. Approved Minutes from the December 2, 2020 Zoning Board of Appeals Meeting - Exhibit A
5. 2. Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting - Exhibit B
6. 3. Updated Application Materials and Statements
7. 4. Zoning - Location Map
8. 5. Aerial Photo
9. 6. Plat of Survey
10. 7. Existing Conditions Photos

- 11. 8. Previous Site Plan
- 12. 9. Updated Site Plan with Reduced Lot Coverage - Exhibit C
- 13. 10. Previous Elevations
- 14. 11. Updated Elevations with Reduced Lot Coverage - Exhibit D
- 15. 12. Previous 3D Rendering of Proposed Rear Porch
- 16. 13. Updated 3D Rendering of Proposed Rear Porch - Exhibit E

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Community Development Director
Kelly Purvis, AICP, Planning Manager
Cole Jackson, Associate Planner

DATE: January 31, 2021

RE: *February 8, 2021 Village Board Meeting*
Zoning Variation Request for the Property Located at 73 Newton Avenue



Background

Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue have petitioned the Village Board of Trustees for an increased lot coverage ratio in order to construct a roof over part of their rear patio. The applicants feel that the roofed-over patio would address their hardship of higher than average cooling costs by shading part of the home. The property at 73 Newton Avenue is an interior lot located on the east side of Newton Avenue between Roosevelt Road and Illinois Street. The property is improved with a two-story single-family home and is permitted a lot coverage ratio of up to 20 percent. The property is currently legal non-conforming with a lot coverage ratio of 23.3 percent. Staff notes that the subject property is smaller than a standard R2 district lot (by approximately 1,200 square feet) and the home does not have a front porch or detached garage and, therefore, does not benefit from the lot coverage ratio bonuses the Village allows. There have been no previous variations granted for the property.

Public Hearing Summaries

Notice of the remote public hearing was published in the Daily Herald on November 21, 2020. The owners of properties within 250 feet of the subject property were also mailed notice of the public hearing. No one that was sent public notice attended the hearing to speak for or against the request or submitted comments pertaining to the request in writing.

On December 8, 2020, the Zoning Board of Appeals (ZBA) conducted a remote public hearing to review the existing conditions of the property, the proposed location of the improvements requiring the variation, and to consider the testimony from the petitioners. The applicant originally requested a variance for a lot coverage ratio of 27.7 percent in order to roof over a 334 ft² portion of their existing 641 ft² patio. The ZBA questioned if the applicant had tried other means of addressing their hardship such as planting trees to provide more shade. Of the five ZBA members at the meeting, only two thought they could support the zoning variation. The ZBA suggested that the applicant revise their drawings to request a smaller variation (with several members suggesting no more than 25%). After hearing the deliberations of the ZBA, the applicant requested that the public hearing be continued to the January 12, 2021 meeting so they could revise their plans in response to the Zoning Board's comments.

At the January meeting, the applicant presented updated plans. The applicant reduced the size of the proposed roofed structure from 334 ft² to 186 ft² and therefore, reduced their variation request from a 27.7 percent lot coverage ratio to a 25.8 percent lot coverage ratio. The ZBA stated that they appreciated the effort to reduce the lot coverage request. Some ZBA members felt that the variation request could not be reduced more without removing the functionality of the proposed structure. Some members felt that trees could help reduce the hardship but would take a long period of time to be effective. Others felt that trees were a viable way to reduce the hardship and questioned the validity of the hardship overall. Three of the ZBA members felt that any request of more than 25% was unreasonably high and expressed that they would not support a request above 25%. The ZBA supported a condition to limit the structure from ever being enclosed.

Recommendation

On January 12, 2021 the ZBA made a motion to approve the requested lot coverage variation. By a roll call vote, the motion did not pass, with three “yes” votes and three “no” votes. The failure of the vote to pass results in a negative recommendation to the Village Board. However, due to the split in the vote, staff has prepared ordinances both to approve and to deny the requested lot coverage variation. The motion to approve includes a condition to limit the structure from ever being enclosed.

Action Requested

The Village Board should consider the requests, the recommendation 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 request.

Attachments

- Draft Ordinance to Approve
- Draft Ordinance to Deny
- Minutes from the December 8, 2020 Zoning Board of Appeals Meeting – Exhibit “A”
- Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting – Exhibit “B”
- Petitioners’ Application Materials
- Zoning & Location Map
- Aerial Photo
- Plat of Survey
- Existing Conditions Photo
- Previously Proposed Site Plan
- Updated Site Plan with Reduced Lot Coverage – Exhibit “C”
- Previously Proposed Elevations
- Updated Elevations with Reduced Lot Coverage – Exhibit “D”
- Previously Proposed 3D Rendering of Proposed Rear Porch
- Updated 3D Rendering of Proposed Rear Porch – Exhibit “E”

CC: Steve Witt, AIA, Building & Zoning Official
Katie Ashbaugh, AICP, Planner
Scott and Noreen Schaetty, Property Owners



Village of Glen Ellyn

Ordinance No. ____

**An Ordinance Approving a
Lot Coverage Ratio Variation for
the Property Located at
73 Newton Avenue, 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 No. ____

**An Ordinance Approving a
Lot Coverage Ratio Variation for
the Property Located at
73 Newton Avenue, Glen Ellyn, IL 60137**

Whereas, Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 41 BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-421-002

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted for the property legally described herein above in the R2 Residential District; and

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 remote public hearings on December 8, 2020 and January 12, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearings on December 8, 2020 and January 12, 2021, the Zoning Board of Appeals voted on a motion to approve the requested variation, with a roll call vote of three (3) “yes” and three (3) “no”, the motion did not carry, as set forth in its Draft Minutes dated January 12, 2021, appended hereto as Exhibit "B"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the December 8, 2020 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A” and the January 12, 2021 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “B” and the evidence presented at the aforementioned public hearings and have considered the findings of fact of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That there are practical difficulties or particular hardships, not created by any persons presently having an interest in the property since the lot is smaller than the minimum required R2 lot size and abuts a park area that lacks trees; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation would allow a property improvement that is generally within keeping of the character of the neighborhood; and
- C. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the owners intend to make this improvement to reduce heating costs and provide shade to a portion of their home; and
- D. That the variation 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 because the proposed roof will not negatively affect neighbors

and will be an improvement to the petitioners' property; and

- E. That the variation 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; and
- F. That the variation will not diminish or impair property values within the neighborhood; and
- G. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
- I. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure as the roofed structure is as small as possible to maintain its functionality; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation requested by the petitioners.

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 December 8, 2020 and the January 12, 2021, Glen Ellyn Zoning Board of Appeals meetings, Exhibit "A" and Exhibit "B" respectively, 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 a variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted on lots in the R2 Residential District, for the property located at 73 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 41 BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-421-002

Section Three: The granting of the lot coverage variation is subject to the following conditions:

(A) That the project be constructed in substantial compliance with the plans and testimony presented at the December 8, 2020 and January 12, 2021 ZBA public hearings, the February 8, 2021 Village Board meeting, and the petitioners' application packet including the following plans and documents referenced below:

1. Site Plan prepared by Design First and dated 12/22/20, attached hereto as Exhibit "C"
2. Elevations prepared by Design First and dated 12/22/20, attached hereto as Exhibit "D"
3. Rendering of proposed porch prepared by Design First and dated 12/22/20, attached hereto as Exhibit "E"

(B) That the proposed roofed over structure shall not be enclosed at a future date.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue

building permits for the subject property, consistent with the variation 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. This granting of the requested variation 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 this variation 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 variation 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 owner 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 said Ordinance, shall subject the owner 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		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

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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____.)



Village of Glen Ellyn

Ordinance No. ____

**An Ordinance Denying Lot Coverage Ratio
Variation Request for
the Property Located at
73 Newton Avenue, 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 No. ____

**An Ordinance Denying Lot Coverage Ratio
Variation Request for
the Property Located at
73 Newton Avenue, Glen Ellyn, IL 60137**

Whereas, Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 41 BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-421-002

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted for the property legally described herein above in the R2 Residential District; and

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 remote public hearings on December 8, 2020 and January 12, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearings on December 8, 2020 and January 12, 2021, the Zoning Board of Appeals voted on a motion to approve the requested variation, with a roll call vote of three (3) “yes” and three (3) “no”, the motion did not carry, as set forth in its Draft Minutes dated January 12, 2021, appended hereto as Exhibit "B"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the December 8, 2020 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A” and the January 12, 2021 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “B” and the evidence presented at the aforementioned public hearings and have considered the findings of fact of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That there are no practical difficulties or particular hardships that are not created by any persons presently having an interest in the property because no real hardship exists on the property that would not affect similar properties in the same zoning district; and
- B. That the variations, if granted, will alter the essential character of the locality because the large increase in the lot coverage ratio will not be harmonious with surrounding properties; and
- C. That the requested variations are not the minimum variations that would allow the reasonable use of the land because the applicant has other means of addressing their hardship, such as planting trees.

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to deny the requested lot coverage ratio variation.

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 December 8, 2020 and the January 12, 2021, Glen Ellyn Zoning Board of Appeals meetings, Exhibit "A" and Exhibit "B" respectively, 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 deny a variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted on lot in the R2 Residential District for the property located at 73 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 41 BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUAR 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-421-002

Section Three: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance denying the variation to be recorded with the DuPage County Recorder of Deeds.

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

Section Five: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after the execution of said Ordinance, shall subject the owner 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		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

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____.)

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\T\TAYLOR\342 Taylor\Meeting Materials\VB\20201118_342 Taylor Variations_VB Ord - Deny.docx

MINUTES
ZONING BOARD OF APPEALS
DECEMBER 8, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Katie Crudele, Matt Jones, Chip Miller and Tom Whalls were present. ZBA Members Michelle Covington and Reed Panther were excused. Also present were Planner Katie Ashbaugh, Associate Planner Cole Jackson and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on November 21st and 23rd, 2020 for the properties located at 73 Newton Avenue and 554 N. Park Boulevard, respectively, and all property owners affected by the requests made for each property were notified by mail.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variations that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

EMERGENCY RULES OF PROCEDURE

ZBA Member Miller moved, seconded by ZBA Member Whalls, to approve the emergency rules of procedure. The motion was carried by roll call vote with 5 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

MINUTES

ZBA Member Whalls moved, seconded by ZBA Member Crudele, to approve the minutes of the November 10, 2020 meeting. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 554 N. Park Boulevard and a public hearing regarding the property located at 73 Newton Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited both properties and are familiar with the plans that were submitted.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to open the public hearing for 554 N. Park Boulevard at 7:13 p.m. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 554 N. PARK BOULEVARD

PETITIONERS JULIE AND DAVID EVANS ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(D)(1) TO PERMIT A FRONT YARD SETBACK OF 23 FEET 6 INCHES WHERE 30 FEET IS REQUIRED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Julie and David Evans, owners of the property located at 554 N. Park Boulevard).

Staff Presentation

Planner Katie Ashbaugh was present to speak regarding the proposed variation request and was sworn in.

Planner Ashbaugh stated the petitioners are Julie and David Evans, owners of the property at 554 N. Park Boulevard. She said the subject property and the properties to the north, east and west are all zoned R2 – Residential District and are all improved with single family homes. She said the property to the south is a parking lot for a church.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8 (D)(1) to permit a front yard setback of 23 feet 6 inches where 30 feet is required;
2. Any other zoning relief necessary to construct the property as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Planner Ashbaugh stated the Village has not granted any past variations to this property. Planner Ashbaugh stated the Village has granted three permits to this property including a detached garage and driveway (2014), driveway approach (1998) and rear deck (1998).

Planner Ashbaugh stated the petitioners are proposing to modernize their existing nonconforming enclosed front porch. She said the existing and proposed porches are both 26 feet 3 inches wide by 8 feet 6 inches in depth. She continued that existing porch has stairs that lead to the porch from the north with an exposed door to the interior of the home. She said the proposed porch completely encloses the porch area, center the door and repositions the stairs to the front of the home.

Planner Ashbaugh stated this request requires a variation because this work is proposed to occur within the required front yard setback. She said if the front porch were open sided, it would be permitted to encroach into the front yard setback an additional 7 feet 6 inches and would not require the requested variation.

Planner Ashbaugh stated at owners of 6 nearby properties also signed a petition of support for the request, which was included in the meeting materials.

Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the variation is only for the porch structure, as the stairs are measured separately. Planner Ashbaugh stated stairs are permitted in a front yard if they are under 40 inches, which has been confirmed for this proposed improvement.

ZBA Chairperson Constantino asked if the variation will allow for the porch to be kept in the same location as it has been for years. Planner Ashbaugh confirmed this.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Julie Evans, owner of the property located at 554 N. Park Boulevard.

Ms. Evans stated her family has lived in the home located at 554 N. Park Boulevard since 1994 and noted the home was built in 1913. Ms. Evans stated she is very pleased with the relocation of the two car garage on her property from the north side of the lot to the south side of the lot, and noted the relocation necessitated the change of the porch. Ms. Evans stated the proposed changes will allow for easier access to her home and cause less confusion. Ms. Evans stated the proposed changes will not diminish the look of her home and noted several other homes in her neighborhood

have similar porches and cited the properties located at 562 N. Park, 567 Forest, and 539 Hawthorne.

Additional Questions from the Zoning Board of Appeals

ZBA Member Miller asked if the change in location of the stairs will cause less confusion for emergency personnel by making it more prominent and noticeable on the front of the home. Ms. Evans confirmed this.

ZBA Chairperson Constantino asked if the current setback of the porch will remain the same. Ms. Evans confirmed this.

ZBA Chairperson Constantino asked if other homes in the neighborhood have similar porches and setbacks. Ms. Evans confirmed this.

Persons in Favor of or in Opposition to the Variation Requests

Jim Eaton, who resides at 555 N. Park Boulevard, was sworn in. Mr. Eaton stated he lives directly across the street from the Evans. Mr. Eaton stated he is in favor of the project as the porch is staying the same and there are similar porches in the neighborhood.

Elicia Viola, who resides at 646 Forest Avenue, submitted a written public comment. Ms. Viola wrote, "This will be a nice improvement and will blend in seamlessly with the historic homes around them".

Sheri Reditsch, who resides at 585 Hawthorne Boulevard, submitted a written public comment. Ms. Reditsch wrote, "Project compliments their house and the neighborhood. I vote yes".

Terri Maltby, who resides at 586 Glen Ellyn Place, submitted a written public comment. Ms. Maltby wrote, "As a resident of Glen Ellyn for 30 years and neighbor, I would propose approval for the Evan's porch project. The proposed plans of a front entry to the porch would not only enhance the street of Park Boulevard but also the historical look of Glen Ellyn. My vote is to approve this needed project".

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 554 N. Park Boulevard; the subject property is located on an interior lot located on the west side of N. Park Boulevard between Anthony Street and Glen Ellyn Place; the subject property was built in 1913; the petitioners are Julie and David Evans, the owners of the subject property; the petitioners are requesting a variation from Section 10-4-8 (D)(1) to permit a front yard setback of 23 feet 6 inches where 30 feet is required and any other zoning relief necessary to construct the property as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board; the

subject property is zoned as R2 – Residential District and is improved with a single family home; the surrounding properties are also zoned as R2- Residential District; the properties on the north, east and west are improved with single family homes and the property to the south is improved with a parking lot for the church; there were no prior variations requests for the subject property prior to tonight; there have been three permits pulled for the subject project; there is a long list of additional names of those who are in favor of the petition, three emails from neighbors who are in favor of the petition and one who spoke in favor of the petition; the front yard setback required 30 feet and the proposed set back is 23 feet 6 inches; the petitioners are proposing to modernize the existing non-conforming enclosed front porch; the existing porch and proposed porch are 26 feet three inches wide by eight feet six inches in depth; the existing stairs lead to the porch from the north with an exposed door to the interior of the home and the proposed porch completely encloses the porch area, centers the door and repositions the stairs to the front of the home; this request requires a variation to the proposed work occurring in the front yard setback and if the front porch were open sided, it would be permitted to encroach into the front yard setback an additional 7 feet 6 inches and would not require the requested variation; the petitioners provided photos of the existing conditions and photos of similar homes in the neighborhood.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele stated she understands the home is an older home and that it does not make sense to keep the stairs where they currently are. ZBA Member Crudele stated the project will make it is safer for the home owners and easier for emergency vehicles to find the home. ZBA Member Crudele stated she is in favor of the variation.

ZBA Member Jones stated he is in favor of the variation.

ZBA Miller stated this is an improvement to an existing condition, the project fits the character of the home and will make it safer to enter and exit the home. ZBA Member Miller stated he is in favor of the variation.

ZBA Member Whalls stated the project will maintain the character of the home and that he is in favor of the variation.

ZBA Chairperson Constantino stated he is in favor of the variation. ZBA Chairperson Constantino stated this is an existing non-conforming building and that it will maintain the characteristics of the home. ZBA Chairperson Constantino stated the house is not centered on the lot, which makes it

difficult for changes to be made to the home. ZBA Chairperson Constantino also noted the Zoning Board of Appeals heard from neighbors who are also in favor of the variation.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to close the public hearing for 554 N. Park Boulevard at 7:43 p.m. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls as follows:

Having considered the application of Julie and David Evans, petitioners and owners of the property located at 554 N. Park Boulevard, Glen Ellyn, for a zoning variation to allow a front yard setback of 23 feet 6 inches where 30 feet is required for the replacement of an existing nonconforming, enclosed front porch on the property located at 554 N. Park Boulevard, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on December 8, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(1), of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The porch is an existing condition;
2. The only change is the location of the stairs, making the front entrance easier to see and use as well as making it safer;
3. It fits with the character of the neighborhood

The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Crudele to open the public hearing for 73 Newton Avenue at 7:53 p.m. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 73 NEWTON AVENUE

PETITIONERS SCOTT AND NOREEN SCHAEFFY ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATION OF 27.7 PERCENT WHERE A LOT COVERAGE RATION OF 20 PERCENT IS PERMITTED; 2. ANY OTHER

ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Scott and Noreen Schaetty, owners of the property located at 73 Newton Avenue)

Staff Presentation

Associate Planner Cole Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioners are Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue. He said the subject property is zoned R2- Single Family Residential District and is improved with a single family home. He said the property to the north, south and west are all zoned R2- Single Family Residential District and are improved with single family homes. He said the property to the east is zoned CR – Conservation Recreation District and is developed as Glen Ellyn Manor Park.

Associate Planner Jackson stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 27.7 percent where a lot coverage ratio of 20 percent is permitted; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Associate Planner Jackson stated the Village has not granted any past variations to this property. Associate Planner Jackson stated the Village has issued three permits for the property including a rear fence (2016), deck (1996) and single family home (1995).

Associate Planner Jackson stated the petitioners are proposing to roof over a 334 square foot portion of their 641 square foot existing patio at the rear of the home. He said the property is improved with a two-story single family home and is permitted a lot coverage ratio of up to 20 percent. He said the property is currently legal non-conforming with a lot coverage ratio of 23.3 percent. He continued that by adding the 334 square foot area of roofed accessory structure to the property, the petitioners would be increasing the lot coverage to 27.7 percent. He said that to make this property improvement, a lot coverage ratio variation is needed. He concluded that the subject property is smaller than a standard R2 district lot (by approximately 1,200 square feet) and the home does not have a front porch or detached garage and therefore does not benefit from the lot coverage ratio bonuses the Village allows.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked if the lot size of the subject property is similar to those in Glen Ellyn Manor Park. Associate Planner Jackson confirmed it is.

ZBA Chairperson Constantino asked if there were any concerns with stormwater drainage. Associate Planner Jackson stated there is not as this will not change the impervious surface on the subject property.

ZBA Chairperson Constantino asked if the patio would be able to be enclosed in the future and if any additional variations would be needed for that. Associate Planner Jackson stated no additional variations would be needed in relation to the lot coverage ratio.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Scott Schaetty, owner of the property located at 73 Newton Avenue and Phillip Piscopo, attorney for the property owner.

Mr. Schaetty stated his property is uncharacteristic to the rest of Glen Ellyn and Glen Ellyn Manor Park as there are no trees in the properties backyard. Mr. Schaetty stated his family is not able to use the backyard in the summer due the heat and lack of trees. Mr. Schaetty also stated he experiences higher ComEd bills in the summer due to the lack of trees to assist in cooling the home.

Mr. Schaetty stated the proposed work meets the characteristics of the neighborhood and is in line with the setback of the neighbors to the south of the property.

Mr. Schaetty stated the front of the house/drive way slopes into Newton Avenue and Lambert Road, which causes safety issues, which is why he would like to be able to use the backyard.

Mr. Schaetty stated there are no plans to enclose the area, just to add the roof above the existing porch.

Mr. Piscopo stated the proposed work would only require a Class I addition. Mr. Piscopo stated the property to the south has an addition that extends further than where the proposed roof does. Mr. Piscopo stated the proposed work fits with the characteristics of the neighborhood. Mr. Piscopo also noted the lack of trees in the backyard proposes a hardship.

Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the water tower can be seen from the backyard. Mr. Schaetty confirmed it can be seen from the backyard.

ZBA Member Jones asked if the roof would help reduce the view of the water tower. Mr. Schaetty stated he would reduce some of the view.

ZBA Member Miller asked if any other option, rather than the proposed roof, has been looked at. Mr. Schaetty stated he has looked at other options including an awning and adding trees. Mr. Schaetty stated the awning would change the characteristic of their home and trees will take years to grow.

ZBA Member Miller asked if the permit in 1996 was for a deck or the patio. Mr. Schaetty stated he purchased the home in 2016 with the patio. Mr. Schaetty stated it has had a patio since at least 2013.

ZBA Chairperson Constantino asked if Mr. Schaetty would be comfortable adding a condition to state the structure will not be enclosed. Mr. Schaetty stated this is fine as there are no plans to enclose the structure in the future.

ZBA Chairperson Constantino noted a lot coverage ratio to 27.7 is a large increase. Mr. Piscopo stated while the lot coverage ration increases, the impervious surface ration remains the same.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 73 Newton Avenue; the subject property is located on an interior lot located on the east side of Newton Avenue between Roosevelt Road and Illinois Street; the subject property was permitted to be built in 1995 and was completed in 1996; the petitioners are Scott and Noreen Schaetty, the owners of the subject property; the petitioners are requesting a variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 27.7 percent where a lot coverage ratio of 20 percent is permitted; and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board; the subject property is zoned R2- Single Family Residential District and is improved with a single family home; the properties to the north, south and west are all zoned R2- Single Family Residential District and are improved with single family homes and the property to the east is zoned CR – Conservation Recreation District and is developed as Glen Ellyn Manor Park; there are no prior variation requests for the subject property; the Village has issued three permits for the property including a rear fence (2016), deck (1996) and single family home (1995); the petitioners are proposing to roof over a 334 square foot portion of their 641 square foot existing patio at the rear of the home; the property is improved with a two-story single family home and is permitted a lot coverage ratio of up to 20 percent; the property is currently legal non-conforming with a lot coverage ratio of 23.3 percent; by adding the 334 square foot area of roofed accessory structure to the property, the petitioners would be increasing the lot coverage to 27.7 percent; in order to make this property improvement, a lot coverage ration variation is needed; staff noted the subject property is smaller than a standard R2 district lot (by approximately 1,200

square feet) and the home does not have a front porch or detached garage and therefore does not benefit from the lot coverage ratio bonuses the Village allows.

Motion

ZBA Member Jones moved, seconded by ZBA Member Crudele that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele stated she is in favor of the variation. ZBA Member Crudele stated the petitioner is attempting to keep the integrity of the characteristics of the neighborhood with the proposed work. ZBA Member Crudele stated the project does not affect stormwater management and there is no additional impervious surface added. ZBA Member Crudele stated she sees the lack of trees as the hardship.

ZBA Member Jones stated he is in favor of the variation. ZBA Member Jones stated the house the south of the subject property as an addition. ZBA Member Jones he sees the water tower as a unique circumstance. ZBA Member Jones stated he understands the need of shade wanted by the petitioner. ZBA Member Jones stated the lot coverage ratio is high, but he is comfortable with that as the structure is not enclosed.

ZBA Member Miller stated the home owner did a good job with the presentation, and appreciates the homeowner’s plight. ZBA Member Miller stated he cannot get over the lot coverage ratio. ZBA Member Miller stated he understands the need for change, but he can’t vote yes for a 27.7 percent lot coverage ratio.

ZBA Member Whalls stated he understands and respects the request; however, he can’t support this project due to the large lot coverage ratio.

ZBA Chairperson Constantino stated he is having an issue getting past the large increase in lot coverage ratio. ZBA Chairperson Constantino stated there may be a temporary structure that would provide coverage from the sun. ZBA Chairperson Constantino stated he does not see the hardship and that for him to vote yes for a 27.7 lot coverage ratio the hardship has to be very clear.

ZBA Chairperson Constantino stated currently 5 of the 7 ZBA Members are at the meeting. ZBA Chairperson Constantino stated if the vote were to take place right now, the ZBA would recommend denial of the variation to the Village Board. ZBA Chairperson Constantino asked the petitioner if he would like to take a vote at this meeting, or continue to public hearing to the next scheduled ZBA meeting. ZBA Chairperson Constantino stated if the public hearing is continued, it would allow the petitioners time to review and potentially make changes to the proposed plans.

ZBA Member Miller stated he would be comfortable approving a lot coverage ratio under 25 percent.

Mr. Schaetty asked how many variations have been granted with a lot coverage ratio over 25 percent in the Village over the past several years. Planner Ashbaugh stated he can obtain that information for him.

Mr. Schaetty stated he would like to continue to the public hearing to a future ZBA meeting.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to continue the public hearing to the January 12, 2021 Zoning Board of Appeals meeting. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Staff Report

Planner Ashbaugh stated that staff has received a few new applications for the Zoning Board of Appeals. Planner Ashbaugh stated she hopes to bring a few variation requests to the Zoning Board in January 2021.

Adjournment

At 8:57 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

DRAFT MINUTES
ZONING BOARD OF APPEALS
JANUARY 12, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Matt Jones, Chip Miller, Reed Panther and Tom Whalls were present. ZBA Member Katie Crudele was excused. Also present were Planner Katie Ashbaugh, Associate Planner Cole Jackson, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on November 21, 2020, which was continued from December 8, 2020 for the property located at 73 Newton Avenue; a notice was also published on December 24, 2020 in the Daily Herald for the properties located at 231 and 233 N. Park Boulevard.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variations that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Jones moved, seconded by ZBA Member Panther, to allow remote participation in the meeting by the ZBA members. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Whalls, to approve the minutes of the December 8, 2020 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 73 Newton Avenue continued from December 8, 2020 and a public hearing regarding the properties located at 231 and 233 N. Park Boulevard.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited both properties and are familiar with the plans that were submitted.

The public hearing for 73 Newton Avenue was continued at 7:12 p.m.

PUBLIC HEARING – 73 NEWTON AVENUE

PETITIONERS SCOTT AND NOREEN SCHAETTY ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATION OF 25.8 PERCENT WHERE A LOT COVERAGE RATION OF 20 PERCENT IS PERMITTED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Scott and Noreen Schaetty, owners of the property located at 73 Newton Avenue)

Staff Presentation

Associate Planner Jackson stated the petitioners are Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue. He said the subject property is zoned R2- Single Family Residential District and is improved with a single-family home. He continued that the property to the north, south and west are all zoned R2- Single Family Residential District and are improved with single-family homes. He said that the property to the east is zoned CR – Conservation Recreation District and is developed as Glen Ellyn Manor Park.

Associate Planner Jackson stated the petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code. Associate Planner Jackson noted the requests are updated from the December 8, 2020 meeting:

1. A variation from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Associate Planner Jackson stated at the December 8, 2020 meeting of the Zoning Board of Appeals, the Board opened a public hearing for consideration of a zoning variation for the subject property. He said the applicant originally requested a variation for a lot coverage ratio of 27.7 percent. He continued that after hearing the deliberations of the ZBA, the applicant requested that the public hearing be continued to the January 12, 2021 meeting so they could revise the plans in response to the ZBA's comments. He said the applicant reduced the size of the proposed roofed structure from 334 ft² to 186 ft², or from a 27.7 percent lot coverage ratio to a 25.8 percent lot coverage ratio where a lot coverage ratio of 20 percent is permitted by Code.

Associate Planner Jackson stated the petitioners are proposing to roof over a 186 ft² portion of their 641 ft² existing patio at the rear of the home. He said the property is improved with a two-story single-family home and is permitted a lot coverage ratio up to 20 percent. He said it is currently legal non-conforming with a lot coverage of 23.3 percent. He said that by adding the 186 ft² area of roofed accessory structure to the property, the applicants would be increasing the lot coverage ratio to 25.8 percent.

Associate Planner Jackson stated staff notes that the subject property is smaller than a standard R2 district lot (by approximately 1,200 square feet) and the home does not have a front porch or detached garage and therefore does not benefit from the lot coverage ratio bonuses the Village allows.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked why the current lot coverage is over the lot coverage ratio that is allowed. Associate Planner Jackson stated the home was built before the current Village Code and met the requirements of the previous Village Code.

ZBA Member Jones asked if the proposed structure was on the front of the house, would it be considered a front porch. Associate Planner Jackson stated if it was covered it would be considered a front porch.

ZBA Member Whalls asked why the updated proposal is for 25.8 percent lot coverage ratio when the ZBA requested a 25 percent lot coverage ratio at the previous ZBA meeting. Associate Planner Jackson stated the petitioner's architect stated the current proposal is the smallest the structure can be while still addressing the hardship.

Petitioners' Presentation

Mr. Scott Schaetty stated the proposed plan is to build a small structure in the backyard over an existing impervious structure to help with the hardship of having no trees in the backyard. Mr. Schaetty noted the lack of trees causes a high increase in their ComEd bill over the summer months. Mr. Schaetty stated his architect noted the current proposal is the smallest it could be while still being functional. Mr. Schaetty noted there are no stormwater concerns and there are no plans to enclose the structure in the future.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked Mr. Schaetty to confirm he is comfortable with the condition the structure will not be enclosed in the future. Mr. Schaetty confirmed this.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 73 Newton Avenue; the owners and petitioners are Scott and Noreen Schaetty; the petitioners are requesting variations from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the prior proposal was for a 334 ft² roofed over structure, which would be a lot coverage ratio of 27.7 percent; the petitioners have submitted a revised proposal for a 186 ft² roofed over structure, which would be a lot coverage ratio of 25.8 percent; staff indicated a front porch bonus in the R2 district would allow for a 240 ft² roofed over structure.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Mr. Schaetty who stated he would be supportive of a condition that would prohibit future enclosure of the porch.

Motion

ZBA Member Jones moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the amended Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she had concerns regarding the water runoff, but it does not appear to be an issue. ZBA Member Covington noted she appreciates the homeowner going back and revising the plans to reduce to size of the roofed structure. ZBA Member Covington stated the condition stating the structure will be not enclosed in the future must be included for her to approve the request.

ZBA Member Jones stated he is having difficulty finding the hardship. ZBA Member Jones stated if trees were planted then a hardship would not exist. ZBA Member Jones stated he would like to see the lot coverage ratio reduced to 25 percent.

ZBA Member Miller stated he appreciates the petitioner has reduced the size of the roofed structure, but will not vote to approve a lot coverage ratio over 25 percent.

ZBA Member Panther stated he appreciates the petitioner reducing the footprint, but was having a difficult time finding a hardship. ZBA Member Panther stated he is overall in support of the variation request. ZBA Member Panther stated he would like the Village Board and staff to review roofed structure and screened-in porch requirements/regulations in the Village Code.

ZBA Member Whalls stated he cannot approve a request with a lot coverage ratio of over 25 percent. ZBA Member Whalls stated the petitioner could plant trees in the backyard.

ZBA Chairperson Constantino stated he would also prefer a lot coverage ratio of 25 percent. ZBA Chairperson Constantino stated he would vote for recommendation of approval of the variations with a condition stating the structure will be not enclosed in the future.

Mr. Schaetty stated he looked at every option to resolve this issue, including planting trees. Mr. Schaetty noted trees would take too long to grow and the proposed roofed structure best meets the characters of the home and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to close the public hearing for 73 Newton Avenue at 7:37 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Chairperson Constantino and seconded by ZBA Member Panther as follows:

Having considered the application of Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue, Glen Ellyn, for zoning variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted at 73 Newton Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The subject property has a lack of sufficient trees and landscape screening to create a shaded area for the property.
2. The lack of sufficient trees and landscape screening also results in higher utility bills in the summer months due to increased air conditioner use.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the January 12, 2021 public hearing of the Zoning Board of Appeals.
2. The Ordinance will include a condition that the lot area affected by the variation will cannot be enclosed in the future.

The motion failed by roll call vote with 3 “yes” votes and 3 “no” vote due to a lack of simple majority of 4 “yes” votes. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington and ZBA Member Panther. The “no” votes are as follow: ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the non-consent agenda for Village Board consideration.

PUBLIC HEARING – 231 AND 233 N. PARK BOULEVARD

PETITIONER CRISTIN FOSTER ENGLISH IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING

CODE: 1. A VARIATION FROM SECTION 10-5-5(C)(1) OF THE ZONING CODE TO REDUCE THE PERMITTED IMPERVIOUS SETBACK FROM THE NORTH INTERIOR SIDE LOT LINE OF 0.2 FEET, AS GRANTED BY ORDINANCE NO. 6691, TO ZERO (0) FEET ALONG MORE THAN THREE-QUARTERS OF THE EXISTING DRIVEWAY ON THE PROPERTY LOCATED AT 231 N. PARK BOULEVARD. 2. A VARIATION FROM SECTION 10-5-5(C) (1) OF THE ZONING CODE TO REDUCE THE REQUIRED IMPERVIOUS SETBACK FROM APPROXIMATELY 1.35 FEET TO ZERO (0) FEET ALONG PORTION OF THE SAME DRIVEWAY WHICH ENCROACHES ONTO THE PROPERTY LOCATED AT 233 N. PARK BOULEVARD. 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.

(Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard).

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to open the public hearing for 231 and 233 N. Park Boulevard at 7:45 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Staff Presentation

Associate Planner Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard. Associate Planner Jackson said that Ms. English is requesting a public hearing for a construction necessitated zoning variation for the property located at 231 N. Park Boulevard. He said that Ms. English is also requesting a public hearing for a construction necessitated zoning variation for the property located at 233 N. Park Boulevard, of behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard.

Associate Planner Jackson stated 231 N. Park Boulevard in an interior lot on the east side of N. Park Boulevard and is located between Wingate Road and High Road. 233 N. Park Boulevard is directly north of 231 N. Park Boulevard and is located on the corner of N. Park Boulevard and Wingate Road. He said that the subject properties and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes.

Associate Planner Jackson stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard;
2. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard;
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

Associate Planner Jackson stated in 2019, the Village approved Ordinance No. 6691 granting a variation to the property located at 231 N. Park Boulevard from Section 10-5-11 (F) 2 and Section 10-5-5 (C) to allow for the extension of a driveway with a width of 8.5 feet and impervious surface setback of 0.2 feet to provide access to a detached garage located in the rear yard. He said no previous variations have been granted to the property located at 233 N. Park Boulevard.

Associate Planner Jackson provided the following permit history: 1927 – two-story new construction; 1961 – electrical; 1963 – addition; 1971 – fire loss repair; 1989 – fence; 2013 – fence; 2018 – residential interior remodel; 2018 – detached garage; 2019 – residential alteration; 2020 – driveway demo/add turnaround; 2020 – fence.

Associate Planner Jackson stated in 2019, the previous owners of the property at 231 N. Park Boulevard extended the existing driveway along the north side of the property to allow access to a detached garage behind the home. He said that because of the narrow distance between the north property line and the house, the owners removed a small triangular piece of the home on the northeast corner to provide room for the driveway to wrap around the edge of the home and to provide access to a detached garage. He said that to accommodate this project, in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required. He continued that after the work was completed, the property was sold to the new and current owners, the Cristin Foster English Trust in February 2020, and a new construction company was utilized for continued work on the site.

Associate Planner Jackson stated the property owners of 231 N. Park Boulevard indicated that that 8.5 feet wide driveway was inadequate and resulted in them driving on part of the side yard on the property directly to the north, 233 N. Park Boulevard, creating muddy conditions and damaging the yard. He said that the applicant then sought to remedy this situation by placing brick pavers on both sides of the driveway including portions of the sidewalk at 233 N. Park Boulevard. He described that along the length of the driveway, portions of the pavers are located

on both 231 N. Park Boulevard and 233 N. Park Boulevard. He concluded that the addition of the brick pavers along the driveway reduced the impervious surface side yard setback to 0 feet for both properties.

Associate Planner Jackson stated Village staff recognized that the brick pavers had been added in May of 2020. He stated that in July of 2020, staff told the construction company that the Village needed a final grading survey to document the impervious surface additions. He continued that the Village then received a final grading survey documenting the impervious surfaces in August of 2020 and began working with the property owner and construction company on meeting zoning variation requirements.

Associate Planner Jackson stated the applicant is proposing to maintain the brick pavers in their existing location. He said that if the request is denied, the applicant as provided a cost estimate of \$1,200 to remove the non-conforming brick pavers and an additional \$1,700 to restore the area with topsoil and sod.

Associate Planner Jackson stated per Section 10-10-12 of the Glen Ellyn Zoning Coder, the petitioner is requesting approval of construction necessitated zoning variations from the Zoning Code to allow for the maintenance of an existing driveway with no impervious surface setback on the property located at 231 N. Park Boulevard which also encroaches onto the adjacent property located at 233 N. Park Boulevard in order for the brick pavers to remain.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked how this would be enforced and if the Village has previously interfered with a maintenance easement agreement in the past. Associate Planner Jackson stated the Village would leave it up to the property owners to follow the maintenance easement agreement.

ZBA Member Miller stated in this case, the Village does not have authority to enforce the maintenance easement agreement. Associate Planner Jackson confirmed this.

ZBA Chairperson Constantino stated the maintenance easement agreement would be a private manner between the two property owners.

ZBA Member Miller stated his concern is that the maintenance easement agreement would be for the lifetime of the house and it would be up the current and future property owners to maintain and follow the agreement.

ZBA Member Panther and ZBA Member Whalls stated they have the same concerns as ZBA Member Miller.

ZBA Member Covington asked if the easement would impact future fencing of the property. Associate Planner Jackson stated it would as it would not allow for anything to block the use of the easement.

ZBA Chairperson Constantino asked if there have been any drainage issues raised. Associate Planner Jackson confirmed there have not been any drainage issues raised.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Mike and Cristin English, trustees of the Cristin Foster English Trust, owners of the property located at 231 N. Park Boulevard and petitioners on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; Jon Green, of Engineer Resource Associates; Tracy Kasson, of Rathje and Woodward.

Mr. Tracy Kasson stated 231 N. Park Boulevard was built in 1927 and an addition was added in 1963 which removed the garage. Mr. Kasson stated the English family did not complete the renovations that occurred in 2018. Mr. Kasson stated the English Trust was granted variations in 2019 for a garage addition. Mr. Kasson stated at that time, the variations were granted due a hardship caused by lot size and configuration. Mr. Kasson stated the English family is currently unable to drive on their own driveway to get to their garage. Mr. Kasson stated the English family wants to be good neighbors and avoid any damage to the property at 233 N. Park Boulevard. Mr. Kasson noted a maintenance easement agreement is not common and there are a number of maintenance easement agreements throughout Glen Ellyn that do not have issues.

Ms. Cristin English stated they had trouble navigating the driveway and there were very deep tire marks left on the property located at 233 N. Park Boulevard. Ms. English stated he spoke with the property owners of 233 N. Park Boulevard who noted the previous contractor left the tire marks in their yard. Ms. English stated she wants to be a good neighbor and help with improving the safety of using the driveway.

Mr. Mike English stated the driveway width of 8.5 feet combined with the irregular shape of the lot leads to safety concerns and potential damages to both properties.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the maintenance easement agreement would be recorded and if there are any concerns regarding the maintenance easement agreement from the English family. Mr. Kasson stated the easement can be recorded and there are no concerns with the maintenance easement agreement as it is already in place.

ZBA Member Jones asked if the petitioners would be comfortable with drawing up an easement agreement stating if the property located at 231 N. Park Boulevard was torn down, the easement would be rescinded. ZBA Member Jones stated he would like to see the house built correctly in

the future, if it is torn down. Mr. English stated if that was a requirement, they would add it to the easement agreement.

ZBA Member Panther asked if the easement would be recorded at 1-foot width. Mr. English stated this is correct.

ZBA Chairperson Constantino asked if the easement agreement would be non-exclusive and would allow for the property owners at 233 N. Park Boulevard to drive on the pavers as well. Mr. Kasson stated it would be a non-exclusive easement agreement, but the property owners at 233 N. Park Boulevard do not use that part of the driveway.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the properties in questions are 231 N. Park Boulevard and 233 N. Park Boulevard; the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; the petitioner is requesting a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard, a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Associate Planner Jackson who indicated the owners of 231 N. Park Boulevard would be obtaining an easement agreement with the owners of 233 N. Park Boulevard for approximately 1 foot along the property line; in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required for the property located at 231 N. Park Boulevard.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mike and Cristin English, the owners of the property located at 231 N. Park Boulevard, who indicated when they purchased the property they noticed the contractors and rutted some of the property along the property line of both 231 N. Park Boulevard and 233 N. Park Boulevard; Mike and Cristin English approved the owners at 233 N. Park Boulevard on how to remedy the situation and came

to the conclusion the brick pavers would be sufficient; the ZBA heard from Mr. Tracy Kasson, who presented additional detail on the case.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated the hardship has been proven but there is a challenge that the variation approval may create potential hardships/issues for any future owner of the property located at 233 N. Park Boulevard. ZBA Member Covington stated this is difficult as the variations include an additional property.

ZBA Member Jones stated he is comfortable with the variations as the easement will be included. ZBA Member Jones also noted staff will ensure the easement is included. ZBA Member Jones stated he is interested in added a condition to the easement that any new house built on the property must comply with the Zoning Code.

ZBA Member Miller stated he can find the hardship in the request and is in favor of the variations. ZBA Member Miller stated he does not have any issue with the easement and it will be recorded and any potential future homeowner would see the easement on file with the County. ZBA Member Miller stated he is disappointed with the previous contractor. ZBA Member Miller stated he is not in favor of ZBA Member Jones addition to the easement agreement as he does not see value.

ZBA Member Jones stated he is still comfortable with approving the variations/easement without the addition.

ZBA Member Panther stated he is in support of the variations as it is to make an attempt the make the driveway usable, which it currently is not.

ZBA Member Whalls stated he is fully in support of the variation requests.

ZBA Chairperson Constantino stated he is in favor of the variation requests. ZBA Chairperson Constantino stated the shape of the lot/driveway and orientation of the house creates a hardship. ZBA Chairperson Constantino stated the trespass to the neighbor’s lawn will cause damage, and the variations will help solve these problems. ZBA Chairperson Constantino stated there are no drainage issues and the project will maintain the characteristics of the homes and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 231 and 233 N. Park Boulevard at 8:33 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones as follows:

Having considered the application of Cristin Foster English, Trustee of Cristin Foster English Trust which owns the property at 231 N Park Blvd, Glen Ellyn and behalf of Geno and Katie Mattioda, owners of the property at 233 N Park Blvd, Glen Ellyn, for the following construction necessitated zoning variations: from Section 10-5-5(C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard where a setback of no less than two-percent of lot width is required on an interior lot, and from Section 10-5-5(C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard where a setback of no less than two-percent of lot width is required on a corner lot, both in the R2- Residential District as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variations from the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The odd size and shape of the lot.
2. The unusual lot line between the properties located at 231 N. Park Boulevard and 233 N. Park Boulevard cause a narrow point in the driveway at the northeast corner of the home at 231 N. Park Boulevard that causes vehicles to drive on the property located at 233 N. Park Boulevard

Subject to the following conditions:

1. The area is maintained in the same located noted on the plans and survey submitted for the 1/12/2021 Zoning Board of Appeals Meeting
2. The owners of the properties at 231 N. Park Boulevard and 233 N. Park Boulevard enter into the easement agreement submitted with the 1/12/201 Zoning Board of Appeals Meeting and the easement agreement is recorded at the same time as any Ordinance to approve the variations requested.

The motion was passed by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the consent agenda for Village Board consideration.

Staff Report

Planner Ashbaugh stated both cases discussed tonight will be brought to the February 8, 2021 Village Board Meeting.

Planner Ashbaugh noted the Village Board approved the variation request for 554 N. Park Boulevard at the January 11, 2021 Village Board meeting, and also requested staff to prepare an ordinance approving the construction necessitated variations for 410 Spring Avenue for their consideration at the January 25, 2021 Village Board meeting.

Planner Ashbaugh stated the Village Board has asked staff to look into how to address construction necessitated variations moving forward.

Planner Ashbaugh stated there are several variation requests pending, but will not be ready for the January 26, 2021 meeting.

Trustee Liaison Report

Trustee Christiansen stated the Village Board overturned the Zoning Board of Appeals recommendation for 410 Spring Avenue and the Village Board asked staff to look into construction necessitated variations moving forward to allow the Village Board to be more consistent in their approval/denials.

Trustee Christiansen stated the Plan Commission reviewed the Comprehensive Plan and encouraged feedback of the proposed plan.

Trustee Christiansen stated the public voting on the proposed Streetscape material ends tonight.

Trustee Christiansen stated the Capital Improvements Commission is meeting tonight to discuss Streetscape materials.

Trustee Christiansen stated President McGinley resigned due to moving out of state of 2020, and the Village Board has 60 days to appoint an Acting Village President.

ZBA Member Jones requested staff also review the Zoning Code to clean up any loose ends. Trustee Christiansen stated she will bring this idea to staff and the Village Board and encouraged the Zoning Board of Appeals to bring forward any recommendations/changes to Planner Ashbaugh and herself.

ZBA Member Whalls suggested the Village Board and staff have a round table discussion with the top contractors and select residents to fully review and discuss the Zoning Code and Village Code. Trustee Christiansen stated she will float that idea with the Village Board and Village Manager.

Adjournment

At 8:55 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Review by,
Katie Ashbaugh, AICP
Planner

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

CLEAR ALL PAGES

AMENDMENT TO
APPLICATION FOR VARIATION

For the property at 73 Newton Avenue 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 Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

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: Scott Schaetty and Noreen Schaetty
Address: 73 Newton Avenue, Glen Ellyn, Illinois 60137
Home Phone No.: --- Cell Phone No.: (314) 537-6017
Fax No.: (630) 232-6180 (My attorney's fax)
E-mail: sschaetty@gmail.com

Ownership Interest in the Property in Question:

The Applicants are the Owners of the Property in fee simple, acquired by Warranty Deed in 2016. Copy of Warranty Deed is enclosed with the Application.

III. PROPERTY INFORMATION:

Common address: 73 Newton Avenue, Glen Ellyn, Illinois

Permanent tax index number: 05-15-421-002

Legal description:

Lot 42 Block 12 in Glen Ellyn Manor, being a subdivision of part of the Southeast 1/4 of Section 15, Township 30 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January 16, 1922 as Document 153289, in DuPage County, Illinois.

Zoning classification: R-2

Lot size: 50/06 ft. x 150.05 ft. Area: 7,511 sq. ft.

Present use:

2 Story Brick & Frame Residence with attached garage.

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):

Applicants are requesting approval from the Glen Ellyn Zoning Code as follows:

1. To allow a lot coverage of approximately 25.8%, where the maximum permitted Lot Coverage Ratio for single-family dwelling, more than one story and accessory buildings to 20% of the lot, pursuant to Section 10-4-8(E)(1) of the Zoning Code, in order to construct a covered porch structure over a portion of the Applicants' existing patio that is approximately 186 square feet.

2. To allow any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

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):

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

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.

Estimated date to begin construction: February 1, 2021

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Architect: Rod Kelly Design First 1201 Norwood Avenue Itasca, Illinois 60653 (630) 877-0574 rkelly@d1builders.com	Attorney: Philip J. Piscopo Cooper Storm & Piscopo 117 S. Second Street Geneva, Illinois 60134 (630) 232-6170 pjp@csp-law.com
These persons are authorized to speak on my behalf.	

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:

The rear of our home, where the kitchen, family room and dinette areas are located, and the adjacent back patio face due east, and the back yard is adjacent to Glen Ellyn Manor Park. As a result, every morning from sunrise until late in the morning, the Sun shines directly into the back yard and patio, and into the home itself, significantly raising the temperatures in both places. Consequently, the energy usage is approximately 30% greater than that of our neighbors, and electrical bills are over \$300.00 per month in the warm months, unreasonably high for a home of this size. The current Zoning Code prevents us from rectifying this problem by building a modest patio roof that would shade the home and a portion of the patio.

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):

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The unique layout of this property, with the rear of the property in full view of the Sun in the mornings, causes oppressive heat to enter into the home as well as unduly heat up the backyard in the mornings. This is a natural occurrence, but is not found in other homes because they have adequate shading caused by mature trees or other buildings.

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 proposed project is consistent with the architecture of the existing home, which itself is similar to other homes in the neighborhood. It is not a large addition and does not cover the entire patio, just a portion of it. The project would simply provide relief from the morning heat as well as a comfortable place for the property owners to sit outdoors and even invite their neighbors. Therefore, the project would contribute to the character of the neighborhood and not alter it.

- 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:

The rear patio of this property faces due east, and backs into Glen Ellyn Manor Park. There are no trees or other obstructions in either the property or the park. As a result, every morning from sunrise until late in the morning, the Sun shines directly onto the back yard and patio of the property, and into the home itself, significantly raising the temperatures in both places.

It is impracticable to rectify this situation without a structure that can cover the patio allowing excessive heat to be blocked from entering the home.

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:

The R-2 District in Glen Ellyn is quite large. The Village has a healthy tree canopy, and therefore most properties in this District have a large number of trees that provide adequate shading to the interior of the home. Furthermore, most properties in this District do not have the combination of their backyard facing east and backing into a park which itself lacks trees on its west end.

As a result, this property, unlike most others, is wide open to the Sun on every clear morning.

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:

This is an owner-occupied single-family residence, and therefor it is not used for profit-making purposes.

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 home was purchased by Applicants in 2016, and is presently in the same topographical and natural condition it was in when it was purchased.

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 proposed roof covering the open-air patio is consistent with the design of the building. It is in the rear of the building and therefore is not seen from the street, and does not encroach on any setback requirements. Further, because the roof is smaller than the existing patio, it creates no new drainage issues. Water from the patio currently drains around it and to the north east corner of the property. The project would not change this.

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

The Applicants do not propose to enclose the patio, thereby allowing air to freely circulate. The proposed variation is on the south and east end of the building, and is only one story, and therefore only the Applicant's home itself will receive less sunlight in the morning, the very purpose of the variation.

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

This is a small addition that meets all building code requirements, and would be situated within the required setbacks.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

This small addition in the rear of the home, tastefully and consistently done, will not impact public health, safety, comfort, morals, or general welfare of the Village.

The design covers drainage issues because the proposed structure is smaller than the existing impervious patio, and therefore there is no additional runoff caused by this project.

d. Diminish or impair property values within the neighborhood;

This small addition is out of sight of nearly all of the nearby homes, as it is in the rear. The home to the south of the subject property is walled off with no windows, so the addition would largely not be seen by persons the nearest property thereto.

e. Unduly increase traffic congestion in the public streets and highway;

This is a small addition to the rear of a residence in a street that ends in a cul de sac, and does not have a purpose of drawing any additional people or traffic to the area. As a result, there is no increased traffic arising from this project.

f. Create a nuisance; or

The addition is consistent with the architecture of the existing home and does not intrude on any setbacks or cause any drainage problems. It would be situated over an existing patio and will therefore not increase the impervious area of the property.

- g. Results in an increase in public expenditures.

There are no public expenditures required for this project.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

The Applicants, together with their architect, considered the size of the covering that would be needed in order to fulfill its purpose of preventing excessive heat and sunlight from penetrating the rear of the home, and have the structure fit with the existing patio and home architecturally, it was necessary to make the covering the size that it is.

Planting trees on the east end of the property is not practicable, as it would take decades, if ever, for them to grow to a sufficient height to provide relief to the property owners.

8. Please add any comments which may assist the commission in reviewing this application.

The Applicants carefully considered their options to address the oppressive heat that comes into their home in the mornings. They considered having a temporary "tent-like" structure, or awnings which would not require a building permit or a variation, but believe both would be unsightly, and would not be in the character of the Village or this neighborhood, and they would require considerably more maintenance.

The Applicants do not desire to enclose the structure in any way. Thus, the proposed structure would simply provide shelter from the morning heat and, secondarily, when it is raining.

Because the structure would be entirely cover a portion of an existing patio, it would not increase the impervious area of the property.

VI. 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 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.

10/26/20
Date

Scott Schaetty

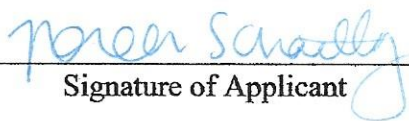
Print Name


Signature of Applicant

10/26/20
Date

Noreen Schaetty

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

**ADDITIONAL STATEMENTS IN SUPPORT OF
AMENDMENT TO APPLICATION FOR VARIATION**

Following the hearing before the Zoning Board of Appeals on December 8, 2020, the Applicants went back to the drawing board and modified their proposed variation to make the proposed cover for their patio smaller, namely 186 square feet. This would result in a Lot Coverage Ratio of 25.8%.

Attached hereto is a revised Site Plan showing the proposed structure.

Applicants acknowledge that this proposal would create a Lot Coverage Ratio that is still higher than 25%. However, it was not possible to make it smaller and still address the issues of excessive heat on the property. Applicants respectfully submit that this proposal addresses specific and unique circumstances of hardship experienced by this property, as outlined in the original Petition. Therefore, Applicants believe that approving this project would not set a precedent within the Village because it addresses issues not found with other properties.

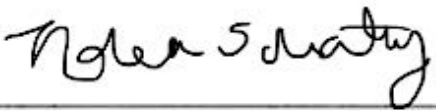
Applicants are agreeable to a condition that prohibits enclosure of the proposed roof structure.

With regard to the existence of the patio, Applicants did not create it or the home itself. Both already existed when they purchased the property in 2016.

DATED: 1/6/21



Scott Schaetty, Applicant



Noreen Schaetty, Applicant

**ADDITIONAL STATEMENTS IN SUPPORT OF
AMENDMENT TO APPLICATION FOR VARIATION**

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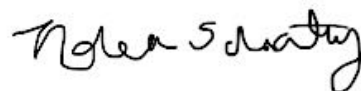
With regard to the existence of the patio, Applicants did not create it or the home itself. Both already existed when they purchased the property in 2016.

DATED: **1/6/21**

Applicant



Scott Schaetty,



Noreen Schaetty, Applicant



ARCHITECT STATEMENT

It is our professional opinion, based on the site orientation and the nature of the existing site conditions, that the size of the proposed structure cannot be decreased without compromising the functional needs of the proposed structure.

Reducing the structure any further will not mitigate the hardship nor will it improve the value of the property for the current or future occupants.

Rod J. Kelly
Senior Architect

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Noreen Schaetty, and I hold the position of Owner for _____ ("Owner").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am ~~authorized by~~ ^{and} the Owner ~~to~~ make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("Application") the Owner filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

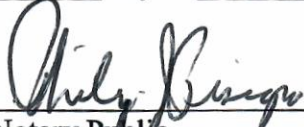
Name: Noreen Schaetty

Title: Owner

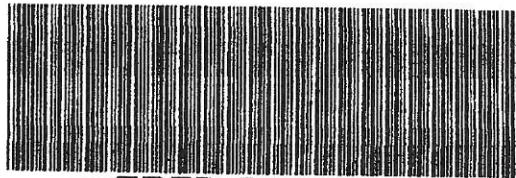
Signature: 

Subscribed and sworn to me this

11 day of November, 2020.


Notary Public



FIRST AMERICAN TITLE**FILE #** 2748811 102WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUALFIRST AMERICAN TITLE COMPANY
27775 DIEHL ROAD
WARRENVILLE, IL 60555
RECORDING DEPT.Preparer File: HOYNER
FATIC No.:**FRED BUCHOLZ**
DUPAGE COUNTY RECORDER
JUN 28, 2016 RHSP 2:37 PM
DEED \$40.00 05-15-421-002
003 PAGES R2016-065420

THE GRANTOR(S) FRANK^J HOYNER divorced and not since remarried and TAMIE^R HOYNER, divorced and not since remarried, of the City of Glen Ellyn, County of DuPage, State of IL for and in consideration of Ten dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SCOTT^J SCHAETTY and NOREEN SCHAETTY, husband and wife, as tenants by the entirety, 75 Newton Glen Ellyn, IL, all interest in the following described Real Estate situated in the County of DUPAGE in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

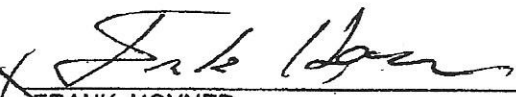
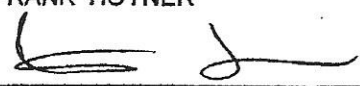
SUBJECT TO: covenants, conditions, restrictions and easements of record, general real estate tax for 2015 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 05-15-421-002

Address(es) of Real Estate: 73 NEWTON AVENUE
GLEN ELLYN, IL 60137

Dated this 3rd day of June, 20 16


FRANK HOYNER
TAMIE HOYNER

Village of Glen Ellyn Real Estate Transfer Tax	
019013	
Sale \$	490,000.00
Tax \$	1,470.00
Date	06/16 Initials <u>Re</u>

First American
Title Insurance Company

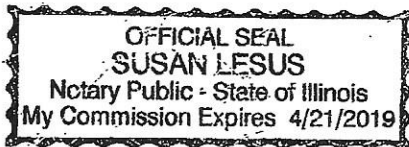
Warranty Deed - Individual

FRED BUCHOLZ R2016-065420 DUPAGE COUNTY RECORDER

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FRANK HOYNER and TAMIE HOYNER, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 3rd day of June, 2016.

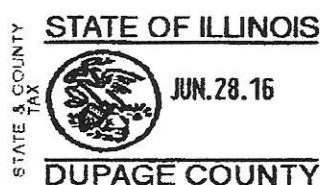


Susan Lesus
Notary Public

Prepared by:
Susan Lesus, Attorney at Law
511 W. Wesley St.
Wheaton, IL 60187

Mail to: MICHAEL J. CORNFELD
6153 N. MILWAUKEE AVE
CHICAGO, ILL 60646

Name and Address of Taxpayer:
SCOTT SCHATTY
73 Newton Ave
Glen Ellyn, IL 60137



# 0000013866	REAL ESTATE TRANSFER TAX
	00735.00
	FP 326681

735.00



First American
Title Insurance Company

Warranty Deed - Individual

Exhibit "A" – Legal Description

LOT 41 BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.



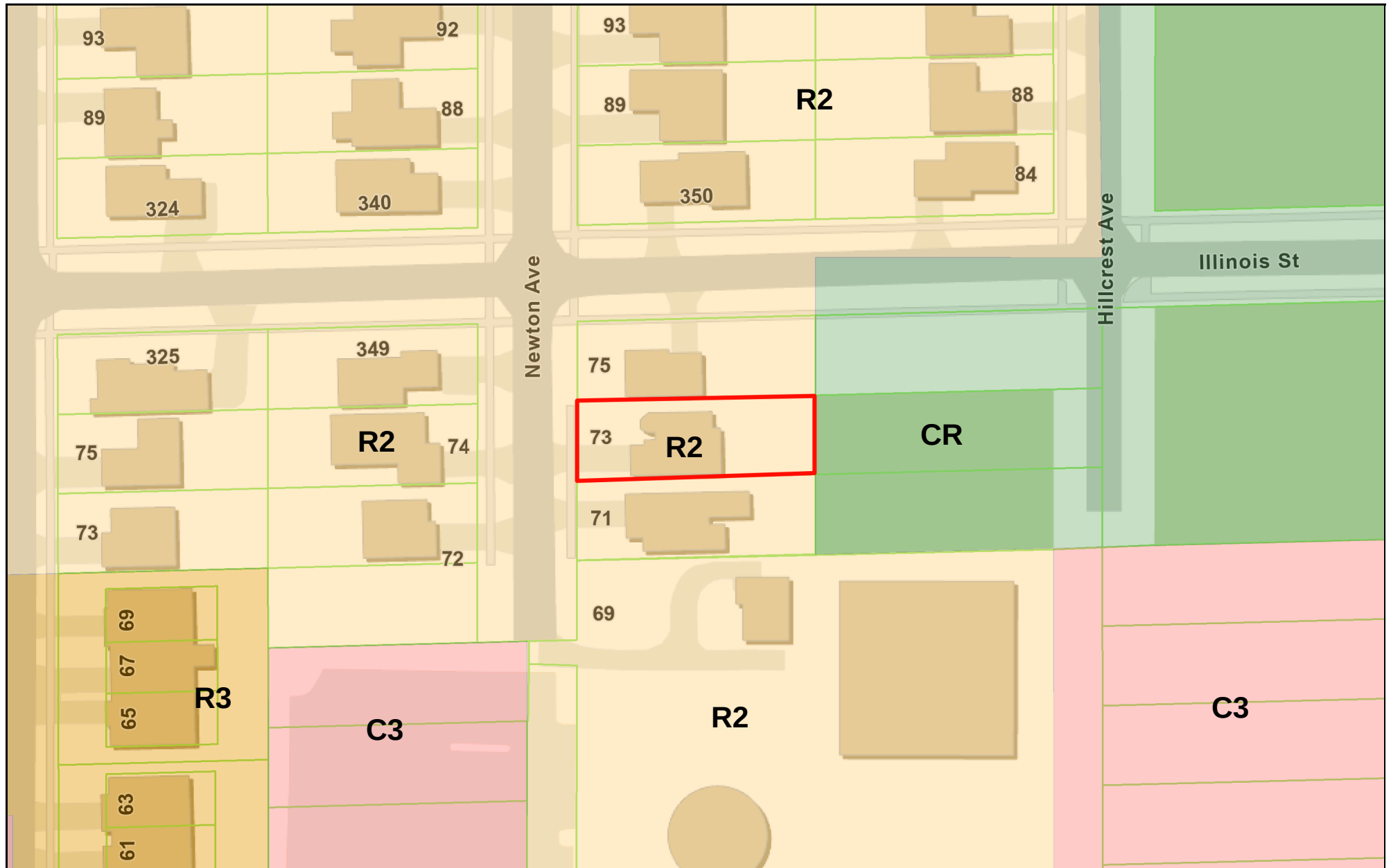
**First American
Title Insurance Company**

FRED BUCHOLZ

R2016-065420

DUPAGE COUNTY RECORDER

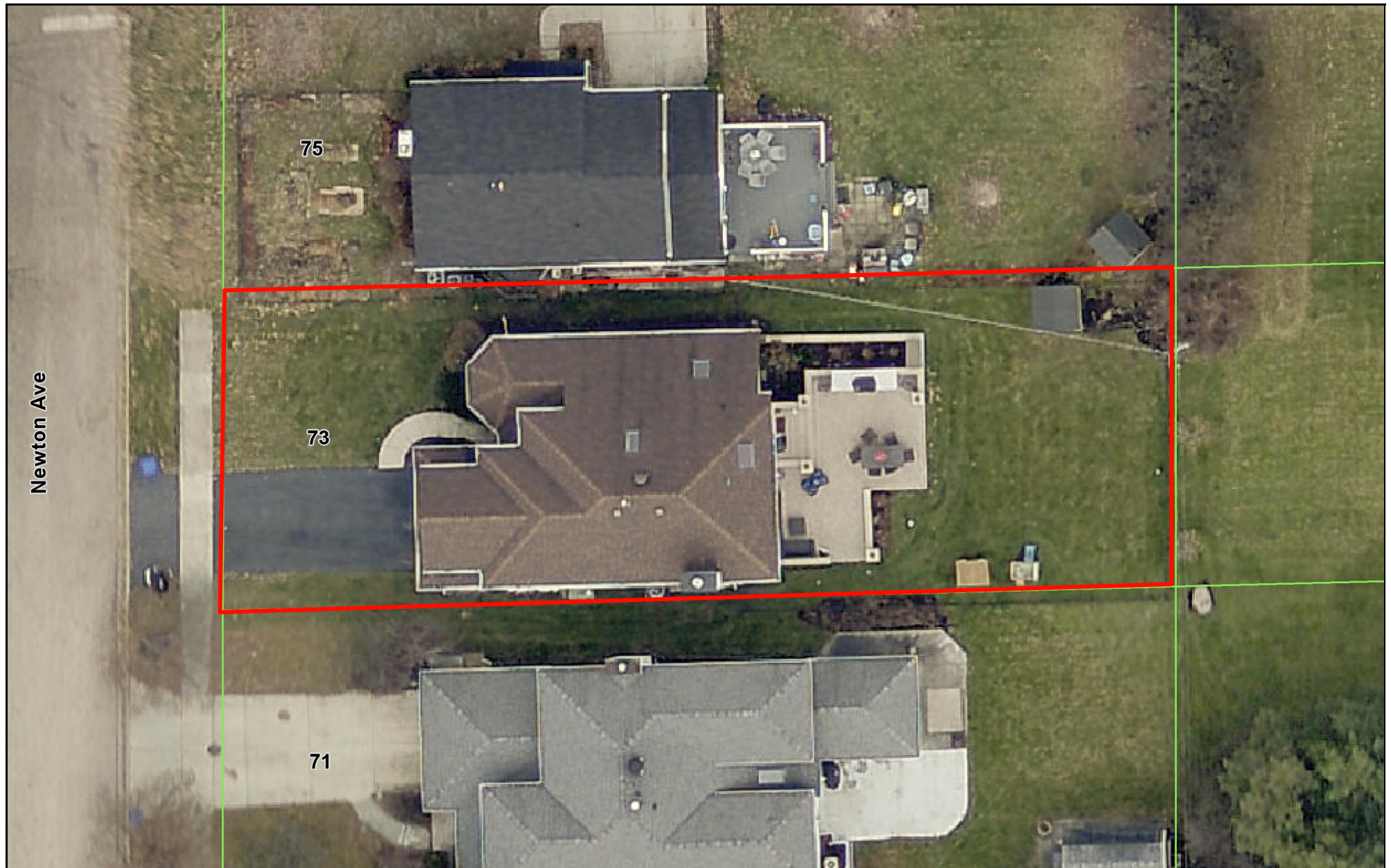
Warranty Deed - Individual



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Notes



0 25 50
ft

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Notes

PLAT OF SURVEY

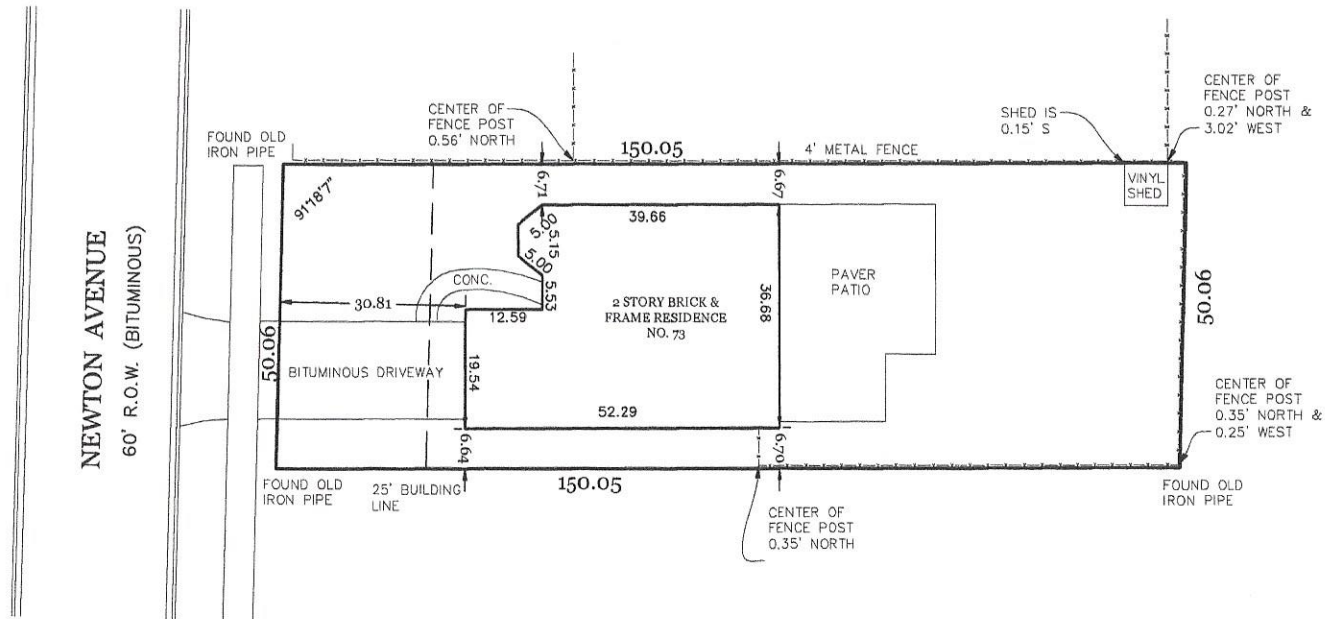
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PIN: 05-15-421-002

ADDRESS: 73 NEWTON AVENUE, GLEN ELLYN, ILLINOIS 60137



NORTH
SCALE: 1 IN. = 20 FT.





SCHAETTY RESIDENCE
73 Newton Ave, Glen Ellyn, IL 60137

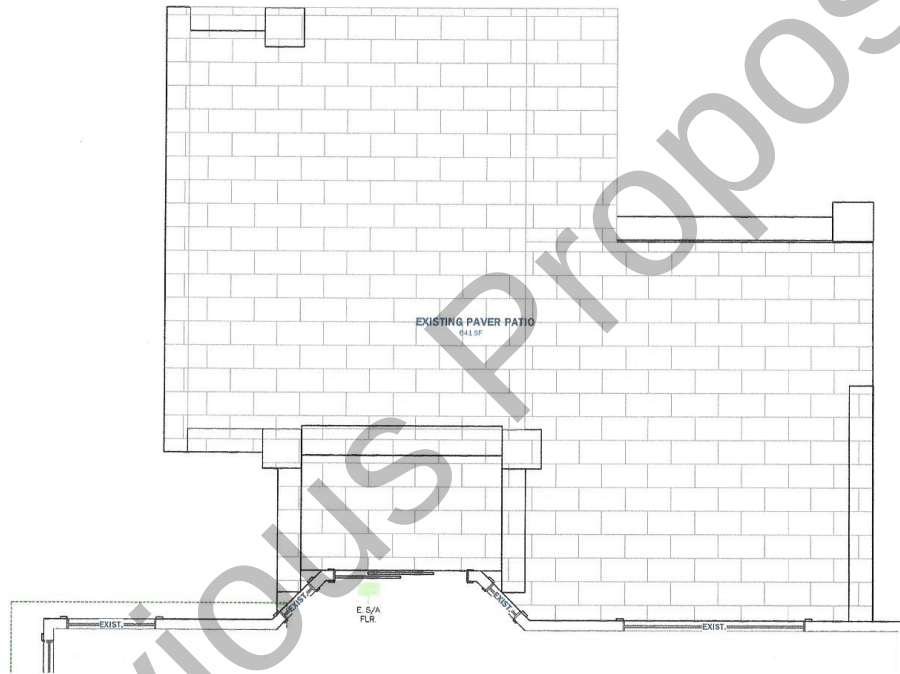
first
DESIGNFIRST BUILDERS
1201 NORWOOD AVE.
ITASCA, IL. 60143
(630) 250-7777
contact@d1builders.com



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October 26, 2020
CLIENT INITIAL: _____

PRELIMINARY

EXISTING PATIO PLAN
SCALE: 1/4" = 1'-0"



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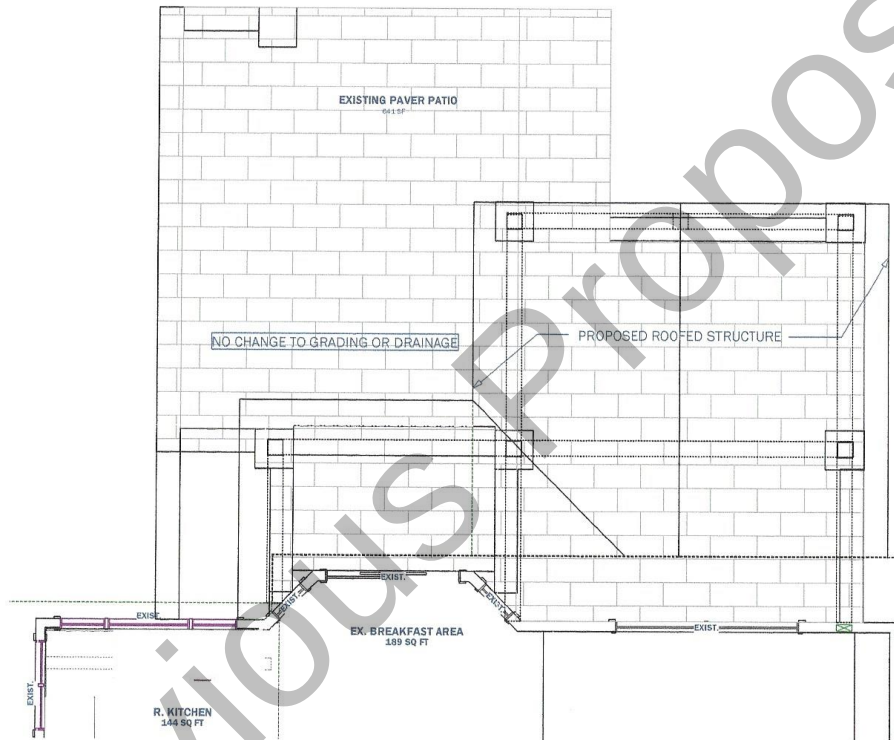
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PRINTED: Monday, October 26, 2020
CLIENT INITIAL: _____ DESIGNER INITIAL: _____

PRELIMINARY

PROPOSED PATIO FLOOR PLAN
SCALE: 1/4" = 1'-0"

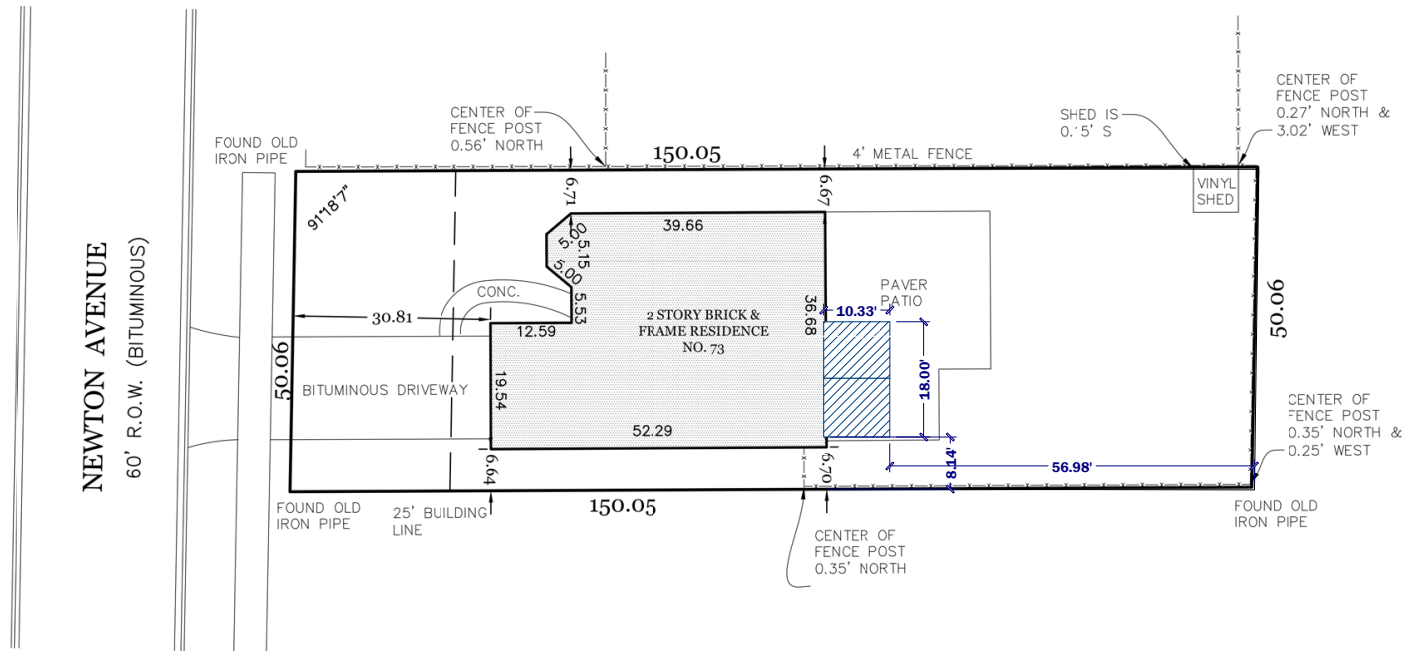


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CLIENT INITIAL: _____ DESIGNER INITIAL: _____



Initial project design, specifications and scope presented are based on homeowner measurements and pictures, and may not be complete or accurate. Complete measurements and pictures to be done after contract by the Design First Builders architecture department which may alter the final design, specifications and scope for unforeseen work. If additional scope or design modifications are not in the original specifications, Design First Builders will discuss the scope changes with homeowner, along with options and alternatives, if available. Additional charges for unforeseen work may apply.



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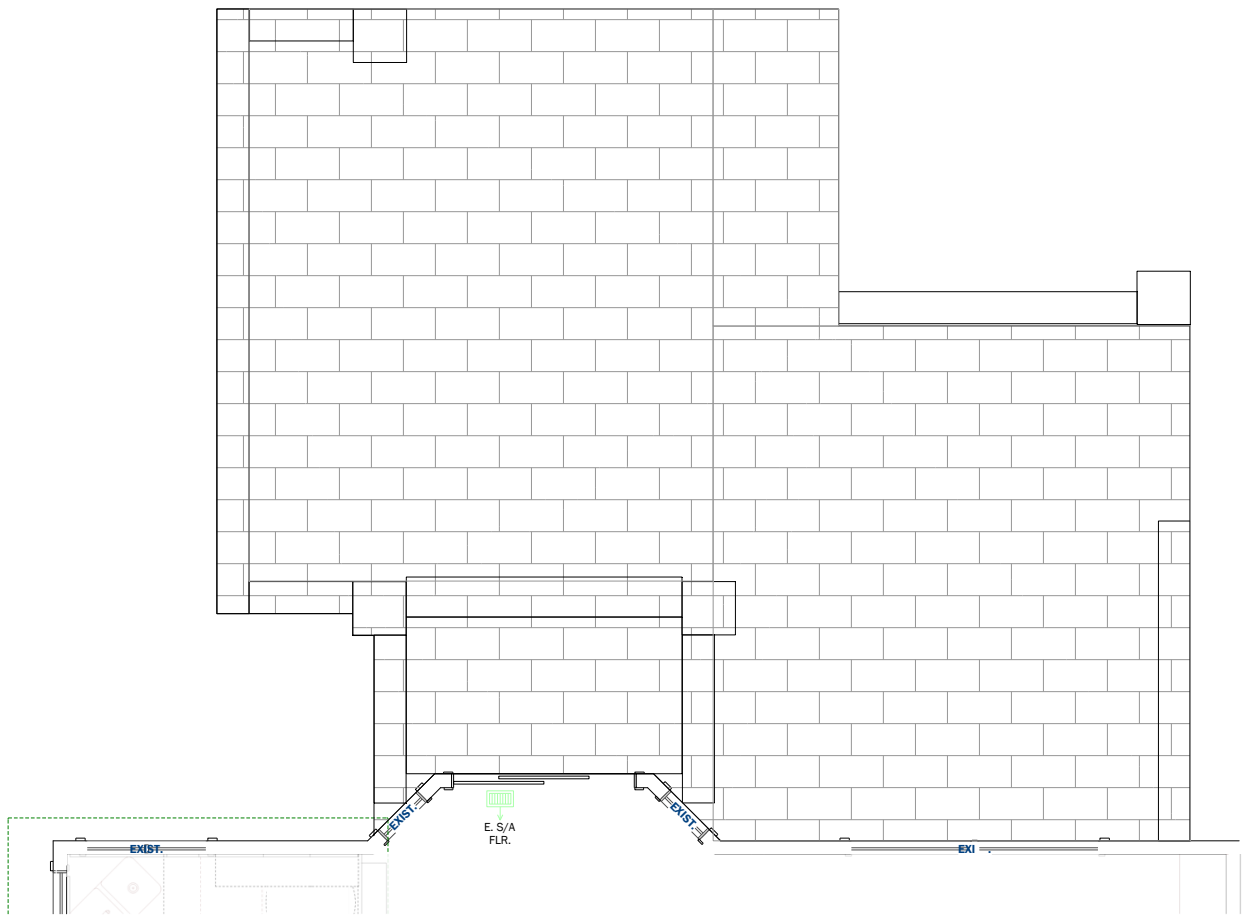
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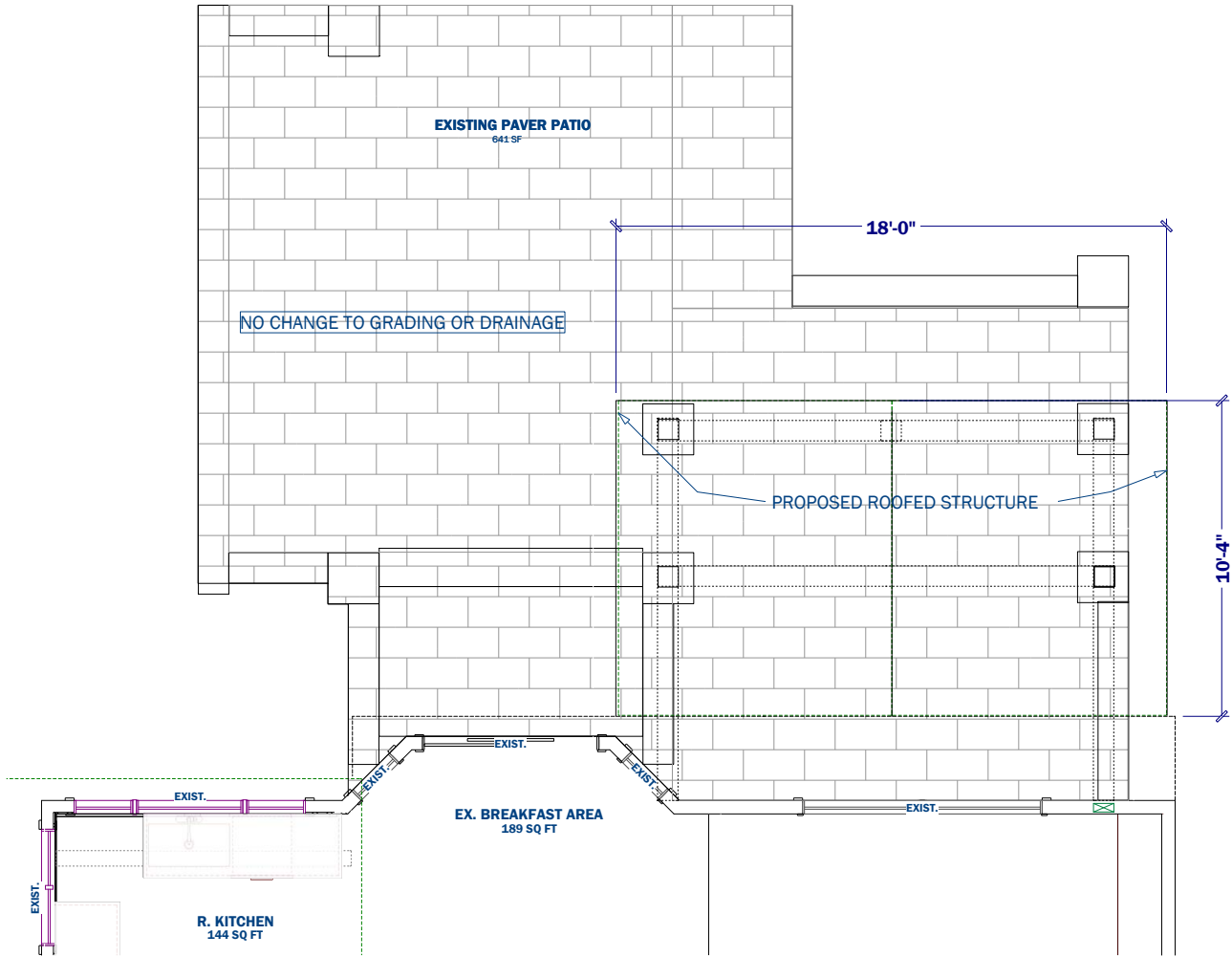
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PRINTED: Tuesday, December 22, 2020

CLIENT INITIAL: _____ DESIGNER INITIAL: _____



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PRINTED: Tuesday, December 22, 2020

CLIENT INITIAL: _____ DESIGNER INITIAL: _____

PRELIMINARY

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



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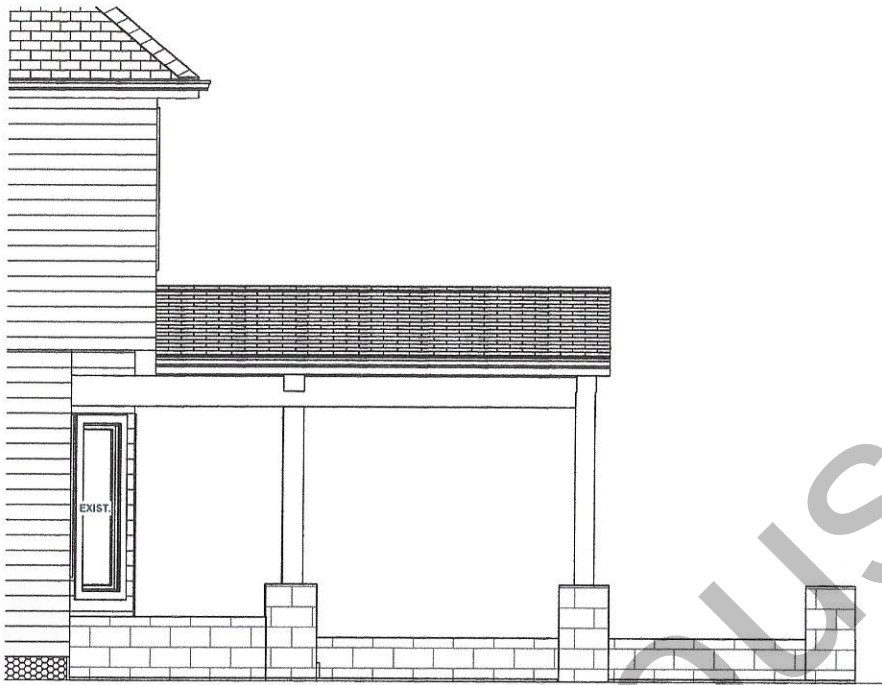
PRINTED: Monday, October 26, 2020

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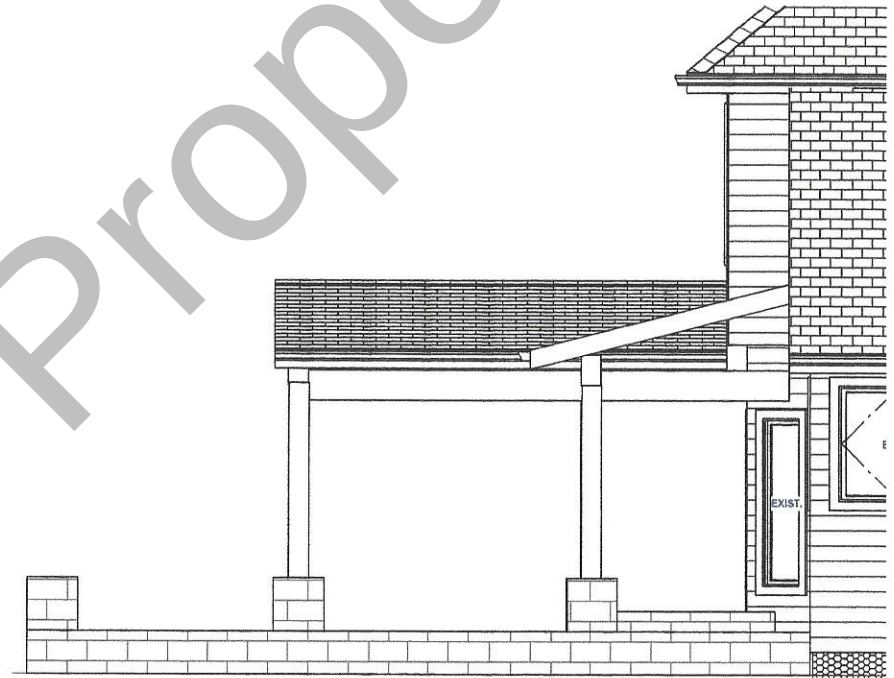
PRELIMINARY

PROPOSED NORTH & SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION



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PRELIMINARY

PROPOSED NORTH & SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION



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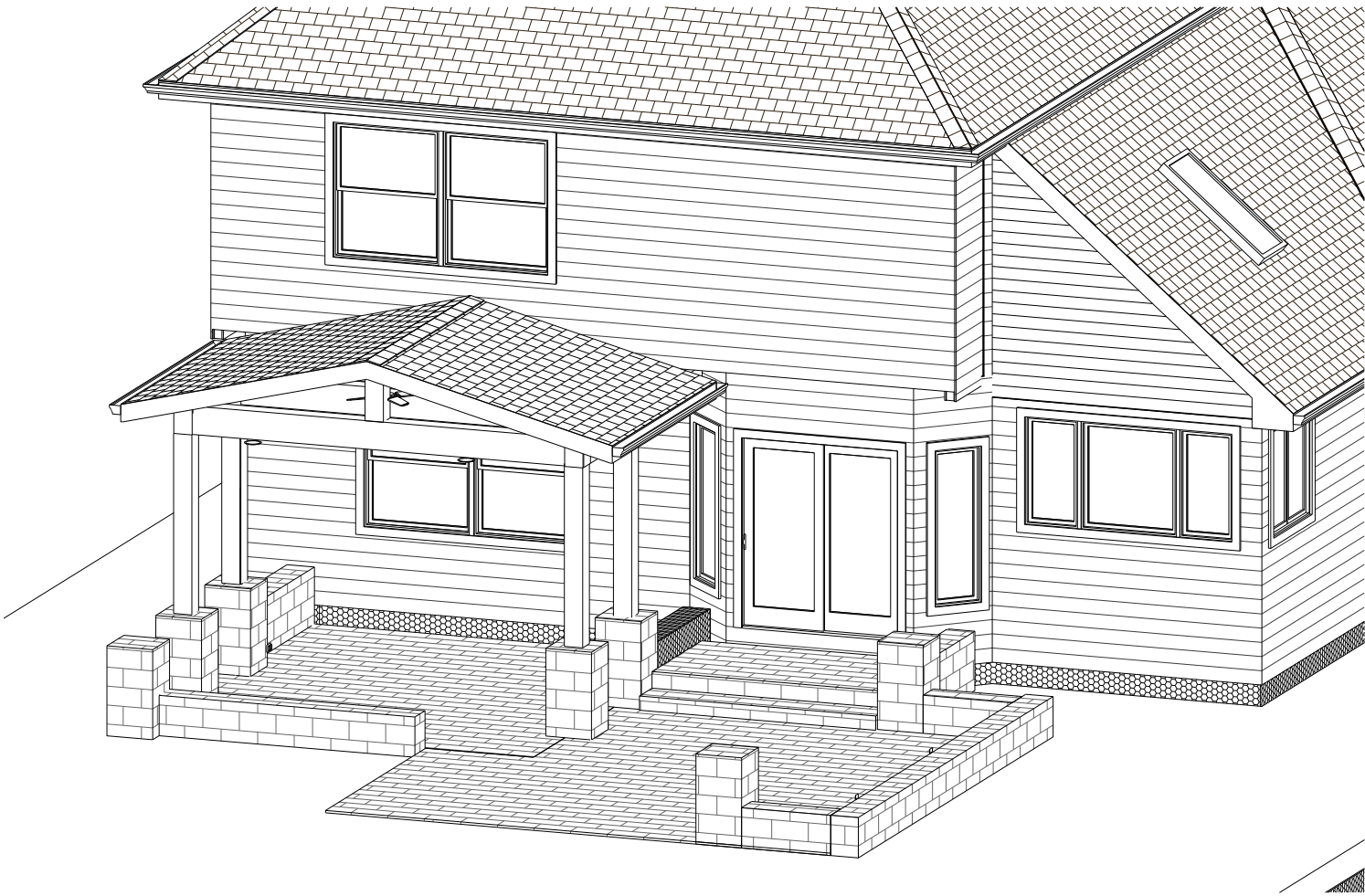


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** PERSPECTIVES ARE FOR PRESENTATION ONLY AND ARE ONLY INTENDED TO REPRESENT A CLIENT'S POTENTIAL OUTCOME. RESULTS ARE NOT TYPICAL AND SOME ITEMS MAY NOT BE IN CONTRACT.
SEE CONTRACT AND SPECIFICATIONS FOR MORE DETAILS(!) **



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PRINTED: Tuesday, December 22, 2020

CLIENT INITIAL: _____ DESIGNER INITIAL: _____



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/8/2021 7:00 PM

Department: Community Development

Department Head: Staci Springer

Category: Ordinance

Prepared By: Cole Jackson, Kelly Purvis

**AGENDA ITEM (ID
2021-876)**

DOC ID: 2021-876

**Ordinance No. 6852, An Ordinance to Deny the Request for a
Planned Unit Development for the Construction of an Orthodontics
Office at 414 Pennsylvania Avenue**

Statement of the Issue:

Please see attached Memo.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Memo Concerning a Request for a Planned Unit Development to Construction of an Orthodontics Office at 414 Pennsylvania Avenue
2. 1. Draft Ordinance to Approve a PUD to Construction of an Orthodontics Office at 414 Pennsylvania Avenue
3. 2. Draft Ordinance to Deny a PUD to Construction of an Orthodontics Office at 414 Pennsylvania Avenue
4. 3. Draft Plan Commission Minutes from January 14, 2021 - Exhibit A
5. 4. Aerial Photo of the Site
6. 5. Zoning & Location Map
7. 6. Application for Preliminary and Final Planned Unit Development
8. 7. Application for a Sign Variation
9. 8. Application for Exterior Appearance Approval
10. 9. Supporting Application Documentation

11. 10. Petitioner's Narrative Statement
12. 11. Plat of Survey
13. 12. Surrounding Conditions
14. 13. Engineering Plans - Group Exhibit B
15. 14. Site Plan - Previously Proposed
16. 15. Site Plan - Updated - Exhibit C
17. 16. Landscape Plan - Exhibit D
18. 17. Tree Preservation Plan
19. 18. Photometric Plan
20. 19. Light Fixture Cut Sheets - Exhibit E
21. 20. Refuse Enclosure Elevations - Previously Proposed
22. 21. Refuse Enclosure Elevations - Updated - Exhibit F
23. 22. Sign Elevation - Previously Proposed
24. 23. Sign Elevations - Updated - Exhibit G
25. 24. Sight Line Exhibit
26. 25. Staff Memo - Sight Distance Evaluation
27. 26. Floor Plans
28. 27. Roof Plan
29. 28. Elevations & Perspectives - Exhibit H
30. 29. Alternate Site Plan - Infeasible
31. 30. Traffic Impact Study
32. 31. Land Use Opinion
33. 32. IDNR EcoCat
34. 33. Construction Schedule
35. 34. Public Comment - Submitted for PC Meeting

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Cole Jackson, Associate Planner

DATE: January 29, 2021

FOR: February 8, 2021 Village Board Meeting

SUBJECT: Planned Unit Development for the Construction of an Orthodontics Office at 414 Pennsylvania Avenue



Background: RWE Design Build, representing the property owner Park Boulevard Property, LLC., owned by Dr. Adam Saylor, is requesting approval of a Special Use Permit for Preliminary and Final Planned Unit Development Plans, Deviations from the Zoning Code, a Sign Code Variation and Exterior Appearance. The requests are being made to allow the construction of a new orthodontics office on the property at 414 Pennsylvania Avenue. The subject property is located on the north side of Pennsylvania Avenue between Western Avenue and Prospect Avenue. The property is in the C5B Central Service Subdistrict. The site is approximately 9,980 square feet and is currently developed with a two-story single-family home and gravel driveway. The property is approximately 50 feet wide and 200 feet in depth. Dr. Saylor is proposing to relocate his existing orthodontics practice located at 456 N. Park Blvd. to this property at 414 Pennsylvania Avenue in order to expand his business.

Following the Plan Commission public hearing, the petitioner made some adjustments to their plans in response to feedback from the Commission and the public. Below is the modified request. Additional information about the plan changes are included in the Plan Commission Recommendation section of the memo.

Requested Approvals: In order to proceed with the project as proposed, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit for a Preliminary and Final Planned Unit Development Plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Glen Ellyn Zoning Code:
 - a. A deviation from Table 10-5-5(B)(4) #39 to allow a refuse container in the front yard of the property where it is only permitted in the side or rear yard; and
 - b. A deviation from Section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row; and

- c. A deviation from Section 10-4-17-2(C)(3)(d)(2) to allow an accessory use which is greater than 10 feet from the principal structure to be to be 7 inches from the side lot line where a setback of no less than 3 feet is required; and
 - d. A deviation from Section 10-5-4(A)(4)(c) to allow the refuse enclosure to be 7 inches from the west lot line where accessory uses must be no closer than 3 feet from the side property line; and
 - e. A deviation from Section 10-4-17-2(D)(1)(d) to allow a side yard setback of 3 feet where a 20 foot setback is required from a lot which is zoned for residential use.
3. The following variation in accordance with Section 4-5-17 of the Glen Ellyn Sign Code:
 - a. A variation from Section 4-5-4(R)3 to allow a monument sign a setback of 3 feet from the south property line where 5 feet is required.
4. The Exterior Appearance application in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

Project Summary: The applicant proposes a two-story 4,055 square foot orthodontics office with approximately 2,300 square feet of clinical space. The orthodontics practice will start with one practitioner and plans to grow to a maximum of two practitioners. The office will have Monday through Friday hours with appointments from morning to the early evening. The petitioner has indicated that the busiest times for patients are 8:00 AM - 10:00 AM and 3:00 PM- 5:00 PM. During these peak times, up to 12 patients may be seen over the course of an hour. The petitioner has indicated that staff parking will likely be located off-site to allow clients to utilize the parking spaces in front of the building. The project features Code compliant parking, screening, landscaping, and lighting. Below, more detail about the Zoning Deviations and Sign Variation are described.

Refuse Enclosure

The applicant proposes to place a refuse container in front of the building setback 62 feet and 9 inches from the front property line and setback 7 ¼ inches from the side property line. The applicant will require a deviation to allow both the refuse container to be in the front yard and to allow the 7 ¼ inch side yard setback where 3 feet is required. The placement of the refuse container is intended to allow access for refuse collection trucks and to allow an adequate parking aisle width for the development. The proposed refuse enclosure will be constructed of stone to match the stone veneer on the orthodontics office.

Setbacks

The applicant proposes a rear yard setback of 5 feet, side yard setbacks of 3 feet (on both the east and west sides), and a front yard setback of 119 feet. Staff had initially encouraged the applicant to reduce the front yard setback and locate parking to the rear of the building to maintain a consistent downtown “street wall” with access to the property provided from the west. The applicant attempted to provide this site configuration but was unable to reach a cross access agreement with neighboring property owner directly to the west and is only able to provide access to the site from Pennsylvania Avenue.

While commercial structures in the C5B Zoning District do not generally have setback requirements, they do require rear and side yard setbacks if adjacent to a lot that is zoned for residential use. While all surrounding properties are zoned C5B, a commercial zoning district, the northwest portion of the subject property is adjacent to a legally non-conforming single-family home and therefore staff's current interpretation is that a 20-foot setback from the west lot line should be provided. Please note that this has not been how the code had been previously interpreted by staff prior to 2018. Due to the narrow project site (50 feet in width), the applicant is proposing a 3-foot setback from the west property line. The applicant is proposing 6 feet high Emerald Green Arborvitae between the proposed orthodontics office and the existing single-family home west of the building. The Arborvitae are proposed to be planted in the 3-foot setback between the property line and the building to create a screening buffer between the uses.

Landscape Islands

Due to the size of the site, the applicant is not able to provide the required parking spaces as well as the required landscape islands at each end of the parking row. Therefore, a deviation is being requested to allow the applicant not to install the landscape islands so that adequate parking can be accommodated on the site. Note, landscape beds will be provided on each side of the parking row, but they are not the full size of a parking space.

Signage

The applicant proposes a monument sign setback of 3 feet from the south lot line where the Zoning Code requires a setback of 5 feet. Village Staff has reviewed the sightlines created by the proposed monument sign and staff is comfortable that the proposed sign location is safe (see attached sightline exhibit and memo from the Village's Senior Civil Engineer). Since the building is set back so far from Pennsylvania Avenue, the petitioner is requesting that the free-standing sign be permitted in this location, so that the signage is visible to vehicles passing by. The proposed sign is otherwise compliant with the Village's sign regulations. The base of the sign is to be constructed of stone veneer to match the material of the principal structure on the property.

Exterior Appearance: After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Specifically, the following guidelines are being met with the proposed improvements:

- The building avoids architectural styles that harshly conflict with surrounding properties (1.1.4)
- The building design allows for diverse future uses (1.3)
- The development avoids arbitrary or fad elements (1.4)
- The roofs are a material, color, and texture appropriate to the building and structure use (1.5.1)
- The pitched roof has overhangs which define the roof wall interface (1.5.4)
- The entrance is readily identifiable from the parking area (1.6)
- All sides of the building relate to the principal elevation (1.7)
- The colors are muted and complement each other (1.8)
- Any visible rooftop mechanical equipment shall be screened from view as a condition of

- approval (1.8.3)
- Landscaping of an area at least five feet in width is proposed along all blank building walls to soften the façade (2.1.5)
- The light fixtures do not allow light projection to the sky (2.2.1)
- All ancillary and accessory structures on the property relate to the principal building in terms of materials, design and color (2.3)
- The refuse enclosure has wall surfaces that will match the material of the principal building and is appropriately screened with landscape materials (2.3.1)
- A ground mounted sign is proposed (2.4.1)
- The materials, colors and detailing for the free standing sign relates to the design of the principal building (2.4.3)
- Landscaping is proposed at the base of the free standing sign (2.4.4)

Construction Schedule: The petitioner has provided a construction schedule (attached) as part of their PUD submittal. They anticipate construction to commence in June 2021. The applicant expects final inspections and tenant move-in during December 2021.

Plan Commission Recommendation: The Plan Commission held a public hearing and considered the petitioner's requests on January 14, 2021. With a 4-4 vote, the motion to approve the requested Special Use Permit for Preliminary and Final Planned Unit Development Plans, Zoning Deviations, Sign Variation and Exterior Appearance did not pass. Two commissioners expressed their support for the architectural style and supported the proposed development in its current design. The other commissioners in support expressed that they would like to see the development front Pennsylvania Avenue but ultimately supported the proposed development. Commissioners opposed to the project cited several concerns including the large setback from Pennsylvania Avenue, the volume of the building, the monument sign location, and the impact on the residential property on Western Avenue. Three members of the public appeared in opposition to the requests, two of which submitted written comments to the Plan Commission in advance of the meeting (public comments attached). The draft minutes from the January 14, 2021 public hearing are attached for the Village Board's review.

Per the comments received at the public hearing, the petitioner has made the following updates to their plans;

1. Monument sign setback increased from 2'-6" to 3'-0", reducing the degree of variation required.
2. Monument sign reduced from 8'-4" wide to 6'-0" wide, addressing sight-line concerns.
3. Monument sign height reduced from 4'-11" to 4'-0", addressing sight-line concerns.
4. Trash enclosure setback from street increased to 62'-9", eliminating a deviation request.
5. Trash enclosure width reduced from 20' wide to 18' wide.

Following the public hearing, the applicant has also submitted the following additional documents to supplement their application:

1. A revised sight-line exhibit for additional staff review, per the Plan Commission's request. Senior Civil Engineer, Amy McKenna reviewed the exhibit and has provided a brief memo (attached) noting that an adequate sight distance around the monument sign is provided.
2. Western Avenue street elevation (added to PD-0.1 Site Plan). This elevation has been provided to illustrate the view of the proposed development from Western Avenue with the single-family residence and westerly dental office properties shown for context.
3. Alternate site plan configuration provided on Sheet PD-0.5 keeping the Pennsylvania Avenue street wall. This plan has been provided to show the infeasibility of moving the building forward on the site without access from Western Avenue.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's requests for a Special Use Permit for Preliminary and Final Planned Unit Development Plans, Deviations from the Zoning Code, a Sign Code Variation and Exterior Appearance. Village staff has prepared draft Ordinances both denying and approving the requests for consideration at the February 8, 2021 Village Board meeting. If the Village Board chooses to approve the requests, staff would recommend the Village Board consider the following conditions of approval:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan;
3. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties, that such mechanical equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.

Attachments:

1. Draft Ordinance to Approve
2. Draft Ordinance to Deny
3. Draft Plan Commission Minutes from January 14, 2021 – Exhibit "A"
4. Aerial Photo of the Site
5. Zoning & Location Map
6. Application for Preliminary and Final Planned Unit Development
7. Application for a Sign Variation
8. Application for Exterior Appearance Approval
9. Supporting Application Documentation
10. Petitioner's Narrative Statement
11. Plat of Survey
12. Surrounding Conditions
13. Engineering Plans – Exhibit "B"
14. Site Plan – Previously Proposed

15. Site Plan – Updated – Exhibit “C”
16. Landscape Plan – Exhibit “D”
17. Tree Preservation Plan
18. Photometric Plan
19. Light Fixture Cut Sheets – Exhibit “E”
20. Refuse Enclosure Elevations – Previously Proposed
21. Refuse Enclosure Elevations – Updated – Exhibit “F”
22. Sign Elevations – Previously Proposed
23. Sign Elevations – Updated – Exhibit “G”
24. Sight Line Exhibit
25. Staff Memo - Sight Distance Evaluation
26. Floor Plans
27. Roof Plan
28. Elevations & Perspectives – Exhibit “H”
29. Alternative Site Plan (Infeasible)
30. Traffic Impact Study
31. Land Use Opinion
32. IDNR EcoCat
33. Construction Schedule
34. Public Comments (Submitted for PC Meeting)

CC: Dr. Adam Saylor, Property Owner
Michael Matthys, RWE Design Build, Petitioner

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Group\Meeting Materials\VB\414 Pennsylvania Ave Village Board Memo.doc



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit for Preliminary and Final Planned Unit
Development Plans, Zoning Deviations, A Sign Variation, and the
Exterior Appearance of an Orthodontics Office to be Located at
414 Pennsylvania Avenue
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 No. _____

**An Ordinance Granting Approval of a
Special Use Permit for Preliminary and Final Planned Unit
Development Plans, Zoning Deviations, A Sign Variation, and the
Exterior Appearance of an Orthodontics Office to be Located at
414 Pennsylvania Avenue
Glen Ellyn, IL 60137**

Whereas, RWE Design Build, petitioner, on behalf of Park Boulevard Property LLC., owner of the property located at 414 Pennsylvania Avenue, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary and Final Planned Unit Development Plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations from the Glen Ellyn Zoning Code:
1. A deviation from Table 10-5-5(B)(4) #39 to allow a refuse container in the front yard of the building where it is only permitted in the side or rear yard; and
 2. A deviation from Section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row; and
 3. A deviation from Section 10-4-17-2(C)(3)(d)(2) to allow an accessory use which is greater than 10 feet from the principal structure to be to be 7 inches from the side lot line where a setback of no less than 3 feet is required; and
 4. A deviation from Section 10-5-4(A)(4)(c) to allow the refuse enclosure to

be 7 inches from the west lot line where accessory structures must be no closer than 3 feet from the side property line; and

5. A deviation from Section 10-4-17-2(D)(1)(d) to allow a side yard setback of 3 feet where a 20 foot setback is required from a lot which is zoned for residential use.

B. The following variation in accordance with Section 4-5-17 of the Glen Ellyn Sign Code:

1. A variation from Section 4-5-4(R)3 to allow a monument sign a setback of 3 feet from the south property line where 5 feet is required.

C. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of an orthodontics office; and

Whereas, the subject property is located at 414 Pennsylvania Avenue on the north side of Pennsylvania Avenue between Western Avenue and Prospect Avenue in the C5B Central Business District, and legally described as follows:

LOT 25 IN BLOCK 17 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY.

PIN: 05-11-310-037

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, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen

Ellyn conducted a public hearing on January 14, 2021 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, a Sign Variation, and Exterior Appearance Approval at which hearing, three (3) people spoke against the development and raised concerns about the proposed setback and proximity to the residential property on Western Avenue, and zero (0) people spoke in favor of the development; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and by a vote of four (4) “yes” and four (4) “no”, the motion to recommend approval of the requests did not carry, as set forth in the January 14, 2021 draft minutes of the Plan Commission, a copy 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 public hearing of the Plan Commission and have considered the findings and recommendation of the Plan Commission and hereby make the following findings of fact in regard to the requests;

A. In regard to the requested Special Use for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, and the criteria set forth in Section 10-7-7 of the Glen Ellyn Zoning Code, the Village Board finds that:

1. That the proposed development will not negatively affect the community as a whole because
the proposed architectural style was chosen by the Architect & Client in order to conform to and enhance the surrounding context of Glen Ellyn. The transitional style facade blends with the surrounding residential-style appropriate for the character of the streetscape and the building's intended use. The design intent not only plans to enhance the proposed use but also is economically viable and lends itself to alternative uses in the future. Medical and dental offices are also a permitted use in the C5B District, where the project is proposed. The project will generate a very low volume of traffic, which is not expected to change the levels of service on the roadways. There should be no increased noise or odors

due to the proposed dental office.

2. That the proposed development will not negatively affect the neighborhood because the proposed project will replace an older single-family home in a commercial district. The building has been designed to be harmonious with the surrounding character of the locality with transitional architecture that blends well with the surroundings. The proposed development will have a positive impact on the property values of the adjacent C5B district because the proposed use is compatible with surrounding businesses and medical/dental offices. The building proposed is only 2-stories, which is well below the district's maximum height. The side yard setback deviation that is requested as part of the project is due to the narrow width of the lot. Landscape screening is proposed between the single-family lot at the northwest corner of the site to provide a buffer between the uses.
 3. That the proposed development provides adequate parking facilities and is designed so that its size, bulk, and site design will complement the surrounding developments. The building has been set back further on the lot to allow for adequate parking, which can only be accommodated from Pennsylvania Avenue.
 4. That the proposed development will not negatively affect the development procedures, as this is a fairly simple project that will not require phased development and because the construction schedule will not negatively affect other developments or improvements planned in the area.
- B. In regard to the requested Special Use for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, and the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board finds that:
1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because this portion of Pennsylvania Ave. is unofficially becoming a medical & dental destination for the community. Nearby neighbors include a medical office building, a general dentist, and a specialized dentist. These uses support each other and the people who frequent the area. The Comprehensive Plan and the Downtown Plan suggest that the periphery of the downtown core is appropriate for service uses, such as this proposed orthodontics office.
 2. The planned unit development 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 because many neighboring buildings on both sides of the street have a large varied design styles. The proposed project will include natural stone, fiber cement siding, gable roofs, and expansive glass which are harmonious with the existing character and will not change the essential character of the same area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the orthodontist practice will have M-F hours from morning to early evening. The proposed development would not bring any additional hazard or disturbance to neighboring uses, as the proposed orthodontics office is similar to many of the surrounding uses. The completed traffic study concluded that the development is expected to have a negligible effect on the surrounding traffic. Landscape screening has been included in the site design to provide a buffer for the single-family use at the northwest of the site.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the existing site is adequately served by essential public services and utilities to meet the needs of the proposed use and building. Site drainage will be designed per Glen Ellyn's regulations. The development is relocating an existing business and it is likely not to increase needed services.
5. The proposed use 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 because the site is being developed with public services in mind, and the new orthodontics office will contribute to the Village's tax base once completed.
6. The use will not involve 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 and odors because there would not be any smoke, fumes, glare or odors from this property. Noise would not be anything out of the ordinary for a commercial building. The completed traffic study concluded that the development is expected to have a negligible effect on the surrounding traffic.
7. The development 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 because the property will include an almost 120' long 2-way driveway with parking to one side. Cars will be able to pull completely into the property to park or drop off and can turn around and exit. The Village's traffic consultant confirmed that the proposed driveway is an adequate distance from the nearest intersection and that changes to signage and turning movements would not be needed to accommodate the minimal increase in traffic that would be generated by the development.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the applicant has engaged a civil engineer to examine various strategies to meet Glen Ellyn's stormwater control and management requirements. The final engineered solution will not contribute to flooding on or off-site. This site is not located within a floodplain or a known flood area.

9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because this part of town has a few unofficially "historic" properties, and there are natural features across the main street slightly away from the site. The building will only add to the local aesthetic, and not result in any loss of character to the community. The Illinois Natural Heritage Database contains no record of State-listed or endangered species or land reserves in the vicinity of the project location.
- C. In regard to the requested Sign Variation and the criteria set forth in Section 4-5-17(G)3 of the Glen Ellyn Sign Code, the Village Board finds that:
1. The request complies with the statement of purpose found in section 4-5-2 of this chapter because the statement of purpose states signage is intended to help people find what they need without difficulty or confusion. The purpose of the applicant's request is to provide visible signage on Pennsylvania Avenue for the business. There is only one proposed sign for the project and it has been designed to match building architecture.
 2. The plight of the owner is based on unique circumstances that are peculiar to the subject property because the site is unusually narrow and has limited access off of Pennsylvania Avenue. The location of the proposed monument sign is limited to a small area in front of the proposed parking along Pennsylvania Avenue that is within the required setback.
 3. The variation, 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 because the applicant has relocated the proposed sign east of the originally proposed location to ensure it is out of the sight triangle from the proposed drive to Pennsylvania Ave. This location will not have an adverse impact on the surrounding area.
 4. The purpose of the variation is not solely based upon a desire to make more money out of the property because the proposed sign is proposed in the requested location so that clients will be able to find the office. If the signage were placed on the building which is set back over 100 feet, it would be difficult to identify the office when driving by.
 5. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because the size of the sight does not allow for the building to be placed closer to the roadway, which creates the need for the monument sign. The development requires a certain amount of parking, and an appropriate drive aisle width which limits the amount of remaining space to locate signage. The proposed location of the signage is outside of the site triangle, but also visible to motorists who will be passing by.

6. That the variation is the minimum variation necessary because the applicant is requesting a 50% reduction of the required setback that allows minimum clearance for the sign foundation and the adjacent proposed parking but permits proposed landscaping in front of the sign and to either side.
- D. In regard to the request for approval of the Exterior Appearance application and in accordance with the Appearance Review Guidelines the Village Board finds:
1. That the proposed development is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for Preliminary and Final Planned Unit Development Plans with Zoning Deviations is consistent with the goals of the Glen Ellyn Zoning Code, approving the requested Sign Variation is consistent with the goals of the Glen Ellyn Sign Code, and approving the Exterior Appearance for the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of 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: The Plan Commission draft meeting minutes, dated January 14, 2021 Exhibit "A" attached hereto, and the findings set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use for

Preliminary and Final Planned Unit Development Plans with Zoning Deviations, a Sign Variation and the Exterior Appearance to allow the construction of an orthodontics office on the property commonly known as 414 Pennsylvania Avenue, Glen Ellyn, IL 60137.

Section Three: This grant of approval of the Preliminary and Final Planned Unit Development Plans with Zoning Deviations, a Sign Variation and the Exterior Appearance is subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 14, 2021 Plan Commission public hearing and the February 8, 2021 meeting before the Village Board, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto;

Petitioner's Application Packet, including the following materials:

1. Applications for Approval of a Special Use for Preliminary and Final Planned Unit Development, dated 9/20/20
2. Application for Approval of a Sign Variation, dated 11/16/20
3. Application for Approval of Exterior Appearance, dated 9/14/19
4. Petitioner's Narrative Statement, prepared by Linden Group, no date
5. Plat of Survey, prepared by United Survey Service, LLC., dated 9/11/20
6. Surrounding Conditions Plan, Sheet PD-0.3, prepared by Linden Group and RWE Design Build, dated 12/8/20
7. Engineering Plans, prepared by Advantage Consulting Engineers and RWE Design Build, and last revised on 12/7/20, attached hereto as Group Exhibit "B"
8. Site Plan, Sheet PD-0.1, prepared by Linden Group and RWE Design Build, and dated 1/29/21, attached hereto as Exhibit "C"
9. Landscape Plan, Sheet L-100, prepared by Ericksson Engineering Associates, LTD., and dated 12/8/20, attached hereto as Exhibit "D"
10. Tree Preservation Plan, Sheet TP 100, prepared by Ericksson Engineering Associates, LTD., and dated 12/8/20
11. Photometric Plan, Sheet PD-0.2, prepared by Linden Group and RWE Design Build, and dated 12/8/20
12. Light fixture cut sheets, no date, attached hereto as Group Exhibit "E"

13. Refuse Enclosure Elevation, Sheet PD-0.4, prepared by Linden Group and RWE Design Build, and dated 1/25/21, attached hereto as Exhibit “F”
14. Sign Elevation, prepared by Legacy Sign Group, and dated 9/21/20, attached hereto as Exhibit “G”
15. Floor Plan, Sheets PD-1.0 and PD-1.1, prepared by Linden Group and RWE Design Build, and dated 12/8/20
16. Roof Plan, Sheet PD-1.2, prepared by Linden Group and RWE Design Build, and dated 12/8/20
17. Elevations & Perspectives, Sheets PD-4.0 through PD-4.2, prepared by Linden Group and RWE Design Build, and dated 12/18/20, attached hereto as Group Exhibit “H”
18. Traffic Impact Study, prepared by Ciorba Group, and dated 10/19
19. Land Use Opinion, dated 9/6/19
20. IDNR Report, dated 5/30/19
21. Construction Schedule, dated 1/5/21

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

- B. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan; and
- C. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties, that such mechanical equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.

Section Four: 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: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the requests 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 building permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for.

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

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

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

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

Ayes		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

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____.)



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Denying requests for a
Special Use Permit for Preliminary and Final Planned Unit,
Zoning Deviations, A Sign Variation, and the Exterior Appearance
for
An Orthodontics Office to be Located at
414 Pennsylvania Avenue
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 No. _____

**An Ordinance Denying requests for a
Special Use Permit for Preliminary and Final Planned Unit,
Zoning Deviations, A Sign Variation, and the Exterior Appearance
for
An Orthodontics Office to be Located at
414 Pennsylvania Avenue
Glen Ellyn, IL 60137**

Whereas, RWE Design Build, petitioner, on behalf of Park Boulevard Property LLC., owner of the property located at 414 Pennsylvania Avenue, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary and Final Planned Unit Development Plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations from the Glen Ellyn Zoning Code:
1. A deviation from Table 10-5-5(B)(4) #39 to allow a refuse container in the front yard of the building where it is only permitted in the side or rear yard; and
 2. A deviation from Section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row; and
 3. A deviation from Section 10-4-17-2(C)(3)(d)(2) to allow an accessory use which is greater than 10 feet from the principal structure to be to be 7 inches from the side lot line where a setback of no less than 3 feet is required; and

4. A deviation from Section 10-5-4(A)(4)(c) to allow the refuse enclosure to be 7 inches from the west lot line where accessory structures must be no closer than 3 feet from the side property line; and
5. A deviation from Section 10-4-17-2(D)(1)(d) to allow a side yard setback of 3 feet where a 20 foot setback is required from a lot which is zoned for residential use.

B. The following variation in accordance with Section 4-5-17 of the Glen Ellyn Sign Code:

1. A variation from Section 4-5-4(R)3 to allow a monument sign a setback of 3 feet from the south property line where 5 feet is required.

C. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of an orthodontics office; and

Whereas, the subject property is located at 414 Pennsylvania Avenue on the north side of Pennsylvania Avenue between Western Avenue and Prospect Avenue in the C5B Central Business District, and legally described as follows:

LOT 25 IN BLOCK 17 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY.

PIN: 05-11-310-037

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, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject

property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on January 14, 2021 at which hearing the petitioners presented evidence and testimony in support of the requests for approval of a Special Use Permit for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, a Sign Variation, and Exterior Appearance Approval at which hearing, three (3) people spoke against the development and raised concerns about the proposed setback and proximity to the residential property on Western Avenue, and zero (0) people spoke in favor of the development; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and by a vote of four (4) “yes” and four (4) “no”, the motion to recommend approval of the requests did not carry, as set forth in the January 14, 2021 draft minutes of the Plan Commission, a copy 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 public hearing of the Plan Commission and have considered the findings and recommendation of the Plan Commission and hereby make the following findings of fact in regard to the requests;

- A. In regard to the requested Special Use for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, and the criteria set forth in Section 10-7-7 of the Glen Ellyn Zoning Code, the Village Board finds that:
1. That the proposed development will negatively affect the community as a whole because the proposed building is set back too far from the south property line and does not retain the existing streetwall.
 2. That the proposed development will negatively affect the neighborhood because the proposed project does not provide adequate setbacks from adjoining properties.
 3. That the site size cannot accommodate the proposed development without impacting

adjacent properties.

B. In regard to the requested Special Use for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, and the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board finds that:

1. The proposed use will not be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed office will be set back much further than other properties along Pennsylvania Avenue and will not keep the downtown streetwall.
2. The planned unit development will not 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 change the essential character of the same area because the setback from Pennsylvania Avenue is not in keeping with the surrounding properties.
3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because the office will be very close to the adjacent single-family property to the west.

C. In regard to the requested Sign Variation and the criteria set forth in Section 4-5-17(G)3 of the Glen Ellyn Sign Code, the Village Board finds that:

1. That the variation is not the minimum variation necessary because the applicant could install a Code compliant wall sign in lieu of the monument sign.

D. In regard to the request for approval of the Exterior Appearance application and the Appearance Review Guidelines the Village Board finds:

1. That the proposed development does not conform with the Appearance Review Guidelines and is not compatible with the character and scale of existing buildings in the neighborhood.

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for Preliminary and Final Planned Unit Development with Zoning Deviations is not consistent with the Glen Ellyn Zoning Code, granting the requested Sign Variation is not consistent with the goals of the Glen Ellyn Sign Code, and granting the Exterior Appearance of

the proposed development is not consistent with the recommendations of the Appearance Review Guidelines or in the best interests of 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: The findings in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby deny the request for a Special Use for Preliminary and Final Planned Unit Development Plans with Zoning Deviations, a Sign Variation and the Exterior Appearance to allow the construction of an orthodontics office on the property commonly known as 414 Pennsylvania Avenue, Glen Ellyn, IL 60137.

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

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

Section Six: The foregoing recitals are incorporated as though fully set forth in this Section Six. Passed by the President and Board of Trustees of the Village of Glen Ellyn,

Illinois this _____ day of _____.

Ayes		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

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____.)

MINUTES
REGULAR PLAN COMMISSION MEETING
January 14, 2021

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Chairperson Mary Loch, who described the nature of the Plan Commission, including its function and responsibilities, and outlined procedures for conducting the meeting remotely – including public participation – due to the Covid-19 disaster declaration.

Chairperson Loch introduced meeting participants Village Trustee Bill Enright, Planning Manager Kelly Purvis, Associate Planner Cole Jackson, and Recording Secretary Barbara Dutton.

Roll call was taken. Present: Chairperson Loch and Plan Commissioners Lloyd Berry, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska.

Absent: Plan Commissioner Laura Brown.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Mulherin and seconded by Commissioner Heming-Littwin. The motion carried with eight (8) yes votes and zero (0) no votes as follows: Commissioners Mulherin, Heming-Littwin, Berry, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Public Hearing Concerning a Planned Unit Development for the Construction of an Orthodontics Office at 414 Pennsylvania Avenue

A motion to open the Public Hearing concerning a Planned Unit Development for the construction of an orthodontics office at 414 Pennsylvania Avenue was made and seconded by Commissioners Heming-Littwin and Fanella, respectively. The motion passed with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Fanella, Berry, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Staff Introduction

Associate Planner Cole Jackson and Planning Manager Kelly Purvis, Village of Glen Ellyn, 535 Duane Street, were sworn in. The former announced that this evening was the first time this proposed PUD for the construction of an orthodontics office at 414 Pennsylvania Avenue was before the Plan Commission, as there had been no pre-application meeting for the project. Associate Planner Jackson introduced the Petitioner, RWE Design Build, representing property owner Park Boulevard Property LLC, owned by Dr. Adam Saylor. Associate Planner Jackson described the 50 ft. x 200 ft. development site, which is zoned C5B and is amid other properties zoned the same, and pointed out that residential property is to the northwest of the site. He displayed photos of existing conditions of the structure – residential in design –

currently occupying 414 Pennsylvania, as well imagery of a retaining wall at the back of the site along a grade change meeting the DuPage Medical Group parking lot. He related that 414 Pennsylvania is in Area D of the Comprehensive Plan, which suggests use as office and service, and that the Village's Downtown Plan designates similar uses. Approval, he said, is sought for a Planned and Final Unit Development; for exterior appearance; a variation from the sign code; and deviations to allow:

- a refuse container in the front yard;
- no parking lot landscape islands;
- an accessory use greater than 10 feet from the principal structure to be approximately 51 feet from the front lot line where and 60 feet is required;
- the refuse enclosure to be 7 inches from the west lot line; and
- a side yard setback of 3 feet from a residential lot.

To be constructed is a 4,055SF, two-story orthodontic office, approximately 33 feet tall, with clinical space and capacity to accommodate two practitioners, and serve (during a peak hour) 12 patients. Associate Planner Jackson described site attributes planned, including a 12-space parking lot; code-compliant arborvitae plantings for screening; and a stone monument sign set back 2 ft. 6 in. from the property line. The office building is to have stone-veneer and fiber-cement siding, and an asphalt-shingle roof with a metal roof-awning. A tree preservation plan was provided, he said.

Commissioner Rodemann asked why a Special Use Permit was being requested, to which Associate Planner Jackson responded that the Special Use is tied to the project being a PUD, to which all properties in the C5B zoning district are subject. Planning Manager Purvis added that new construction and additions over a certain size in the downtown have to apply as PUDs. Commissioner Rodemann asked if the retaining wall is on the property line or set back from it. Referring to the Plat of Survey, Planning Manager Purvis stated that it was a few feet off the property line (on the DMG property). Commissioner Saeed asked if the parking lot was to feature permeable pavement, and whether storm-water detention is required. Associate Planner Jackson replied that the parking spaces would feature permeable pavers, that most of the water would drain toward Pennsylvania Avenue, and that a detention pond is not required.

Petitioner's Presentation

The following were sworn in for the Petitioner: Adam Saylor, 215 Regent St., Glen Ellyn; Michael Matthys, Linden Group Architects, 10100 Orland Parkway, Orland Park, IL; Bill Zelewski, Advantage Consulting Engineers, 80 Main St., Lemont, IL; Jason Sanderson; and RWE Design Build, 16W361 S. Frontage Rd., Burr Ridge, IL.

Addressing an earlier question posed, Mr. Matthys explained that elevation drawings depict the ground "coming up" in a grade change. The retaining wall on DuPage Medical Group's property, he said, is about 7 ft. 8 in. from the property line and there's an additional 5 feet between the property line and the proposed building. He also responded to public comment submitted in advance of the meeting that plan drawings held inaccuracies: Mr. Matthys stated that the submitted civil and landscape plans provide accurate descriptions, and that the site plan has been updated to show the correct location of the house on Western Avenue. He turned his focus to the Pennsylvania "street wall" concept, which

would have the proposed orthodontic office pushed up to align neighboring buildings. Access to a rear parking lot for the development, he said, could be achieved with a route through the westerly neighbor's (dentist's) lot, but this approach presents traffic concerns: Dr. Saylor, he related, would prefer his building be located close to Pennsylvania, but a conversation with the westerly neighbor, Dr. Kipper, revealed a concern about using the latter's parking lot, potentially endangering older clients.

Mr. Matthys said that the trash enclosure placement was challenging, but the solution identified involves a location in proximity to the neighbor's refuse enclosure. He described the planned drainage system, wherein roof water would be collected by in-ground infrastructure leading to storm water structure beneath Pennsylvania Ave. He stated that the monument sign would be 2 1/2 feet from the property line, and that it would be rotated 90 degrees, and beautified with low plantings to minimize the impact to sight lines of drivers exiting the parking lot. In discussing the side-yard setback variance requested, Mr. Matthys contended that the prescribed setback restricts development and also believes the house is non-conforming to C5B zoning as well as the required setbacks for a residential use. Dr. Saylor expressed that signage near Pennsylvania would be important since the office would be a distance from the street.

Commissioner Questions

Chairperson Loch asked if the 12 patients specified would be visiting over the course of the peak hour or all at one time. Dr. Saylor responded that while currently fewer patients are visiting his practice, due to Covid restrictions, when operating at normal capacity, the busiest times see six to seven patients crossing paths, but not 12 at a time.

Commissioner Rodemann thought that in a drawing of a car shown stopping to get some vision in its path out of the parking lot, the car appeared to be pulled into the sidewalk, and that he is "not crazy about" the sign location. In regard to the 51-foot setback depicted for the garbage enclosure, Commissioner Rodemann understood that a variance wouldn't be needed if it were 60 feet, so wondered about the proposed placement. Planning Manager Purvis responded that there still would be some deviations needed, as the enclosure is in the front yard and near the side lot line as well.

Commissioner Mulherin asked if the side yard setback variation would apply if the building was adjacent to a commercial property. Planning Manager Purvis replied that the property of concern is zoned commercial, grandfathered in as non-conforming residential use, and that Staff took a "conservative" approach in applying the setback requirement to Dr. Saylor's lot since the lot to the northwest is used as a residential lot. Commissioner Mulherin asked if this conservative approach would apply if the proposed building was sited to the front of the property. Planning Manager Purvis stated that Staff probably wouldn't have applied the requirement as then the new office building wouldn't be anywhere near the residential structure. Commissioner Mulherin asked if anyone knew whether the little red house to the east of Dr. Saylor's property was part of the old Lichtenwalter dental building. Planner Purvis said she didn't know but thinks the two easterly properties are owned by the same entity, but isn't sure if it's part of the same property. Associate Planner Jackson said a 1995 PUD plan allows two structures on one zoning lot, for a permitted dental use on the site. Commissioner Mulherin wondered if some part of that lot could be acquired for Dr. Saylor's development, making the site plan look different. He said the building to the east looks out of place.

Commissioner Saeed asked if the monument sign might be moved to the 5 feet setback to have the clear turning sight distance, sacrificing a parking space. Mr. Matthys replied that eliminating space number 12 could happen, but asked if doing so would need a variation for the parking. Associate Planner Jackson stated this is correct. Chairperson Loch asked how many staff are present at one time. Dr. Saylor said 8 to 10, and that parking is important, so would prefer to sacrifice the sign. Mr. Matthys asked Dr. Saylor to confirm that it would be more likely that the Petitioner would move the sign than give up the spot. Dr. Saylor answered affirmatively. Commissioner Heming-Littwin asked whether there is a curb or raised wall near the final parking spot that could be built up to display a sign, in lieu of a standalone sign. Commissioner Fanella added that perhaps such an arrangement could include a bench for youth to await a ride. Mr. Matthys said a reduction in sign height could be considered, but that even a sign on a curb would need something to hold it up, so a foundation would still probably be constructed. Commissioner Heming-Littwin said that the problem lies in the height and sight lines. Mr. Matthys thought that the sign had been modified, explaining that a stone tower was removed to help the viewing triangle. Mr. Sanderson asked how far back the sign could go, to which Mr. Matthys said probably 18 inches to 2 feet, though cautioned the need to allow space for car doors to open. Wondering if there's a height that would be more amenable, Dr. Saylor expressed that he is open to considering other sign designs. Planning Manager Purvis stated she understood that Staff and engineers were comfortable with the sign as is in terms of the safety of the placement of the sign and subsequent sight distance. Commissioner Heming-Littwin asked if the lot was to be a left or right exit only. Mr. Matthys stated there were no restrictions on exiting or entering.

Commissioner Berry sought confirmation that there would be no side setback requirement if the structure were placed at the front. Planning Manager Purvis replied that since the proposed building is to be next to one with a residential use, Staff went with the 20-ft. setback requirement and are requesting a deviation from that. Commissioner Berry inquired as to the current use of the red house to the east. Associate Planner Jackson stated that while it is recorded as a dentist use, someone appears to be living in it. Commissioner Berry asked if there were any attempts to acquire this property as part of this land assemblage. Dr. Saylor said he didn't look into that. Being that the structure is what he believes to be the oldest standing one in Glen Ellyn, he doesn't "want to be the guy to tear that down." Mr. Matthys indicated that lot doesn't go back the depth of the Petitioner's lot, but only to a parking lot. Commissioner Heming-Littwin asked if getting an easement to use that parking lot (to the east) for access has been explored. Dr. Saylor responded, no, that it looked like a big project to tie the two lots together. He further recalled that he'd realized that the dentist to the west "had to ensure that for the longevity that he owned the building and then whoever bought it beyond him could not use that property for something else or change that parking lot structure," so the concern was that if he (Dr. Saylor) had access via another piece of property, it couldn't change. Planner Purvis stated that from a circulation standpoint it made sense to get an easement for access from Western Ave., but that she didn't think most people would make the connection of access from the alternative discussed. Chairperson Loch asked about the status of the 495 Western "cabin," recalling the Draft Comprehensive Plan had identified its location as a potential pocket park. Commissioner Mulherin stated that the owner has indicated that it is occupied as a residence. Planning Manager Purvis reminded the Commission that

the discussion of the Draft Comprehensive Plan determined the site was not useful as a pocket park and that recommendation will be revised.

Public Comment

Associate Planner Jackson read the following received written comment into the record:

Head Holdings LLC, owner 416-420 Pennsylvania Avenue, Glen Ellyn (Also signed by Pattie Murray, owner 495 Western Avenue): *"To whom it may concern, The following is an objection to the proposed project at 414 Pennsylvania Avenue, Glen Ellyn, Illinois. The objection has four main sections which include (1) Lack of accuracy of the current drawings, (2) Lack of common sense for the location of the proposed building, (3) Code violations/variances of extreme measures, (4) Value damages to the neighboring properties.*

1.) Lack of Accuracy of the Current Drawings.

*Drawing PD-0.1 shows the structure(s) on 495 Western Avenue (if drawn to scale) as being approximately **20-21** feet from the western lot line of the property at 414 Pennsylvania Avenue. The existing structure is less than two (2) feet from the lot line. The drawing also shows the structures on 495 Western Avenue as being only one structure (when there are two (2) structures) and that they are drawn parallel to the lot line at 414 Pennsylvania. The two (2) existing structures on 495 Western Avenue have been built parallel to the street of Western Avenue not parallel to the lot line. The two (2) trees depicted on the lot at 495 Western Avenue have been drawn to be approximately 16-17 feet away (if drawn to scale), when in fact one of the trees depicted doesn't exist, and the other one is actually touching the lot line between the two properties. When referencing the "Landscape Plan" in drawing LI00 to see the exact location of the two (2) trees, one finds a tree at the northeast corner of the property at 495 Western Avenue. That tree does not exist and is a complete fabrication by the architect. The other tree, the one that actually touches the lot line has been omitted from the drawing. The topographic survey completed by Roy G Lawniczak has the easting tree that touches the lot line, as being completely on the property of 414 Pennsylvania Avenue. The tree in question is mostly on the lot at 495 Western Avenue. The Lot width at 414 Pennsylvania Avenue has been drawn to be 50 feet. However, historical records show the lot width to be less than 50 feet.*

*All of these inaccuracies give the public the sense that there is plenty of room between the proposed new structure and the existing structures at 495 Western Avenue. This is a **GROSS** misrepresentation to the public of what currently exists. You cannot just draw things where you want them to be. The tree on the lot line of the two properties is, at the very least, in question on whose property it exists on. The "shed" structure at 495 Western Avenue IS less than two (2) feet from the property line. The "house" structure at 495 Western Avenue IS 6.3 feet from the property line.*

Given that there are inaccuracies on all three (3) of the drawings represented to the public, the hearing to accept variances on the proposed new structure should not even proceed past this section. In no way has the public been properly informed of the encroachment of the proposed new structure on its neighbors.

2.) Lack of Common Sense Location

The village of Glen Ellyn had a "vision" for the downtown retail and office district. That vision was expressed and carried out on the last few projects constructed on Pennsylvania Avenue. The downtown "street wall" has been complied with by all of the owners that built new structures on Pennsylvania Avenue within the last two decades. Some of those projects include the dental building at 408 Pennsylvania, The DuPage Medical Building, and the Townhouses at 460-470 Pennsylvania. All of these properties along with the dental building at 420 Pennsylvania are all "lined up" perfectly to create this "street wall". Putting a structure at the "back" of the property at 414 Pennsylvania Avenue is a complete break in that vision for our village. So, to allow a project to break every reasonable setback requirement in order to stick a building in the back of the lot defies common sense.

Secondly, the proposed structure will have its back up near the retaining wall of the parking lot of the DuPage Medical Group (north lot line). That parking lot has huge water cisterns (water management systems) contained within it. Common sense would recognize that over the decades, that "natural events" could have an impact leading to the demise of the retaining wall. Could that wall need structural repairs?

Common sense would suggest that we should be prepared for that event. How, will heavy equipment"

Commissioner Fanella noted that the Commission members had received this letter. Planner Purvis added that the Commission also had received a letter from Pattie Murray.

Sworn in Pattie Murray, 620 Midway Park, Glen Ellyn, stated that the 495 Western property, of which she is the owner, made an impression on her in that it was recognized with a 2002 "Restoration of the Year" award, and that it would be a travesty to have it dwarfed by a 4,100SF dental office right up against its rear. She said that with all the deviations and variations requested, it would have behooved the Petitioner to have done due diligence. She further commented that the proposed development seems ill-conceived for the lot, and that as an attorney and a real estate broker she would have advised someone who came up with this concept that it wouldn't work with this property. She declared that she was never contacted by the Petitioner to see if there was any access agreement or whether she'd be willing to sell the home. She stated that its tenant, a broadcaster who is working from home due to Covid19, will not be able to work from the house if the orthodontist building is constructed on the lot line. She said that a construction project requiring this number of extreme deviations, which she said are outside the spirit and intent of the zoning code, is not appropriate. She stated that the building should be located at the front of the property, along the street, to conform, and suggested there are other options that should be considered.

Replying to a query by Chairperson Loch about discussion with the property owner to the west, Planning Manager Purvis said Staff typically wouldn't reach out to a single-family property in such a case.

Dr. Douglas Head, 470 Lowell Ave., Glen Ellyn, was disallowed to comment by Chairperson Loch, as his letter ("Head Holdings") was already read. He did, however, offer to answer questions posed by Commissioner Mulherin, who was receptive to this. Sworn in, Dr. Head said the red house at 416 Pennsylvania combined with 420 Pennsylvania carries what constitutes dual zoning: Milton Township

identifies 416 as commercial property, but the Village recognizes it as residential. He affirmed that there has been a tenant in the red house, and said that the 416 Pennsylvania property goes all the way back to the north lot line.

Steve Horvath, 473 Sunset Court, Glen Ellyn, was sworn in. He asked if the Petitioner had performed due diligence on deviations prior to purchasing the property. Commissioner Mulherin, who recognized Mr. Horvath is Pattie Murray's son, deemed the question irrelevant. Dr. Saylor stated that he met with the Village before buying the property, and understood there to be no restrictions preventing him from creating a practice space that "would fit."

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Saeed, the motion carried with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Saeed, Berry, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Vondruska said he went to look at the property, he is okay with the project and variances, and the Village did a good job in being conservative. Commissioner Fanella said she agreed "mostly with" what Commissioner Vondruska said, adding she likes the architecture of the proposed building and that the rear location will offset the 1850s house. She said she can support the project and the deviations requested and appreciates Dr. Saylor's desire to keep his practice in Glen Ellyn.

Commissioner Rodemann expressed dismay at the lack of conversation between the Petitioner and the owner of the cottage on Western – which, he said, is at peril of losing desirability – and feared the community could find itself with "a leftover lot." He said he has a problem with the number of variations, and that while he appreciates Dr. Saylor wanting to stay in town and find a better facility, the lot proposed might not be the best one to accomplish this. He expressed unease about the proposed development, and concern about the monument sign. He thought perhaps a smaller building would reduce volume while maintaining the character expressed in its architectural design.

Commissioner Mulherin said that while he would like to support the project, he, too, is troubled by the small lot that would be left. He would like to see the proposed building adjacent to Pennsylvania. He is not in support of the project. Given Pennsylvania streetscape tenets, Commissioner Berry said he opposes the project, and says it seems "out of consistency" with Village objectives. He also wants to avoid ending up with a piece of valueless property on Western. Commissioner Saeed listed three concerns – the proposed office is too far from the street, the refuse enclosure is too far forward, and sign obstruction – that make him unwilling to support the project.

Commissioner Heming-Littwin said she is "very torn on this project." While happy to see a business want to stay in Glen Ellyn and do something with a lot she sees as a relative "eyesore," she has concerns about the cottage on Western. She is puzzled by the real estate agent's concern about its aesthetic value and a perceived contradiction in the owner's willingness to sell the property. She read an excerpt from the Head Holdings letter: *"The properties at 416-420 Pennsylvania ARE **currently for sale**. Again, "bypassing" the known laws and codes allow the owner of 414 Pennsylvania Ave to "bypass" the need to purchase the properties at 416-420 Pennsylvania Avenue."* She speculated this might be suggesting that such action would reduce the value of 416-420, and thereby could be construed as a desire to purchase

the 414 lot by the owner of 416-420, and that potential buyers unable to purchase the lot are perhaps articulating sour grapes. She noted that she hoped the Village Board would take a close look at the letters submitted. She said she is in favor of the proposed project and will vote to recommend approval. She added that she would like to see the development front Pennsylvania, and that the proposed sign is concerning.

Chairperson Loch said she had had concerns about the project, but is impressed with the architecture envisioned for the orthodontic building. She would like to see the building front Pennsylvania, but doesn't see that as being feasible. She is in favor of the project, but noted the "4-4" split in Commission sentiment.

Planning Manager Purvis indicated that Staff would revisit the monument sign specifications, and discussion took place relative to adding conditional language about it to the motion to approve. Commissioner Heming-Littwin, seconded by Commissioner Fanella moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, RWE Design Build, for approval of a Special Use for a Preliminary and Final Planned Unit Development Plan with Zoning Deviations, a Sign Variation, and the Exterior Appearance, all to allow the construction of a two-story orthodontics office at 414 Pennsylvania Avenue in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 14, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan; and
3. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties, that such mechanical equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.
4. A review of the monument sign should occur to ensure proper sight lines and proper sizing prior to the Village Board meeting.

The motion failed to pass by roll call vote, with four (4) yes votes and four (4) no vote as follows: Plan Commissioners Heming-Littwin, Fanella and Vondruska and Chairperson Loch voted "yes;" Commissioners Berry, Mulherin, Rodemann and Saeed voted "no."

Trustee's Report

In preparation for Board review of the evening's proposed PUD, Trustee Enright promised to read the letters of public comment pertinent to the project that were provided to the Plan Commission. He said the Board is currently operating with six members, led by President Pro-tem Craig Pride, and that funding was approved for the walkway between the new parking garage and Main Street.

Chairman's Report

Chairperson Loch had no report.

Staff Report

Planning Manager Purvis announced three items to be on the Plan Commission's January 28, 2021 agenda: the Food Pantry, the conversion of the 454 Duane property back to residential use (from commercial), and an amendment for a deviation to the Apex 400 PUD for HVAC and rooftop equipment. A third hearing on the Draft Comprehensive Plan is scheduled for February 25th.

Other Business

None.

Adjournment

Commissioner Berry moved to adjourn the meeting; seconded by Commissioner Heming-Littwin, the motion carried with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Berry, Heming-Littwin, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes." Chairperson Loch concluded the meeting at 8:58 p.m.

Respectfully submitted,

Barbara Dutton

Recording Secretary

Reviewed by Planning Manager, Kelly Purvis, AICP

(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT WITH ZONING DEVIATIONS, A SIGN VARIATION, AND EXTERIOR APPEARANCE TO ALLOW THE CONSTRUCTION OF A TWO-STORY ORTHODONTICS OFFICE ON THE PROPERTY LOCATED AT 414 PENNSYLVANIA AVENUE.

Related to the requests of the petitioner, RWE Design Build, for approval of a **Special Use for a Preliminary and Final Planned Unit Development with the following zoning deviations:**

1. A deviation from Table 10-5-5(B)(4) #39 to allow a refuse container in the front yard of the building where it is only permitted in the side or rear yard; and
2. A deviation from Section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row; and
3. A deviation from Section 10-4-17-2(C)(3)(d)(2) to allow an accessory use which is greater than 10 feet from the principal structure to be approximately 51 feet from the front lot line where a setback of no less than 60 feet is required and to be 7 inches from the side lot line where a setback of no less than 3 feet is required from the side lot line; and
4. A deviation from Section 10-5-4(A)(4)(c) to allow the refuse enclosure to be 7 inches from the west lot line where accessory uses must be no closer than 3 feet from the side property line; and
5. A deviation from Section 10-4-17-2(D)(1)(d) to allow a side yard setback of 3 feet where a 20 foot setback is required from a lot which is zoned for residential use.

all to allow the construction of a 2-story orthodontics office with 12 parking spaces in the C5B Central Service Subdistrict, and in accordance with Section 10-7-7 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the proposed development will not negatively affect the community as a whole because the proposed architectural style was chosen by the Architect & Client in order to conform to and enhance the surrounding context of Glen Ellyn. The transitional style facade blends with surrounding residential-style appropriate for the character of the streetscape and the building's intended use. The design intent not only plans to enhance the proposed use but also is economically viable and lends itself to alternative uses in the future. Medical and dental offices are also a permitted use in the C5B District, where the project is proposed. The project will generate

a very low volume of traffic, which is not expected to change the levels of service on the roadways. There should be no increased noise or odors due to the proposed dental office.

2. That the proposed development will not negatively affect the neighborhood because the proposed project will replace an older single-family home in a commercial district. The building has been designed to be harmonious with the surrounding character of the locality with transitional architecture that blends well with the surroundings. The proposed development will have a positive impact on the property values of the adjacent C5B district because the proposed use is compatible with surrounding businesses and medical/dental offices. The building proposed is only 2-stories, which is well below the district's maximum height. The side yard setback deviation that is requested as part of the project is due to the narrow width of the lot. Landscape screening is proposed between the single-family lot at the northwest corner of the site to provide a buffer between the uses.
3. That the proposed development provides adequate parking facilities and is designed so that its size, bulk, and site design will complement the surrounding developments. The building has been set back further on the lot to allow for adequate parking, which can only be accommodated from Pennsylvania Avenue.
4. That the proposed development will not negatively affect the development procedures, as this is a fairly simple project that will not require phased development and because the construction schedule will not negatively affect other developments or improvements planned in the area.

Related to the requests of the petitioner, RWE Design Build, for approval of a **Special Use for a Preliminary and Final Planned Unit Development with zoning deviations** in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because this portion of Pennsylvania Ave. is unofficially becoming a medical & dental destination for the community. Nearby neighbors include a medical office building, a general dentist, and a specialized dentist. These uses support each other and the people who frequent the area. The Comprehensive Plan and the Downtown Plan suggest that the periphery of the downtown core is appropriate for service uses, such as this proposed orthodontics office.
2. The planned unit development 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 because many neighboring buildings on both sides of the street have a large varied design styles. The proposed project will include natural stone, fiber cement siding, gable roofs, and expansive glass which are harmonious with the existing character and will not change the essential character of the same area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the orthodontist practice will have M-F hours from morning to early evening. The proposed development would not bring any additional hazard or disturbance to neighboring uses, as the proposed orthodontics office is similar to many of the surrounding uses. The completed traffic study concluded that the development is expected to have a negligible effect on the surrounding traffic. Landscape screening has been included in the site design to provide a buffer for the single-family use at the northwest of the site.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the existing site is adequately served by essential public services and utilities to meet the needs of the proposed use and building. Site drainage will be designed per Glen Ellyn's regulations. The development is relocating an existing business and it is likely not to increase needed services.
5. The proposed use 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 because the site is being developed with public services in mind, and the new orthodontics office will contribute to the Village's tax base once completed.
6. The use will not involve 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 and odors because there would not be any smoke, fumes, glare or odors from this property. Noise would not be anything out of the ordinary for a commercial building. The completed traffic study concluded that the development is expected to have a negligible effect on the surrounding traffic.
7. The development 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 because the property will include an almost 120' long 2-way driveway with parking to one side. Cars will be able to pull completely into the property to park or drop off and can turn around and exit. The Village's traffic consultant confirmed that the proposed driveway is an adequate distance from the nearest intersection and that changes to signage and turning movements would not be needed to accommodate the minimal increase in traffic that would be generated by the development.

8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the applicant has engaged a civil engineer to examine various strategies to meet Glen Ellyn's stormwater control and management requirements. The final engineered solution will not contribute to flooding on or off-site. This site is not located within a floodplain or a known flood area.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because this part of town has a few unofficially "historic" properties, and there are natural features across the main street slightly away from the site. The building will only add to the local aesthetic, and not result in any loss of character to the community. The Illinois Natural Heritage Database contains no record of State-listed or endangered species or land reserves in the vicinity of the project location.

Related to the requests of the petitioner, RWE Design Build, for approval of the following **Sign Variation**:

1. A variation from Section 4-5-4(R)3 to allow a monument sign a setback of 2 feet 6 inches from the south property line where 5 feet is required;

to allow the construction of a monument sign in the C5B Central Service Subdistrict, and in accordance with Section 4-5-17(G)3 of the Glen Ellyn Sign Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The request complies with the statement of purpose found in section 4-5-2 of this chapter because the statement of purpose states signage is intended to help people find what they need without difficulty or confusion. The purpose of the applicant's request is to provide visible signage on Pennsylvania Avenue for the business. There is only one proposed sign for the project and it has been designed to match building architecture.
2. The plight of the owner is based on unique circumstances that are peculiar to the subject property because the site is unusually narrow and has limited access off of Pennsylvania Avenue. The location of the proposed monument sign is limited to a small area in front of the proposed parking along Pennsylvania Avenue that is within the required setback.
3. The variation, 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 because the applicant has relocated the proposed sign east of the originally proposed location to ensure it is out of the sight triangle from the proposed drive to Pennsylvania Ave. This location will not have an adverse impact on the surrounding area.

4. The purpose of the variation is not solely based upon a desire to make more money out of the property because the proposed sign is proposed in the requested location so that clients will be able to find the office. If the signage were placed on the building which is set back over 100 feet, it would be difficult to identify the office when driving by.
5. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because the size of the sight does not allow for the building to be placed closer to the roadway, which creates the need for the monument sign. The development requires a certain amount of parking, and an appropriate drive aisle width which limits the amount of remaining space to locate signage. The proposed location of the signage is outside of the site triangle, but also visible to motorists who will be passing by.
6. That the variation is the minimum variation necessary because the applicant is requesting a 50% reduction of the required setback that allows minimum clearance for the sign foundation and the adjacent proposed parking but permits proposed landscaping in front of the sign and to either side.

Related to the requests of the petitioner, RWE Design Build, for approval of the **Exterior Appearance** to allow the construction of a 2-story orthodontics office in the C5B Central Service Subdistrict, all in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings of Fact:

1. That the proposed development is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

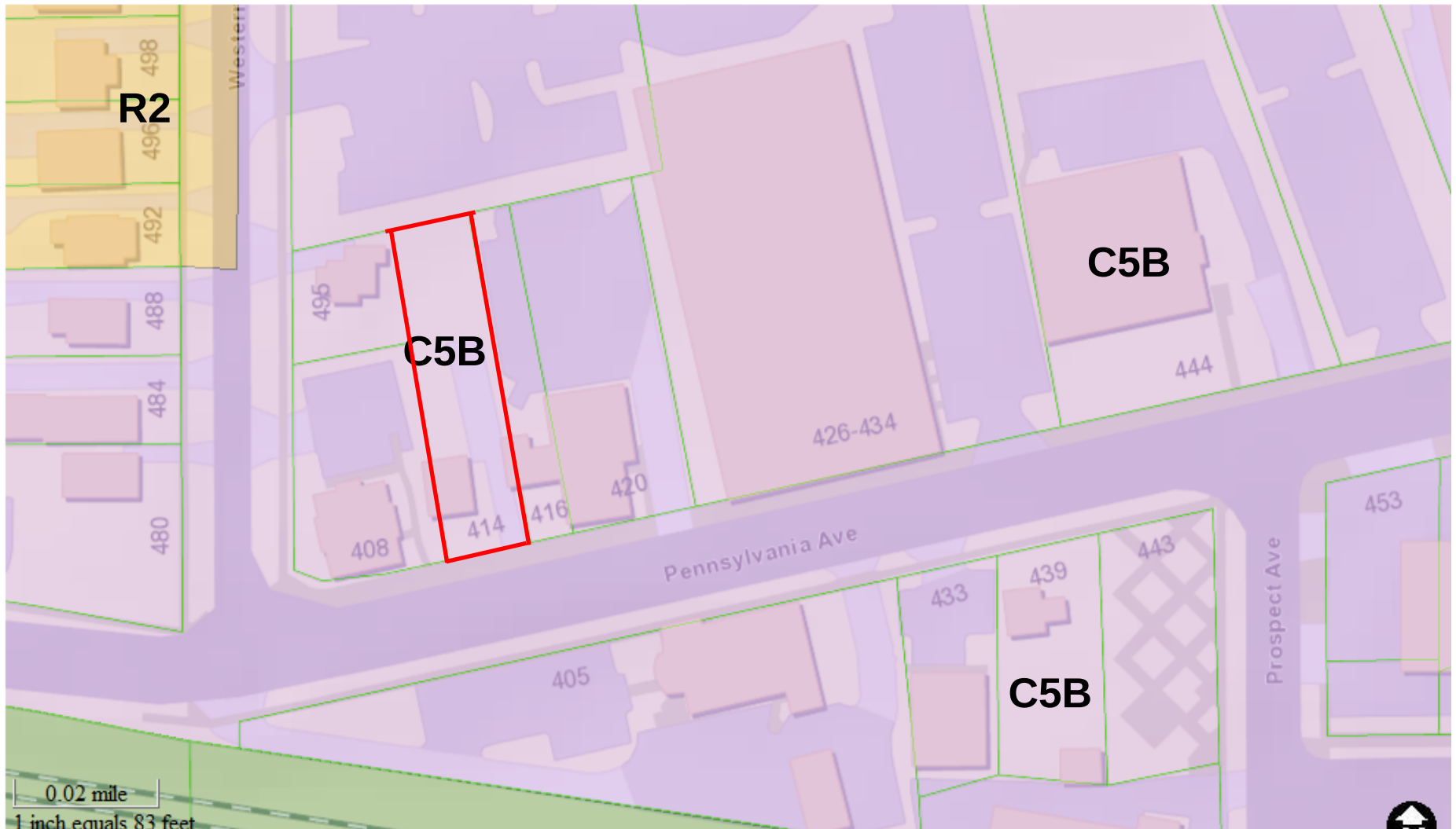


Map created on December 18, 2020.

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Map created on December 18, 2020.

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VILLAGE OF GLEN ELLYN

Planned Unit Development Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: 09/20/20 Application No. _____

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

Name of Applicant: RWE Design Build

Address of Applicant: 16W361 S Frontage Rd - Burr Ridge, IL 60427

Business Phone: 630-743-0883 (Mobile): 630-632-0883

Email: jason@rwedesignbuild.com (Fax): _____

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

Name of Owner(s): Park Boulevard Property LLC

Address: 414 Pennsylvania Ave - Glen Ellyn, IL 60137

Legal Description of Property:

Lot 25 in Block 17 of County Clerk's Second Assessment Division in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, According to the Plat thereof recorded July 3, 1906 as

Zoning Classification: C5B Central Business District Property Size/Area: 50' x 200' 10,000 sf

Present Use: Commercial

Requested Use/Construction:

**Commercial, Orthodontist
Construction Type VB**

Estimated Date to Start Construction: 04/01/21

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

Narrative Statement evaluating the economic effects of 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, 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:

Being on the peripheral one of the main downtown Glen Ellyn streets, our two-story proposed building will add to the vernacular. This portion of Pennsylvania Ave is unofficially becoming a medical & dental destination for the community. Nearby neighbors include a medical office building, general dentist and specialized dentist. These uses support each other and the people who frequent the area.

Environmental effects such as noise, glare or odors would not change from the existing condition. There is an element of a larger amount of off-street parking on-site, but the majority looks out onto neighboring parking lots and three sides.

Being away from the busiest portions of the main street and downtown, traffic becomes more regular. This portion of Pennsylvania Ave does not include on-street parallel parking. The building is situated on the back portion of the lot with parking in the front.

(see attached complete narrative)

Describe How the PUD:

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:

Being on the peripheral one of the main downtown Glen Ellyn streets, our two-story proposed building will add to the vernacular. This portion of Pennsylvania Ave is unofficially becoming a medical & dental destination for the community. Nearby neighbors include a medical office building, general dentist and specialized dentist. These uses support each other and the people who frequent the area.

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 many neighboring buildings on both sides of the street being a large variety of materials & proportions. Proposed project will include natural Stone, fiber cement siding, gable roofs, and expansive glass which are harmonious with existing character and will not change the essential character of the same area.

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

The orthodontist practice will have M-F hours from morning to early evening. The Clientele ranges from children to adults. This group of people & building location would not bring any additional hazard or disturbance to neighboring uses. The completed traffic study concluded that the development is expected to have negligible effect on the surrounding traffic.

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 existing site is adequately served by essential public services and utilities to meet the needs of the proposed use and building. Site drainage will be designed per Glen Ellyn's regulations. The development is relocating an existing business and there is likely to no increase in needed services. The completed traffic study concluded that the development is expected to have negligible effect on the surrounding traffic.

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:

As mentioned in #4 above, the site is being developed with public services in mind, and we do not believe the layout will add any excessive requirements.

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:

There would not be any smoke, fumes, glare or odors from this property. Noise would not be anything out of the ordinary for a parking lot layout. Traffic should remain roughly similar. The completed traffic study concluded that the development is expected to have negligible effect on the surrounding traffic.

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 property will include an almost 120' long 2-way driveway with parking to one side. Cars will be able to pull completely into the property to park or drop off, and can turn around and exit.

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

We have engaged a civil engineer to examine various strategies to meet Glen Ellyn storm water control and management. The final engineered solution will not contribute to flooding on or off site.

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

This part of town has a few unofficially "historic" properties, and there are natural features across the main street slightly away from us. We believe this building will only add to the local aesthetic, and not result in any loss of character to the community. The Illinois Natural Heritage Database contains no record of State-listed or endangered species or land reserves in the vicinity of the project location.

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.

<u>11/16/20</u> Date	<u>Jason Sanderson</u> Print Name	<u></u> Signature of Applicant
<u>11-16-20</u> Date	<u>Adam Saylor</u> Print Name	<u></u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

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

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

CLEAR PAGE

Date filed: 08/28/19 Application No. _____

Common Name of PUD: Orthodontic Development

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

Name of Applicant: RWE Design Build

Address of Applicant: 16W361 S Frontage Rd - Burr Ridge, IL 60527

Business Phone: 630-734-0883 (Mobile): 630-632-0883

Email: jason@rwedesignbuild.com (Fax): 630-734-0884

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

Name of Owner(s): Park Boulevard Property LLC

Address: 414 Pennsylvania Ave - Glen Ellyn, IL 60137

Legal Description of Property:

Lot 25 in Block 17 of County Clerk's Second Assessment Division in Section 11, Township 39 North, Range 10, East of the

Zoning Classification: C5B Business District Property Size/Area: 50' x 200' 10,000 sf

Requested Use/Construction:

**Commercial, Orthodontist
Construction: Type VB**

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: 04/01/21

11/16/20
Date

 Jason Sanderson
Signature of Applicant



VILLAGE OF GLEN ELLYN

Sign Variation Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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: **RWE Design Build**

Address: **16W361 S Frontage Rd - Burr Ridge, IL 60427**

Phone No.: **630-743-0883** Fax No.: **630-632-0883**

E-mail: **jason@rwedesignbuild.com**

Ownership Interest in the Property in Question: _____

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

Park Boulevard Property LLC
Adam Saylor
456 Park Blvd - Glen Ellyn, IL 60137

II. PROPERTY INFORMATION

Common address: **414 Pennsylvania - Glen Ellyn, IL 60137**

Permanent tax index number: **05-11-310-037** Zoning classification: **C5B**

Present use: **Residential**

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 variation from 4-5-4(R)3 to allow a monument sign to be setback 2 feet 6 inches from the property line where 5 feet is required.

Sign Variance Request: Applicant is requesting to reduce the freestanding setback from 5' to 2'-6" from the property line.

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 states signage is intended to help people find what they need without difficulty or confusion. The purpose of our request is to provide visible signage on Pennsylvania Avenue for the business. There is only one proposed sign for the project and it has been designed to match building architecture.

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:

The proposed site is unusually narrow and has limited access off of Pennsylvania Avenue. The location of the proposed monument sign is limited to a small area in front of the proposed parking along Pennsylvania Avenue that is within the required set back.

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 applicant has relocated the proposed sign east of the originally proposed location to ensure it is out of the view triangle from the proposed drive to Pennsylvania. This location will not have an adverse impact on the surrounding area.

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 proposed sign is designed to match the architecture of the existing building and will meet all other regulations therefore will not negatively impact character of the surrounding area.

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

The applicant has relocated the proposed sign east of the originally proposed location to ensure it is out of the view triangle from the proposed drive to Pennsylvania. This location will not have adverse impact on the surrounding area.

- 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 proposed monument signage is intended to help people find the business without difficulty or confusion. The applicant feels the building is set to far back behind the adjacent buildings to provide reasonable visibility.

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 hardship had not been created by the applicant or other person. The hardship is caused by a narrow lot with limited access that requires parking that pushes the proposed building towards the rear of the property with more limited visibility.

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

The applicant is requesting a 50% reduction of the required setback that allows minimum clearance for the sign foundation and the adjacent proposed parking but permits proposed landscaping in front of sign and to either side.

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:

The applicant feels the requested variation allows the proposed business to adequately identify itself to the public. An alternative building sign set back over 100' between two adjacent structures would cause hardship to the proposed business

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

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.

<u>11/16/20</u>	Jason Sanderson	
Date	Print Name	Signature of Applicant
<u>11-16-20</u>	Adam Saylor	
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

SIGNAGE WORKSHEET

**List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility**

CLEAR PAGE

FACILITY TYPES:

- ☒ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment in one building on one property)
- ☐ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment if more than one establishment is in the building or on the property)
- ☐ **MULTI-TENANT DEVELOPMENT** (For a development with more than two establishments on one property)
- ☐ **OFFICE COMPLEX** (For a development with more than one business office on one property)
- ☐ **RESIDENTIAL DEVELOPMENT** (For a development with more than twenty dwelling units on one property)
- ☐ **MULTI-FAMILY DWELLING** (For a development with more than three dwelling units on one property)
- ☐ **PARK OR PUBLIC RECREATION FACILITY**
- ☐ **OTHER FACILITY - DESCRIBE:** _____

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☒	☐	Freestanding	7'-0" x 2'-2"	15.2 sf	4'-5"
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	☐	☐				
Words/Symbols:						



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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: 09/14/19 B: Application No. _____

C. Project Name: Saylor Orthodontics

D. Project Description:

New Construcction - Orthodontics office

E. Address of Property: 414 N Pennsylvania Ave - Glen Ellyn, IL 60137

F. Permanent Index No.: 0511310037 G. Zoning: C5B Central Business

H. Name of Applicant: RWE Design Build

I. Address of Applicant: 16W361 S Frontage Rd - Burr Ridge, IL 60527

J. Phone No. (Business): 630-734-0883 (Home) _____

K. (Mobile) 630-632-0883 (Other) _____

L. Fax No.: 630-734-0884

M. E-mail Address of Applicant: jason@rwedesignbuild.com

N. Name of Property Owner: Park Boulevard Property LLC

O. Address of Property Owner: 215 Regent St - Glen Ellyn, IL 60137

P. Phone No. (Business): 630-858-0850 (Home) _____

Q. E-Mail Address of Property Owner: dr.adamsaylor@gmail.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 architectural style was chosen by the Architect & Client in order to conform to and enhance the surrounding context of Glen Ellyn. The transistional style facade blended with surrounding residential style appropriate for the character of the streetscape and the building's intended use. The design intent which not only plans to enhance the proposed use, also is economically viable and lends itself to alternative uses in the future.

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

The site being directly adjacent to residential and commercial use building is surrounded by a range of traditional and contemporary styles. Some styles within the block include influence fro Tudor, Craftsman, Colonial, Federal, Farmhouse and Italianate architectural styles.

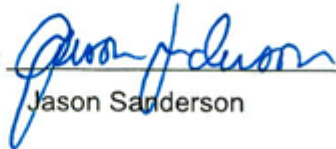
The feel of the surrounding context is turn of the century with contemporary elements where common exterior materials such as stone, brick, plank siding and stucco are prevalent.

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

**The project reflects the essential character of the downtown
A cohesive facade color scheme is used
Exterior materials comprise of brick, stone & siding
A clear definition of roof planes with decorative cornice detailing is present
A well-defined entrance with an inset door & canopy to protect from wind & rain
Completely enclosed refuse
Native landscaping consisting of shrubs & ornamental grasses to complement & enhance the facade & streetscape**

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

Any deviations from the Appearance Review Guidelines pertain to retaining the architectural style of the existing residential barn-style building. Although there were some elements retained, such as the use of siding of similar type and texture as well as the incorporation of residential scaled proportions, the existing building style did not translate with the proposed building size.

Signature: 
Jason Sanderson

Date: 11/16/20

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: **Orthodontist Office building**
II. _____

III. OWNER:

- A. Owner of Property: **Park Boulevard Property LLC, Adam Saylor**
- B. Owner's Address: **215 Regent St - Glen Ellyn, IL 60137**
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: **630-858-0850**
- E. Owner's E-mail: **dr.adamsaylor@gmail.com**
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: **RWE Design Build, Jason Sanderson**
- B. Petitioner's Address: **16W361 S Frontage Rd - Burr Ridge, IL 60527**
- C. Petitioner's Home Phone Number: **630-632-0883**
- D. Petitioner's Work Number: **630-734-0883**
- E. Petitioner's E-mail: **jason@rwedesignbuild.com**

V. LOCATION OF PROPERTY:

- A. General Location of Property: **414 N Pennsylvania Ave - Glen Ellyn, IL 60137**
- B. Acreage of Parcel: **0.23 acres**
- C. Permanent Index Number(s): **0511310037**
- D. Legal Description (Please attach)

VI. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village

without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.



Petitioner Jason Sanderson


Owner Adam Saylor
Date: 11/16/20

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Michael Matthys, and I hold the position of _____ for _____ ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: _____

Title: Architect

Applicant's Name: Michael Matthys

Subscribed and sworn to me this

16th day of Nov, 2020.

Terril Medendorp
Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Adam Saylor, and I hold the position of _____ for _____ ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
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6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Adam Saylor

Title: President

Applicant's Name: Adam Saylor

Subscribed and sworn to me this

16th day of Nov, 2020.

Terril L. Medendorp
Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Jason Sanderson, and I hold the position of _____ for _____ ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
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6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name:

Title:

Applicant's Name:

Subscribed and sworn to me this

16th day of Nov, 2028.

Terril Medendorp
Notary Public



AFFIDAVIT OF AUTHORIZATION

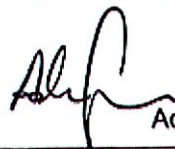
CLEAR PAGE

I, Park Boulevard Property LLC owner of the property described as

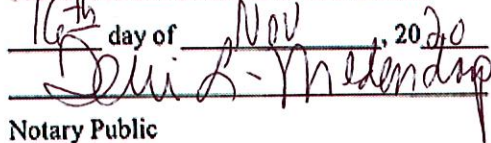
Lot 25 in Block 17 of County Clerks second assessment Division in Section 11, Township 39 north, Range 10 East of the 3rd Principle Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88052, in DuPage County, IL

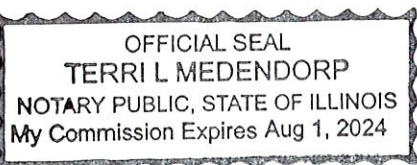
verify that RWE Design Build

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


Adam Saylor
OWNER SIGNATURE

Subscribed and sworn to before me this

16th day of Nov, 2020

Notary Public



OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: **414 Pennsylvania Ave - Glen Ellyn, IL 60137**

Legal Description: **Lot 25 in Block 17 of County Clerks second assessment Division in Section 11, Township 39 North, Range 10 East of the 3rd**

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: **Adam Saylor** Address: **456 Park Blvd - Glen Ellyn, IL 60137** % **100**

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Fidelity National Title Company, LLC

20 N Clark St., Ste 220, Chicago, IL 60602

Phone: (312)621-5000 | FAX: (312)621-5033

MASTER STATEMENT

Settlement Date: December 28, 2018
Disbursement Date: December 28, 2018

Escrow Number: DWCS170485470
Escrow Officer: Kim Kowal
Email: Kimberly.Kowal@fnf.com

Buyer: Park Boulevard Property LLC
456 N Park Blvd
Glen Ellyn, IL 60137

Seller: U.S. Bank Trust National Association
3217 S Decker Lake Drive
Salt Lake City, UT 84119

Property: 414 Pennsylvania Avenue
Glen Ellyn, IL 60137
TAX ID: 05-11-310-037

SELLER		BUYER	
\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION			
	353,300.00	Sale Price of Property	353,300.00
		Deposit or earnest money	10,440.00
		Retained by EM/ Codilis	
PRORATIONS/ADJUSTMENTS			
11,758.98		County Taxes 01/01/18 to 12/28/18	11,758.98
TITLE & ESCROW CHARGES			
75.00		Title - Abstract/Search Fee to Servicelink, LLC	
		Title - CPL Fee to Buyer to Fidelity National Title Company, LLC	25.00
50.00		Title - CPL Fee to Seller to Fidelity National Title Company, LLC	
712.50		Title - Escrow Fees - Borrower to Fidelity National Title Company, LLC	712.50
150.00		Title - Policy Update Fee to Servicelink, LLC	
3.00		Title - State of Illinois Policy Registration Fee to Servicelink, LLC	
50.00		Title - Wire Transfer Service Fee to Fidelity National Title Company, LLC	40.00
2,020.00		Title - Owner's Title Insurance to Servicelink, LLC	
		Policies to be issued:	
		Owners Policy	
		Coverage: \$353,300.00 Premium: \$2,020.00	
		Version: ALTA Owner's Policy 2006	
GOVERNMENT CHARGES			
54.00		Recording Fees (\$108.00)	54.00
		Deed	\$54.00
		Deed	\$54.00
176.75		County Transfer Tax to MYDEC DuPage County	
		Transfer Stamps	
353.50		State Transfer Tax to MYDEC DuPage County	
		Transfer Stamps	



**Ground Up Development
Dr Adam Saylor
414 Pennsylvania Ave Glen Ellyn, IL 60137**

The proposed project on 414 Pennsylvania Ave consists of a new two story ground up development and the demolition of an existing two-story residential building. The proposed use is an orthodontic office designed for the CB5 zoned Central Business District where permitted uses include business and professional service. The proposed orthodontic service blends into the overall zoning district as well as the localized unofficial medical and dental blend of uses combined at this end of Pennsylvania Avenue.

The property will include a 120' long two-way driveway with parking to one side of the lot. There will be 12 total parking spots meeting the ratio of 1 space per 200 GSF of clinical space. The orthodontist's practice will have M-F hours from morning til early evening with clientele ranging from children and teens up to adults. The practice will have one practitioner and plans to grow to a maximum of two practitioners. The only access to and from the site is on the main street, Pennsylvania Ave, not disturbing nearby residential or adding any additional traffic to what is already in the vicinity. Cars will be able to pull completely into the property to park or drop-off and can turn around and exit. Environmental effects such as noise, glare, or odors would not change from the existing condition.

The proposed architectural style was chosen by the architect and client in order to conform to and enhance the surrounding context of Glen Ellyn. Our proposal includes a building sign with a cohesive façade color scheme comprised of light-colored metal blended with Stone walls Matching the building. The proposed transitional architectural style is appropriate for the character of the neighborhood and the building's intended use. A covered porch style entrance as well as completely enclosed refuse and native landscaping was incorporated in the design to complement and enrich the existing streetscape. The design intent which not only plans to enhance the proposed use, also is economically viable and lends itself to alternative uses in the future.

Being on the peripheral one of the main downtown Glen Ellyn streets, our proposed building will add to the vernacular and reflect the essential character of the downtown. This portion of Pennsylvania Ave is unofficially becoming a medical and dental destination for the community with neighbors that include a medical office building, general dentist, and specialist dentist. These uses support each other and the people who frequent the area which is why we believe this Medical/Dental use is appropriate for this site.



Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

The proposed use is business, orthodontist office.

1. A deviation table 10-5-5(B)4(39) to allow a refuse container in front of the building where it is only permitted in the side or rear yard.

Trash enclosure must be in front yard for access. 20' side yard is not attainable due to lot width only being 50' wide. The lot width does not provide adequate access to the rear or side yard of the property to allow refuse enclosure to be located anywhere other than front yard.

2. A deviation from section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row.

Parking island requirement could be met but parking would have to be reduced below the zoning requirement for the propose use. The proposed use requires 12 parking spaces. Lot width of 50' allows for two way parking aisle with parking on one side.with a balance of 5'-7". In order to fit the required 12 spaces parking does not allow for required landscape island width.

3. A deviation from Section 10-4-17-2(C)3(d)(2) to allow an accessory building less than 60 feet from the front lot line and less than 3 feet from the side lot line.

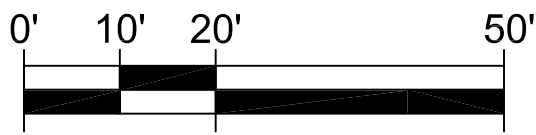
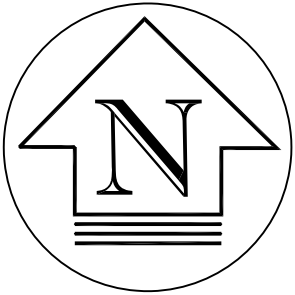
Trash enclosure must be in front yard for access.

4. Section 10-5-4(A)4(C) to allow the refuse enclosure to be closer than 3 feet from the side property line.

The proposed trash enclosure is in close proximity to the adjacent lot conforming side yard location. The requests is to accommodate trash refuse on an abnormally narrow commercial lot with access.

5. A deviation from section 10-4-17-2(D)1(d) to allow a commercial property with a side yard setback of 3' adjacent to a lot which is zoned for residential use where a 20ft setback and a landscaped visual buffer is required.

20' sideyard not possible to achieve with 50' lot.



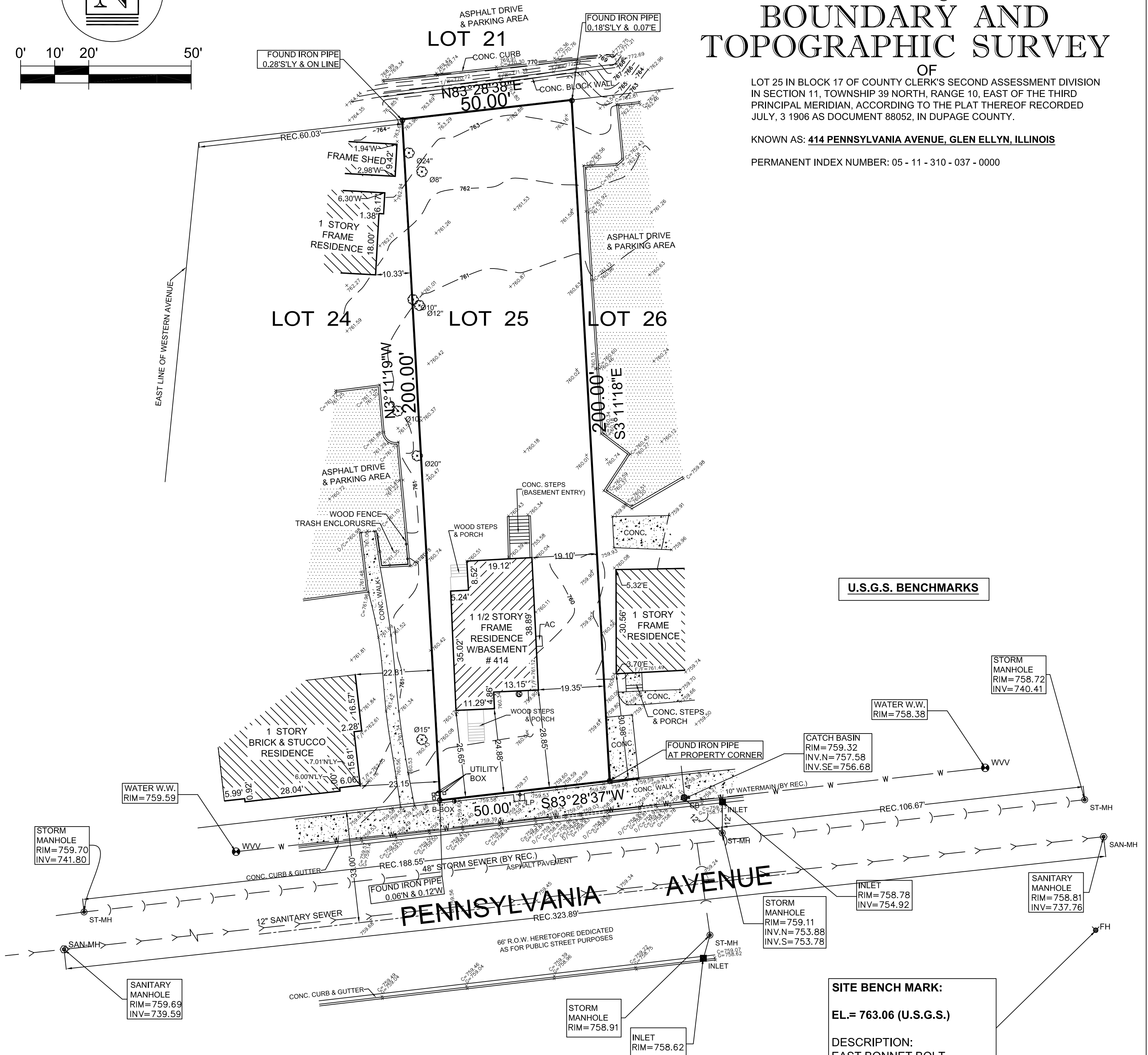
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
LOT 25 IN BLOCK 17 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION
IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JULY, 3 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY.

KNOWN AS: 414 PENNSYLVANIA AVENUE, GLEN ELLYN, ILLINOIS

PERMANENT INDEX NUMBER: 05 - 11 - 310 - 037 - 0000



U.S.G.S. BENCHMARKS

SITE BENCH MARK:
EL.= 763.06 (U.S.G.S.)
DESCRIPTION:
EAST BONNET BOLT
ON FIRE HYDRANT.

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	B-BOX B-BOX
	FH FIRE HYDRANT
	LP LIGHT POLE
	GV GAS VALVE
	C= CURB
	G= GUTTER
	T/F TOP OF FOUNDATION
	F/F FINISH FLOOR

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

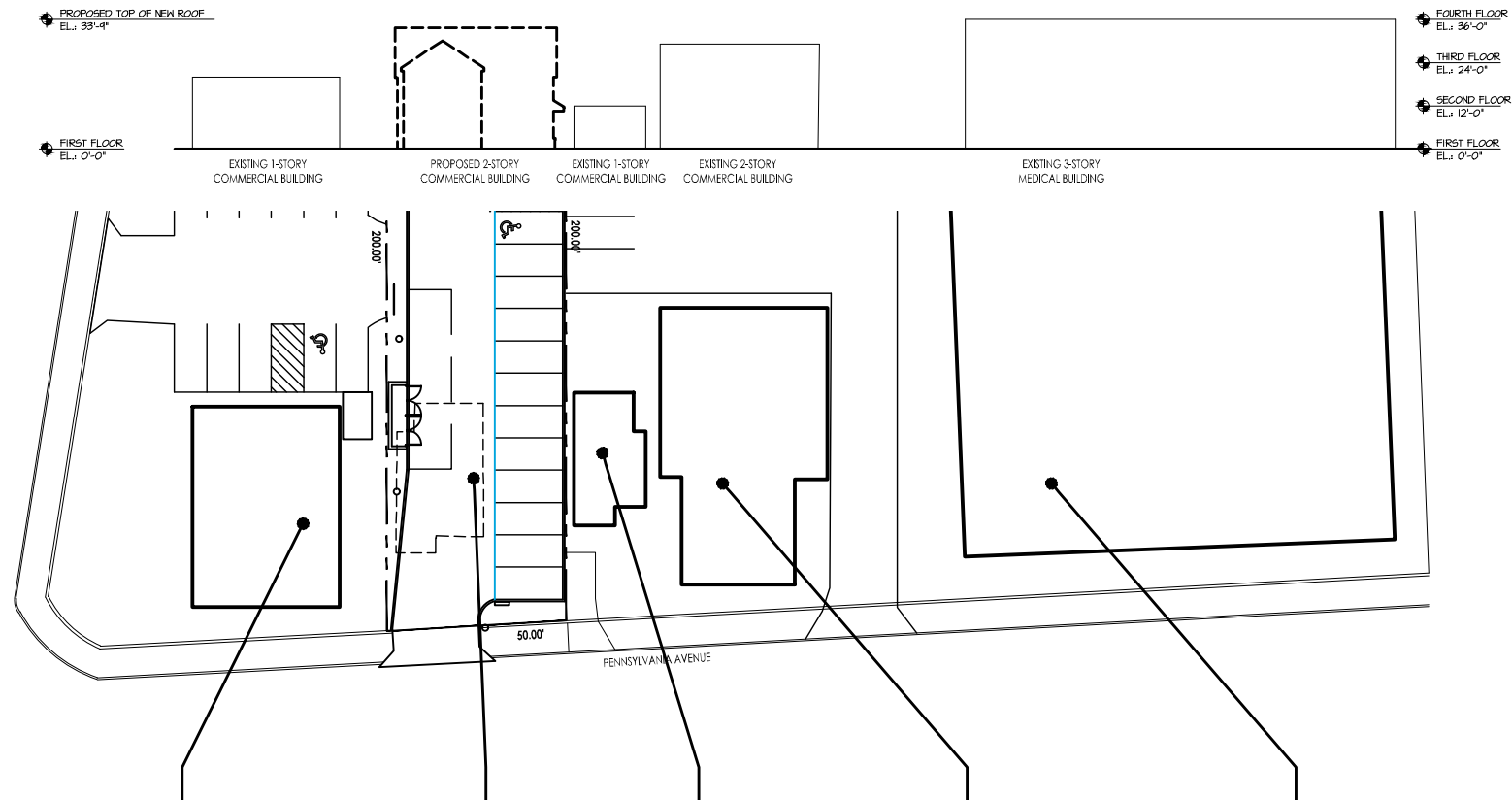
RIVER FOREST, ILLINOIS, AUGUST 28, A.D. 2020.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



ORDERED BY: ADVANTAGE CONSULTING ENGINEERS		
SCALE : 1" = 20'		
DATE : AUGUST 28, 2020		
FILE No.:	9/11/20	REVISED
2020 - 27861	DATE	REVISION

P:\2020\2020-0058\Unlabeled Files\Preliminary\2020-0058 site conditions 2020-12-07.dwg 12/8/2020 2:54 PM M02064 PD-0.3



IMMEDIATE SURROUNDING CONTEXT



ADDITIONAL SURROUNDING CONTEXT

Saylor Murphy
Orthodontics
414 Pennsylvania Ave.
Glen Ellyn, IL 60137

DATE	DESCRIPTION
06-28-2020	FOR REVIEW
07-13-2020	VILLAGE SUBMITTAL
10-30-2020	CLIENT REVIEW
11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL

2020-0058
PROJECT NUMBER

12-8-2020
DATE

BH, MG
DRAWN BY

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ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, APPROPRIATIONS
AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS
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TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

SURROUNDING
CONDITIONS
PLAN

SHEET NUMBER
PD-0.3

REFERENCE DET. / SHEET

LG

LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE
DESIGN BUILD

FOR

20-061

20-061
MURPHY DENTAL
DEC. 07, 2020

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

www.aceng.us

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Page 299 of 39

#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER VILLAGE	11/06/20
2	2,4,5,11	REVISED PER VILLAGE	12/07/20

DATE _____



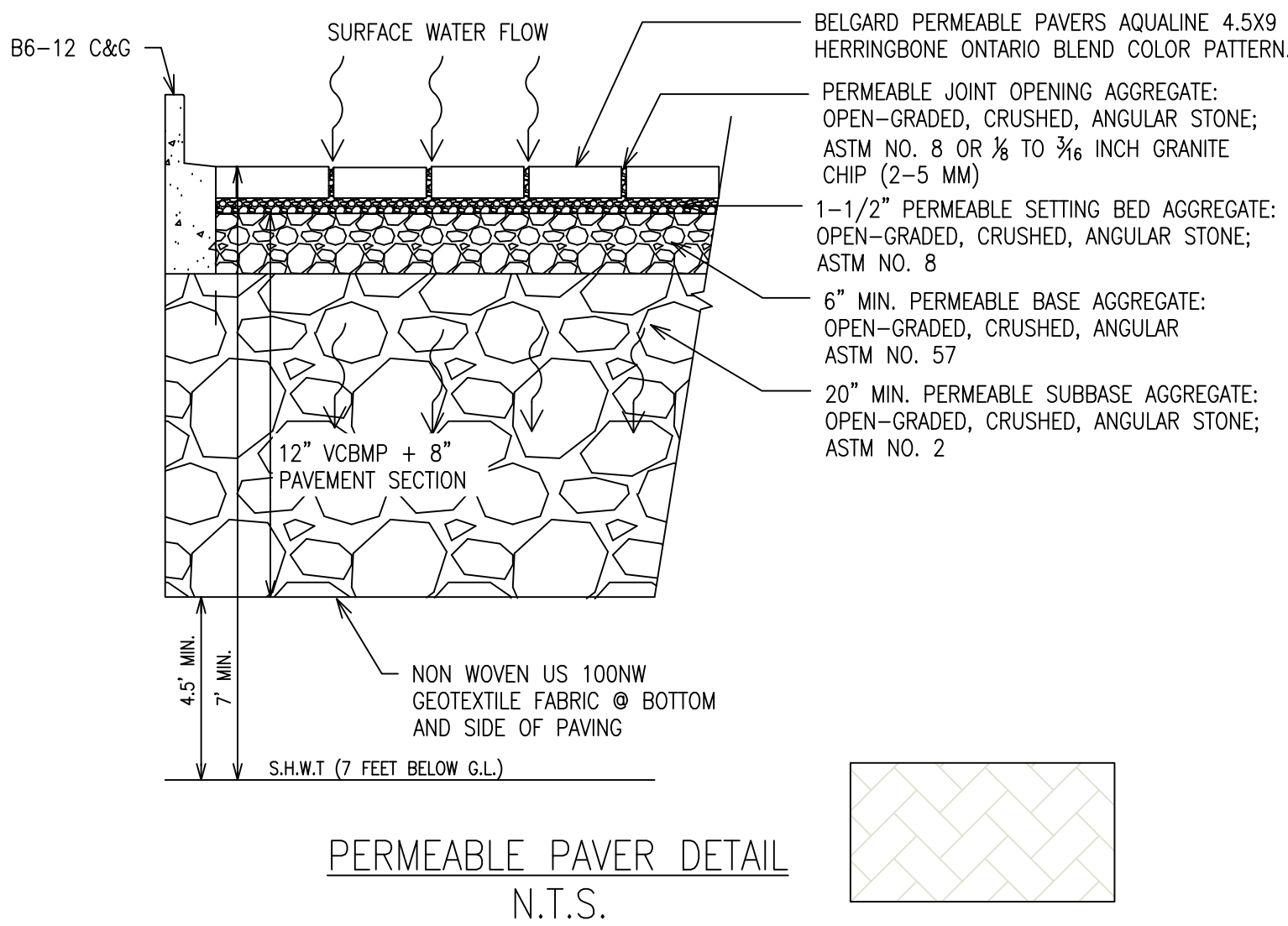
VCBMP VOLUME REQUIRED		
TOTAL IMPERVIOUS AREA (EXCL. PERM. PAVERS)	6439	S.F.
VCBMP RATE REQUIRED	1.25	INCH
VCBMP VOLUME REQUIRED	671	C.F.
VCBMP VOLUME REQUIRED	0.015	AC FT
VCBMP VOLUME PROVIDED		
AREA OF INFILTRATION TRENCH	2,035	S.F.
DEPTH OF CA-7 STONE	1.000	FT
VOLUME OF CA-7 STONE	2,035	C.F.
VOID RATIO	0.360	
VCBMP VOLUME PROVIDED =	733	C.F.

IMPERVIOUS AREA SUMMARY		
AREA	EXISTING	PROPOSED
BUILDING	954	2,890
CONC. STEPS	84	-
REAR PORCH	38	-
FRONT PORCH	43	-
A/C PAD	5	16
PAVEMENT	-	3,111
PERMEABLE PAVEMENT	-	2,035
SIDEWALK	-	266
DUMPSTER PAD	-	100
BIKE RACK/SIGN	-	56
TOTAL	1,124	8,474
SITE AREA	9,983	9,983
SITE COVERAGE	11.26%	84.88%

SANITARY FLOW CALCULATIONS				
TYPE	COUNT	UNIT	SANITARY FLOW RATE (GPD)	AVERAGE FLOW (GPD)
FLOOR AREA	2890	S.F.	0.25	723
TOTAL (GPD)				723
TOTAL (P.E.)				7

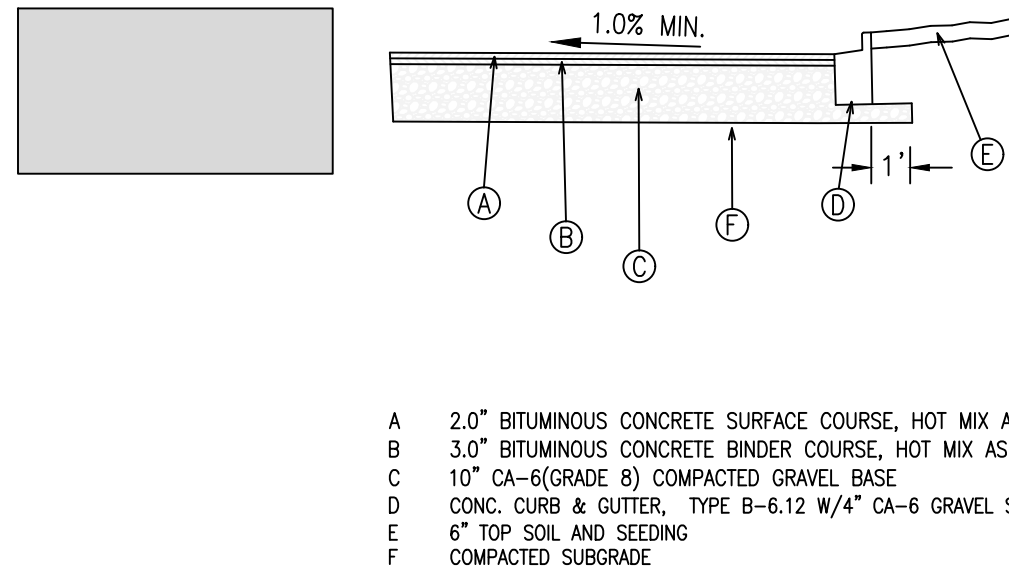
GENERAL NOTES

- ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, COUNTY CODE SHALL TAKE PRECEDENCE.
- ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL I.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NOTIFICATION OF COMMENCING CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
- ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED LOUGH OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
- OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICAODING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
- NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ANY DOWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
- CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
- WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND PATCHING OF DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
- THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.

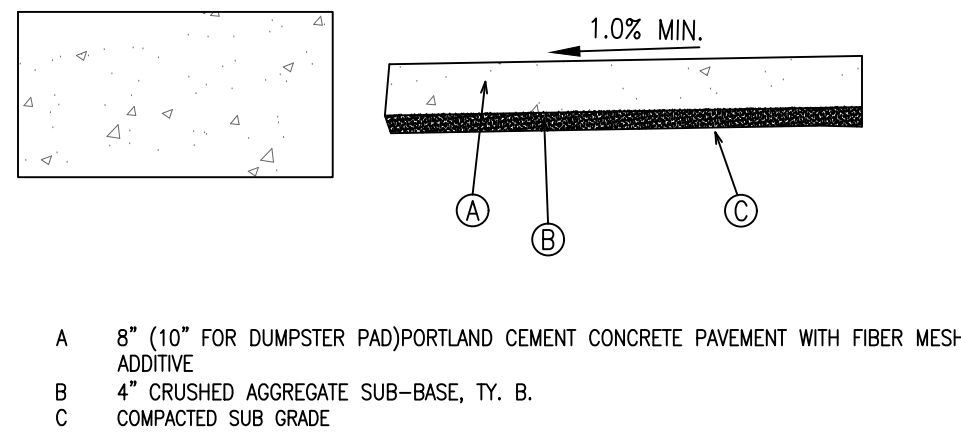


NOTES:

- ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
- COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
- MAINTAIN A MINIMUM VERTICAL DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
- THE MINIMUM AGGREGATE THICKNESS IS AFTER COMPACTION.



ASPHALT PAVEMENT SECTION



CONCRETE DRIVEWAY/DUMPSTER PAD SECTION

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LINDEN GROUP ARCHITECTS
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ORLAND PARK, ILLINOIS 60467
PHONE: (708) 799-4400
CONTACT: MICHAEL J. MATTHYS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	VALVE BOX	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT (TO SURFACE)	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, GROUND AT BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	AUTOMATIC SPRINKLER	
	MAILBOX	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL VAULT	
	TRAFFIC BOX	
	PEDESTAL	
	AIR CONDITIONER	
	WETLAND FLAG	
	TELEPHONE MANHOLE	
	ELECTRIC TOWER	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	GAS METER	
	GAS MANHOLE	
	WATER METER	
	HANDHOLE	
	IRON PIPE	

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GENERAL NOTES AND
TYPICAL SECTIONS

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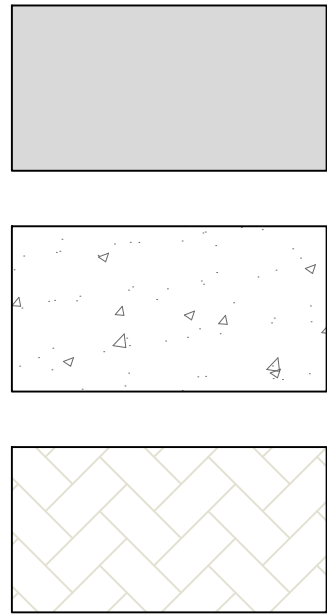
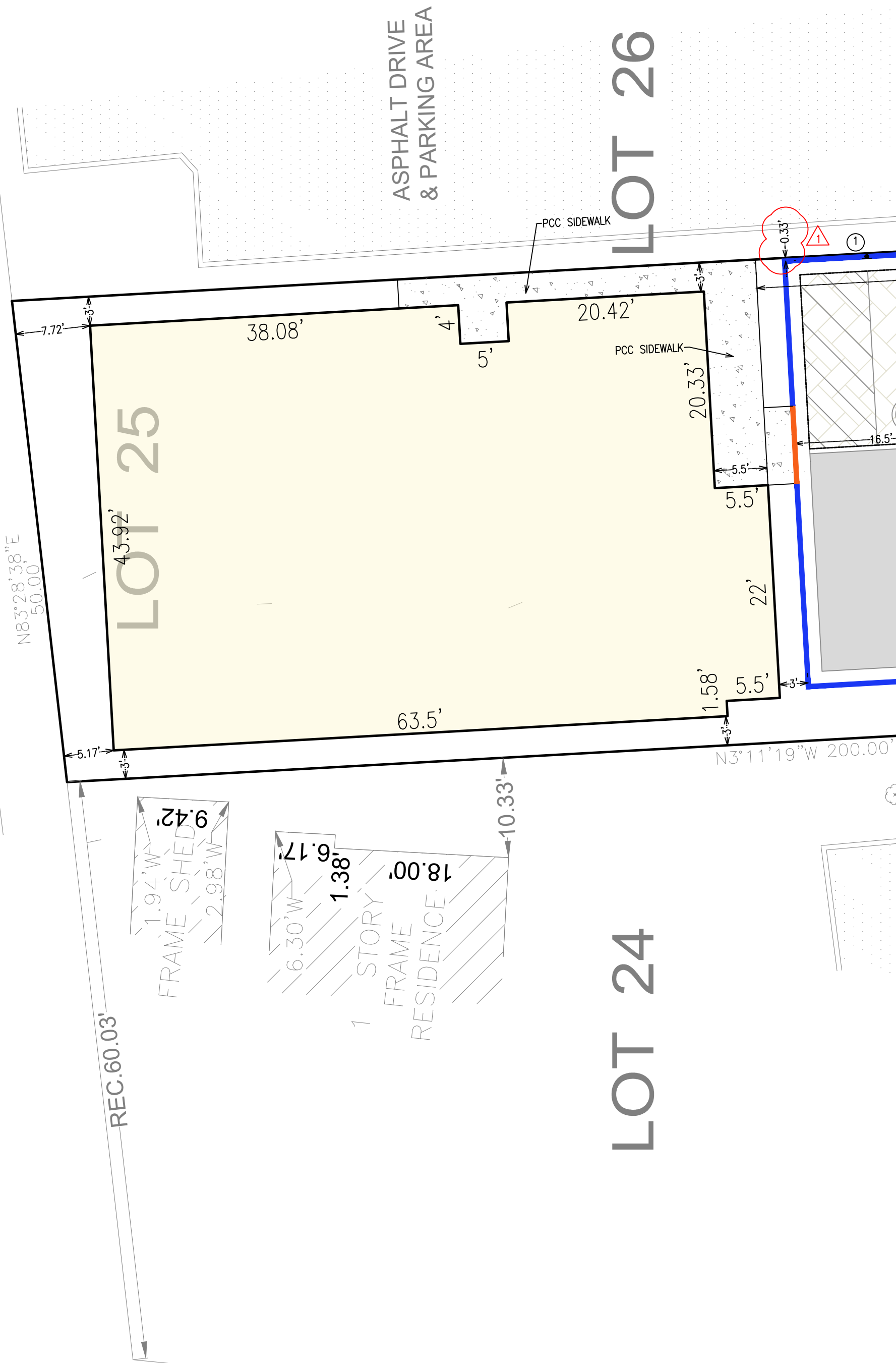
RWE
DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

SEPTEMBER 18, 2020
JOB: 20-061

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2 OF 11

ASPHALT DRIVE
& PARKING AREA
LOT 21



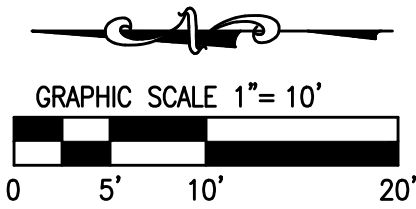
ASPHALT PAVEMENT SECTION

CONCRETE DRIVEWAY/DUMPSTER PAD

PERMEABLE PAVERS

WATER W.W.
RIM = 758.38

SITE E
EL.= 7
DESCI
EAST I
ON FIF



SIGN LEGEND:

① HANDICAP SIGN W/ \$350 FINE SIGN

GEOMETRIC NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
- ALL RADII ARE 3-FT UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
- THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- FOUNDATION, STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.

CURB LEGEND (COLOR CODED):

- B6-12 CURB & GUTTER (REVERSE PITCH)
- DEPRESSED CURB OR CURB OPENING
- TRANSITION CURB

66' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

REMARKS		DATE	NO.
REVISED PER VILLAGE		11/06/20	1.
REVISED PER VILLAGE		12/07/20	2.

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GEOMETRIC PLAN
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BURR RIDGE, ILLINOIS 60527

SEPTEMBER 18, 2020
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4 OF 11

ASPHALT DRIVE
& PARKING AREA

LOT 21

LOT 24

LOT 25

LOT 26

FF=760.80

ASPHALT DRIVE
& PARKING AREA

1 STORY
FRAME
RESIDENCE

1 STORY
BRICK & STUCCO
RESIDENCE

ASPHALT DRIVE
& PARKING AREA

WOOD FENCE
TRASH ENCLOSURE

1 STORY
FRAME
RESIDENCE

1 STORY
BRICK & STUCCO
RESIDENCE

CATCH BASIN
RIM=759.32
INV.N=757.58
INV.SE=756.68

STORM
MANHOLE
RIM=759.11
INV.N=753.88
INV.S=753.78

STORM
MANHOLE
RIM=758.91

INLET
RIM=758.62

66' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

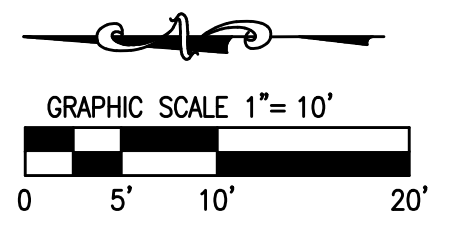
PENNSYLVANIA AVENUE

48" STORM SEWER (BY REC.)

12" SANITARY SEWER

CONC. CURB & GUTTER

CONC. CURB & GUTTER



GRADING NOTES:

1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS.
2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.

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DESIGN BUILD

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GRADING PLAN

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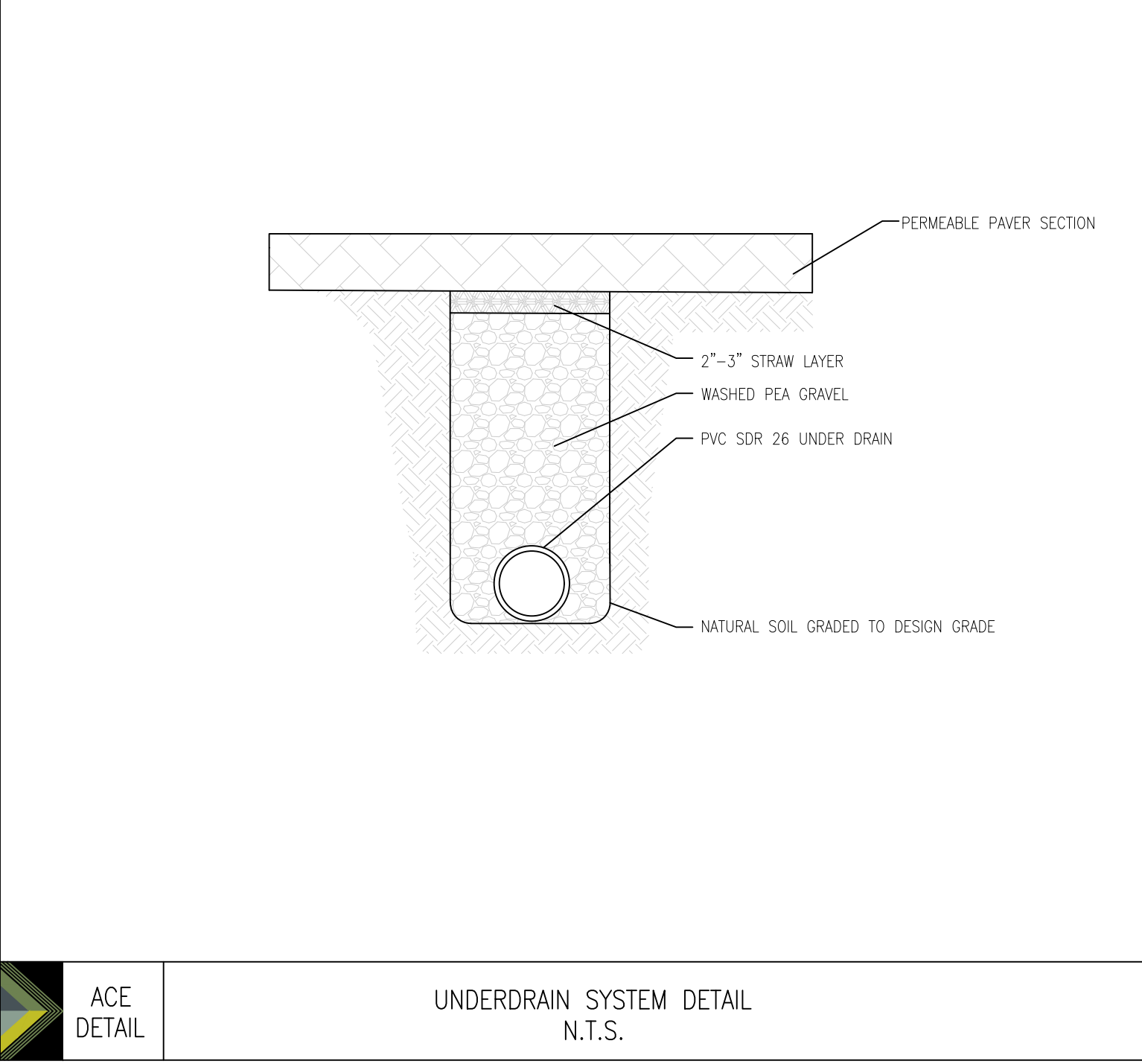
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7 OF 1

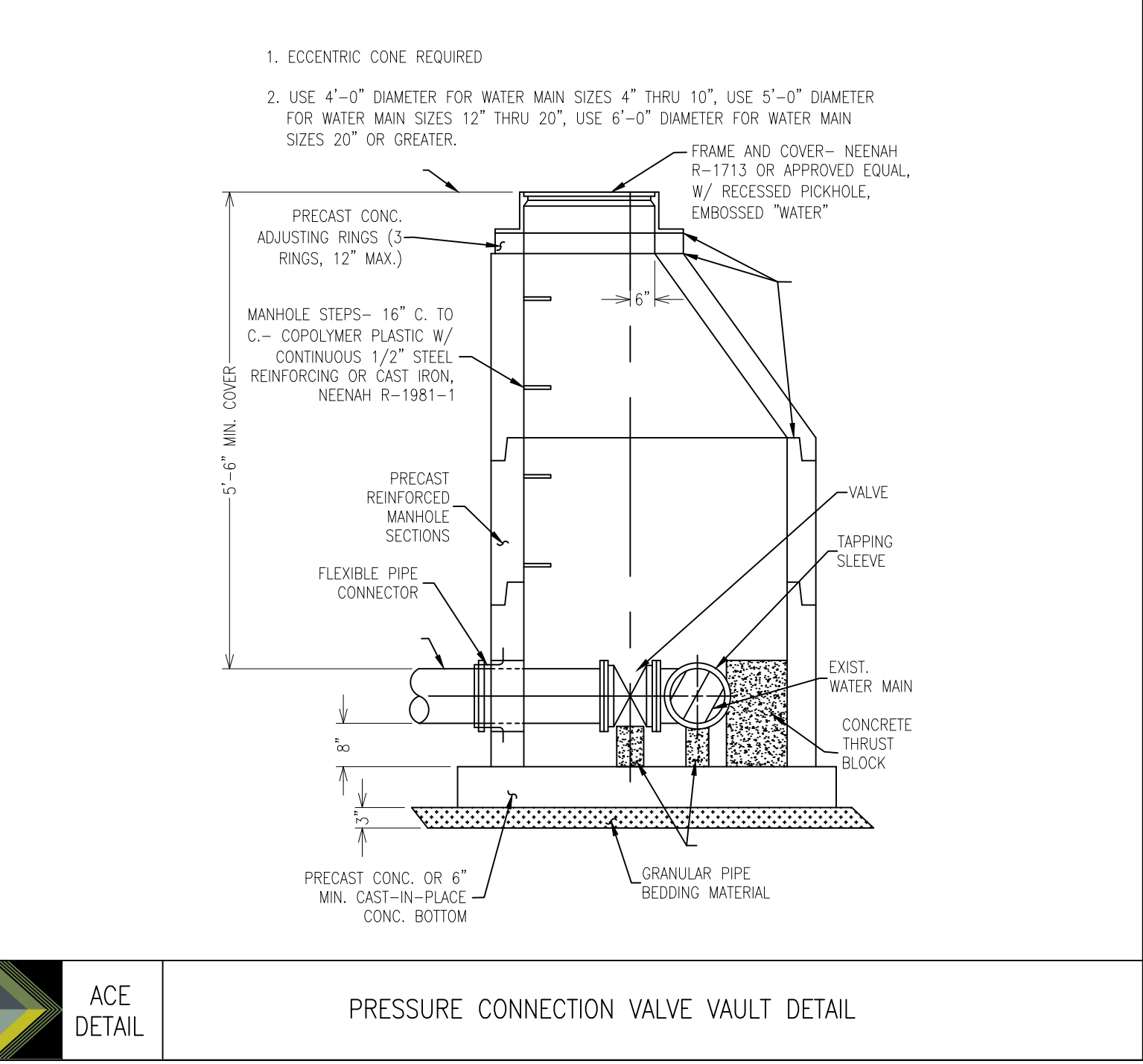
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REMARKS	REVISED PER VALJAE					
	DATE	11/06/20				
	NO.	1.				
ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 WWW.ADCPELUS						
SPECIFICATIONS SAYLOR MURPHY 414 PENNSYLVANIA AVENUE GLEN ELLYN, ILLINOIS 60137						
RWE DESIGN BUILD 16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527						
SEPTEMBER 18, 2020						
JOB: 20-061						
SHEET: S1						
8 OF 11						



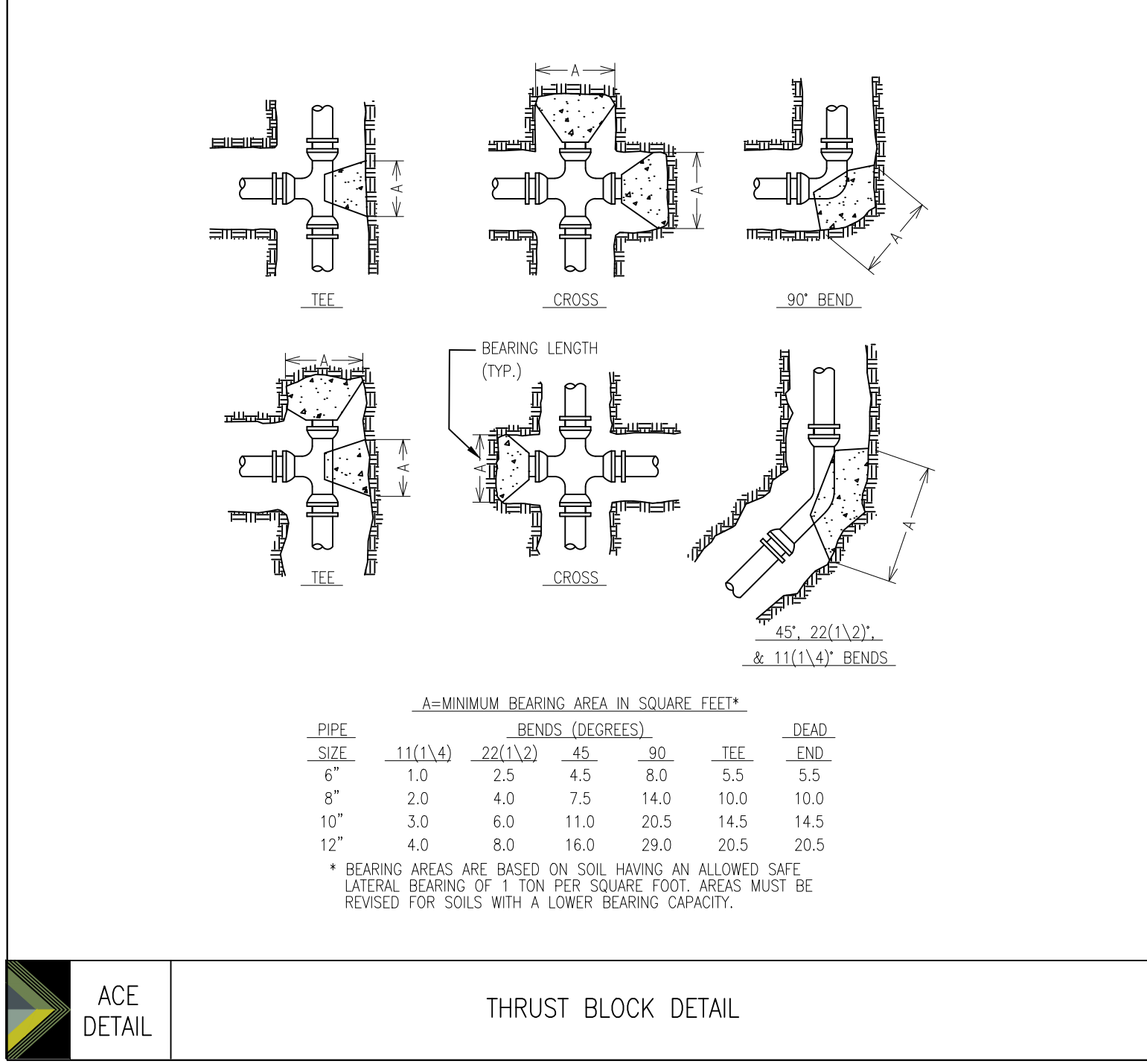
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DETAIL

UNDERDRAIN SYSTEM DETAIL
N.T.S.



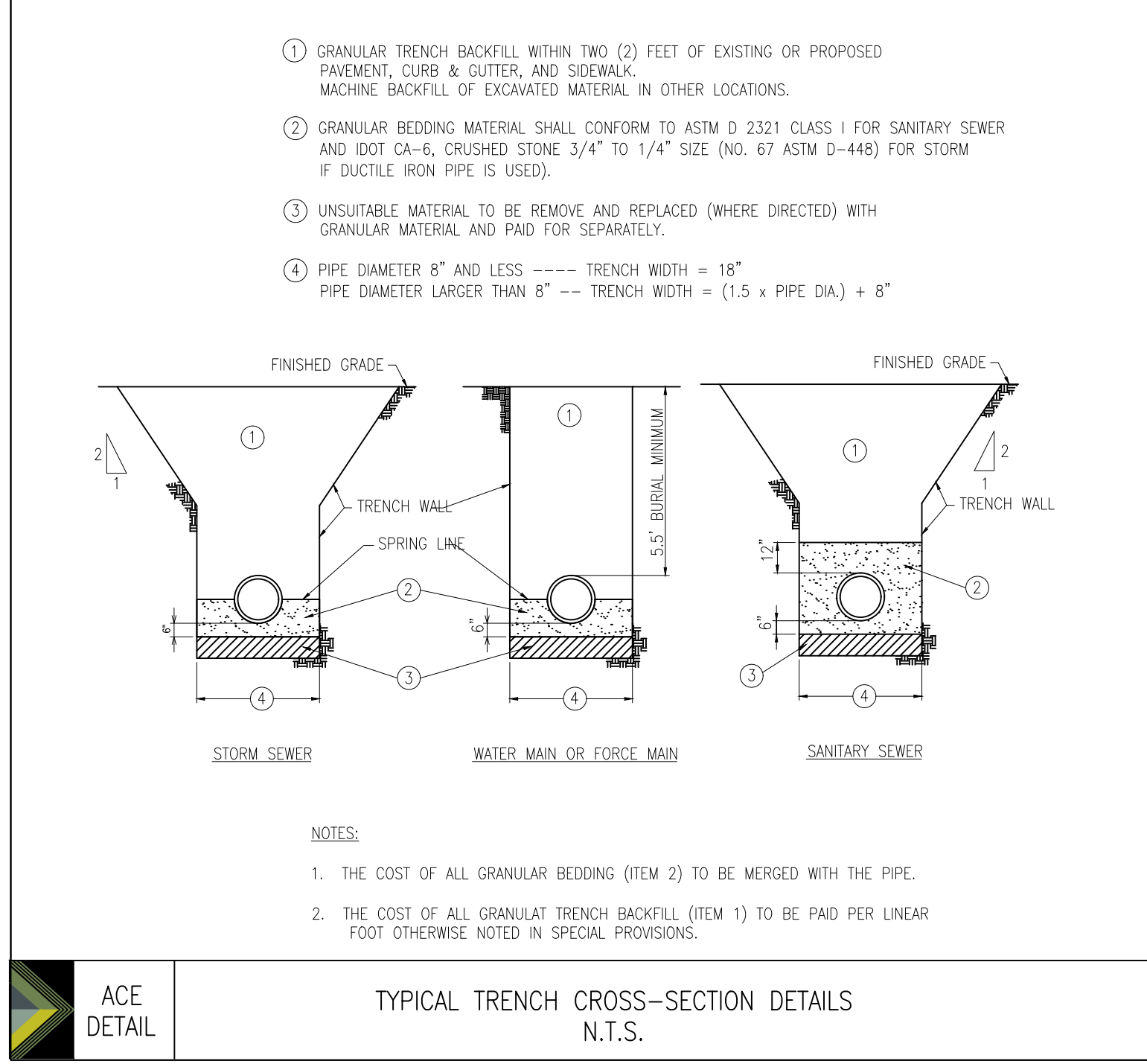
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PRESSURE CONNECTION VALVE VAULT DETAIL



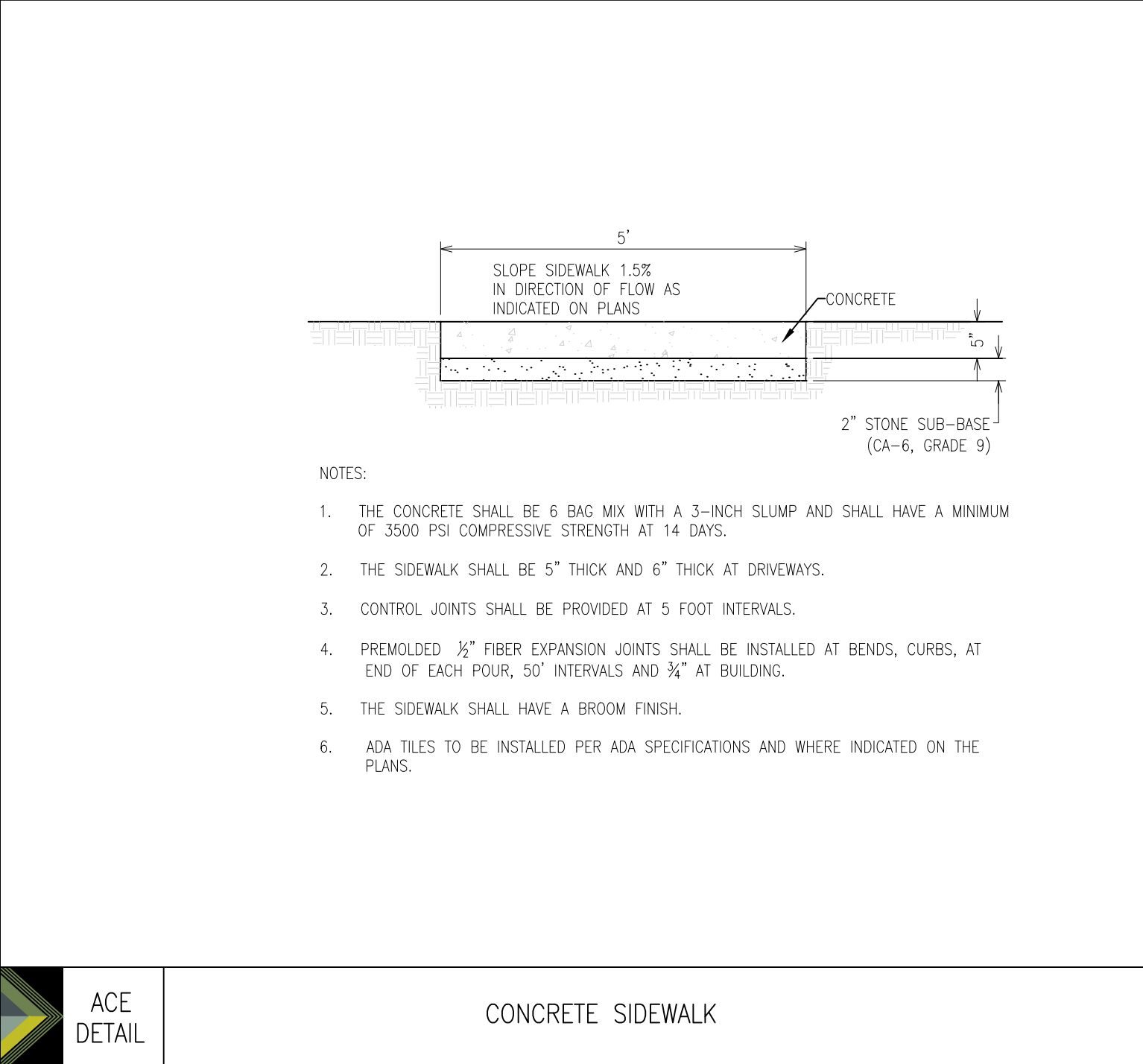
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DETAIL

THRUST BLOCK DETAIL



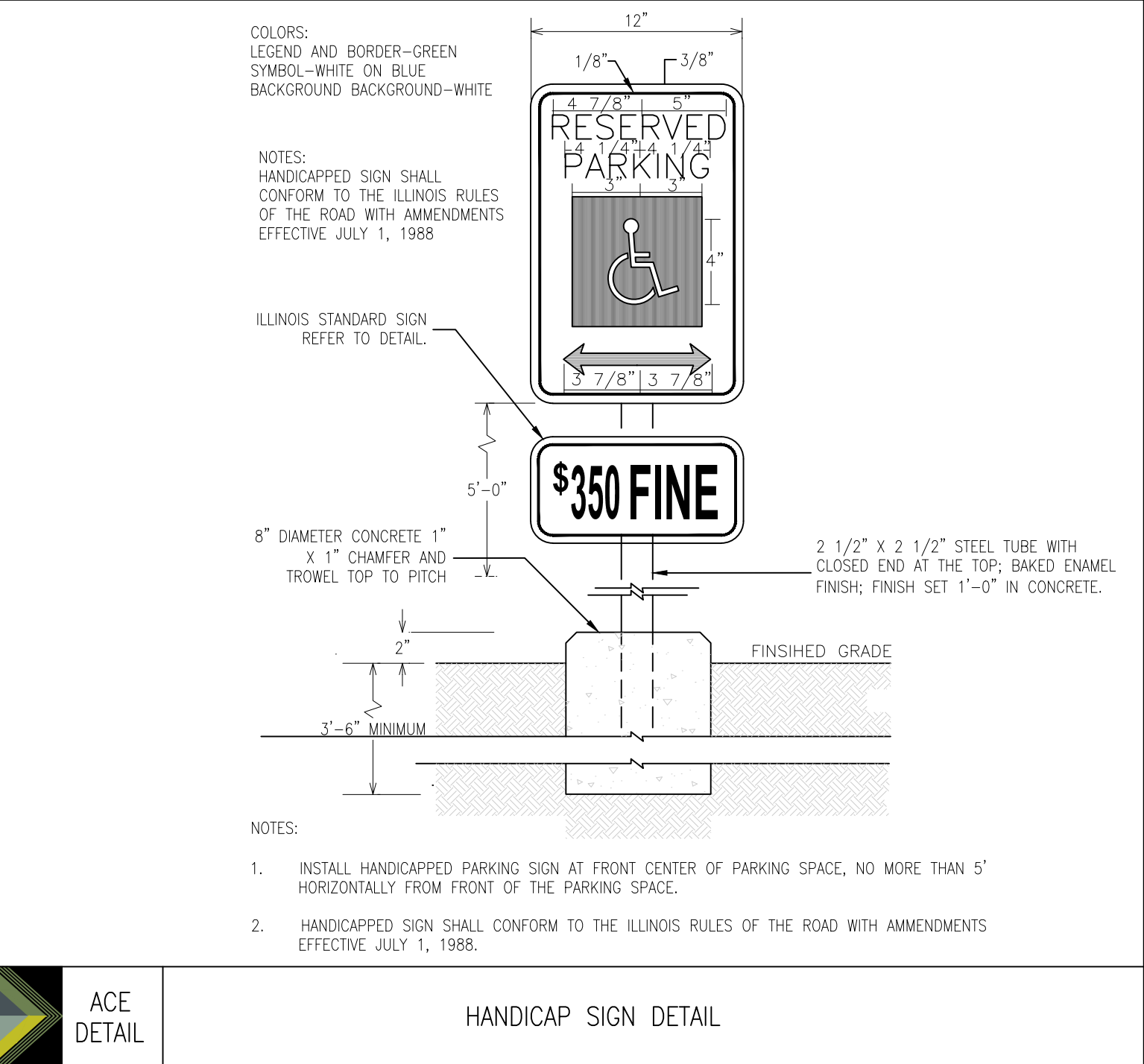
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DETAIL

TYPICAL TRENCH CROSS-SECTION DETAILS
N.T.S.



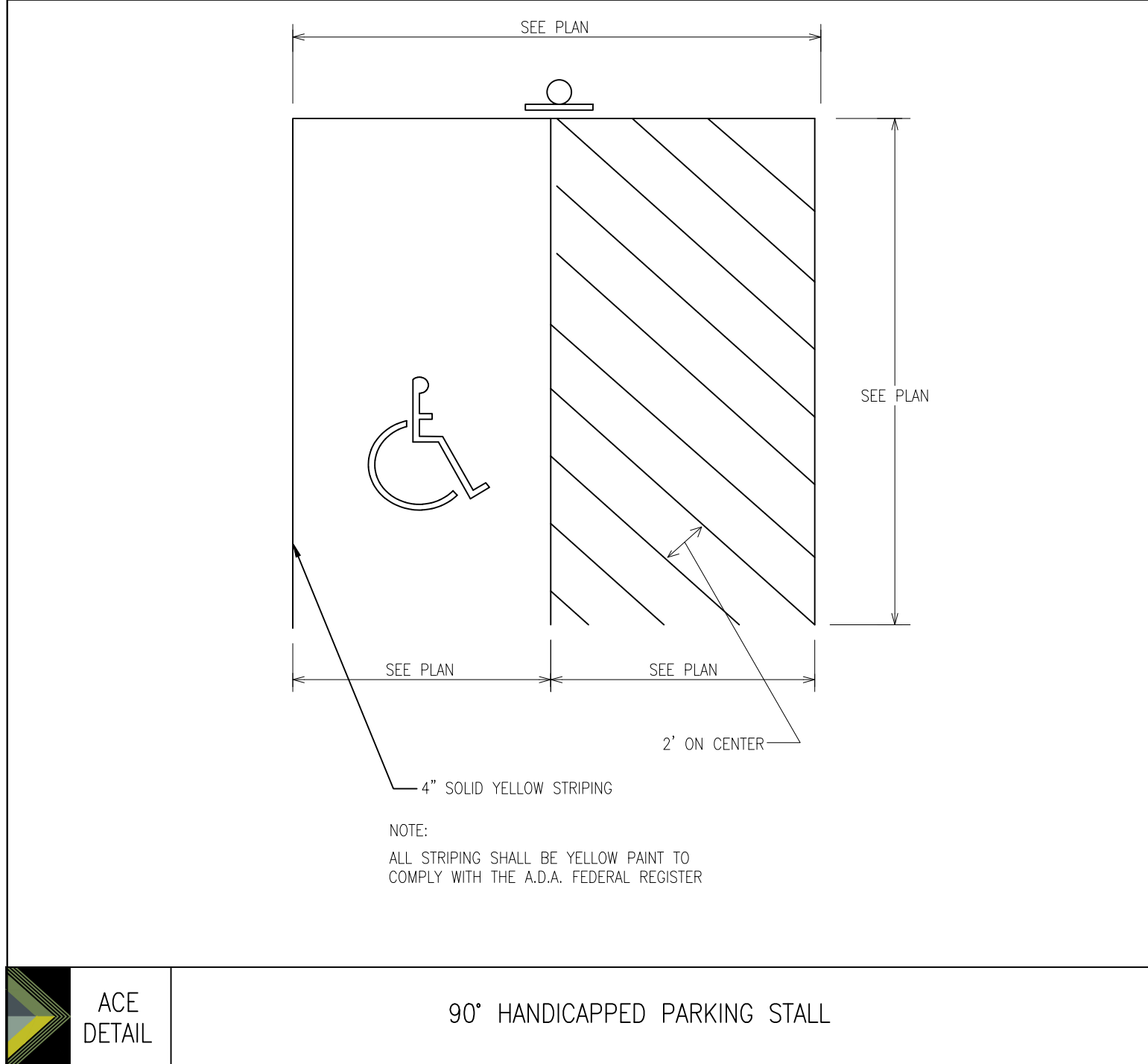
ACE
DETAIL

CONCRETE SIDEWALK



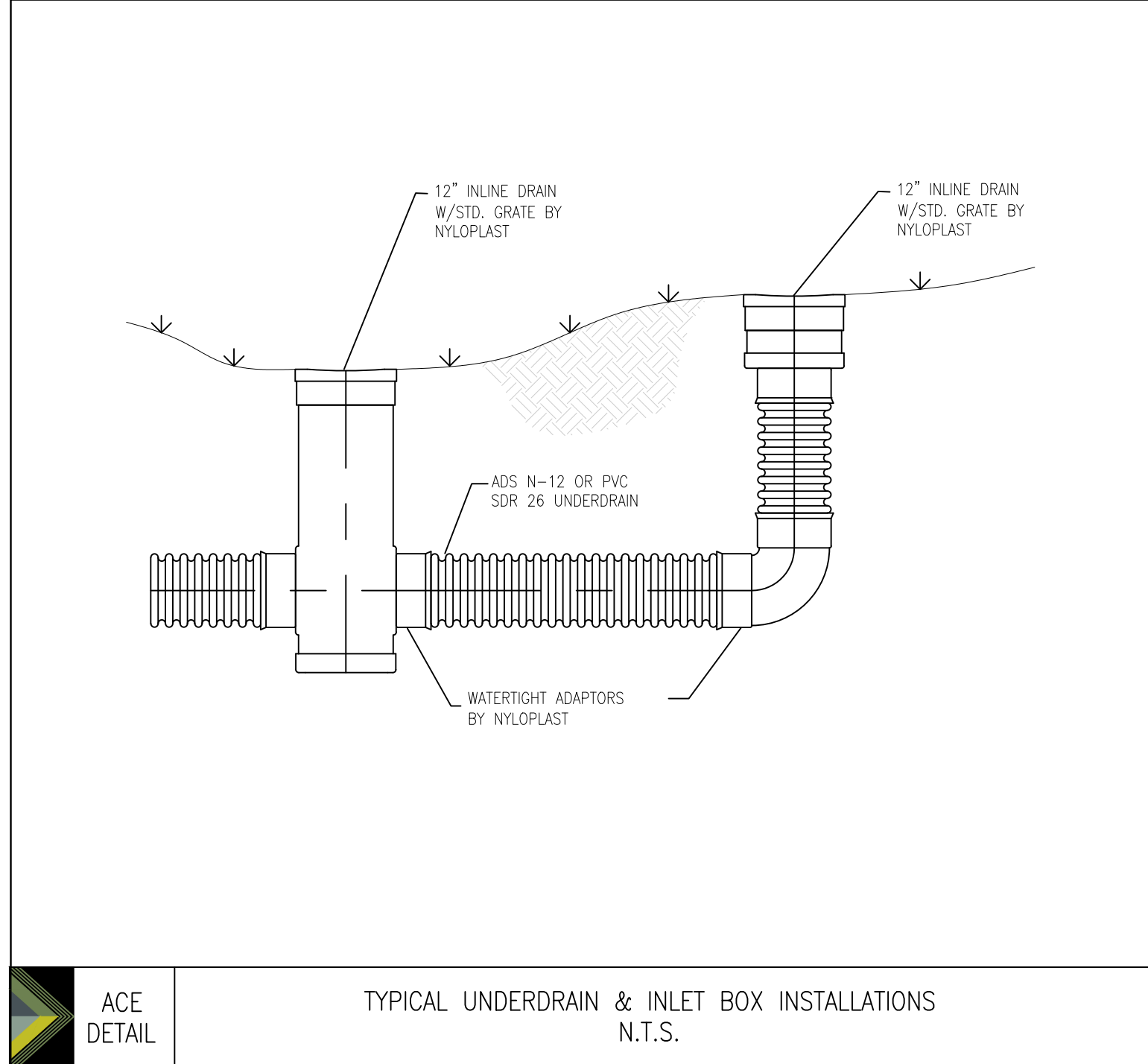
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HANDICAP SIGN DETAIL



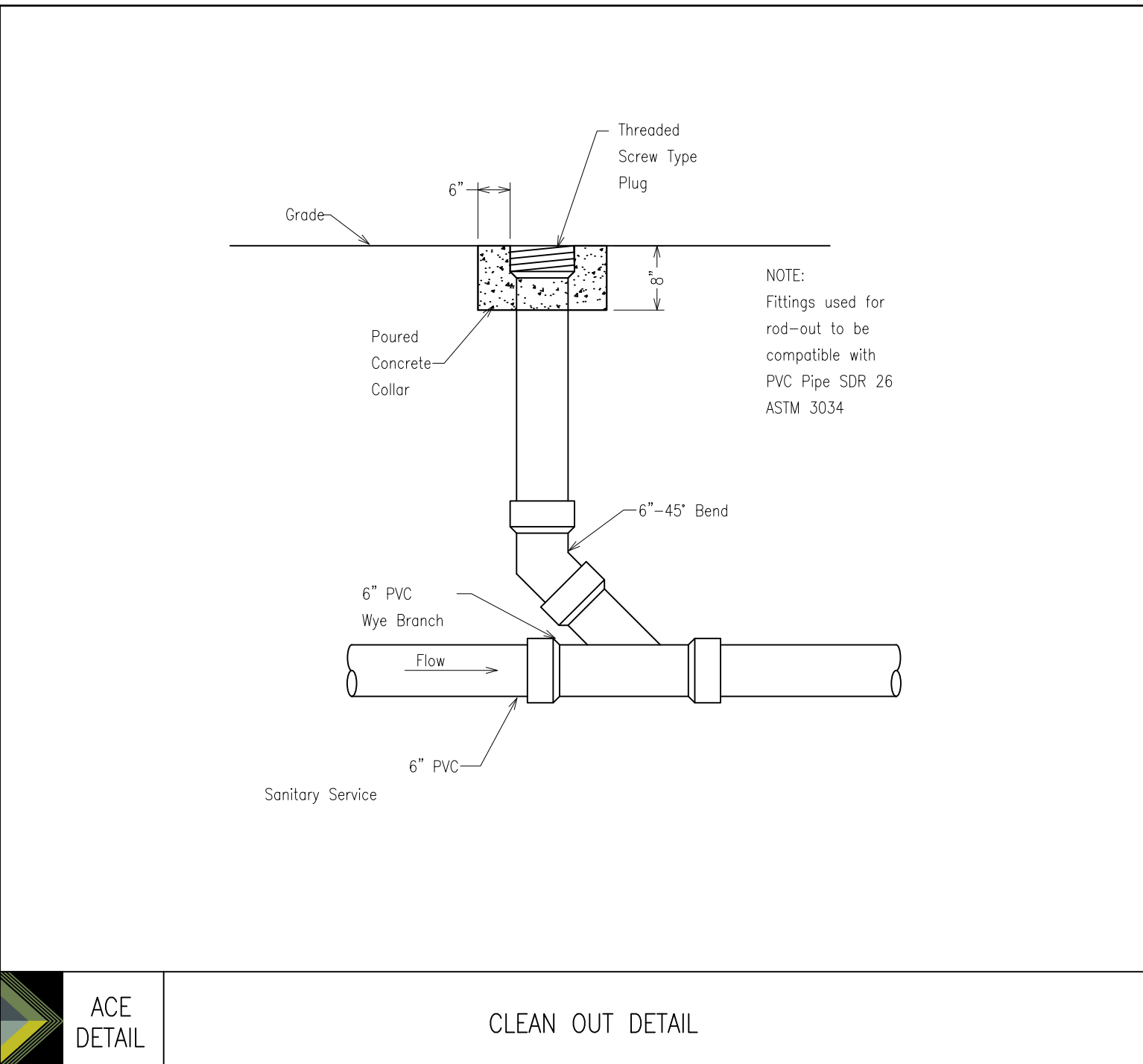
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90° HANDICAPPED PARKING STALL



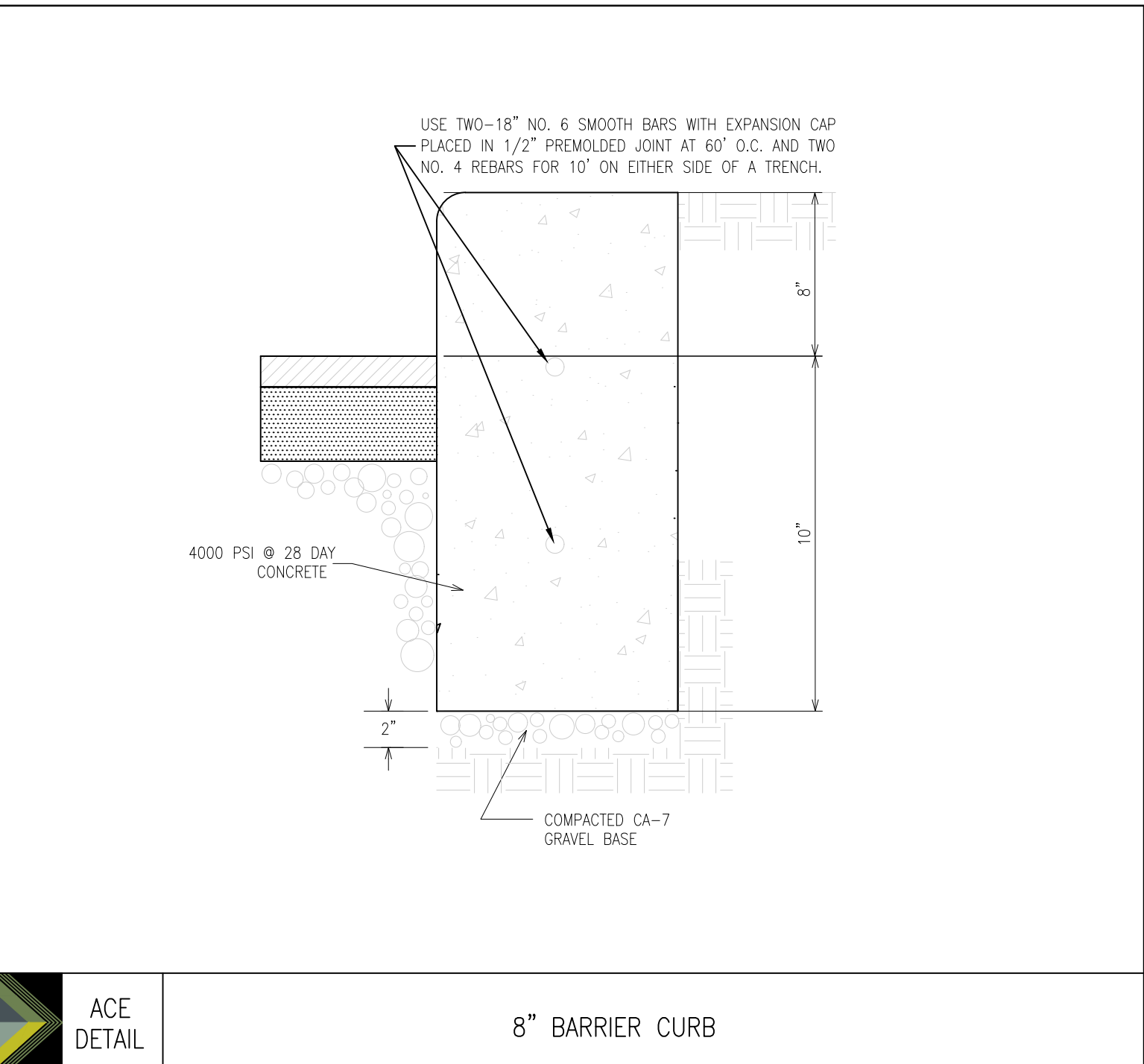
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DETAIL

TYPICAL UNDERDRAIN & INLET BOX INSTALLATIONS
N.T.S.



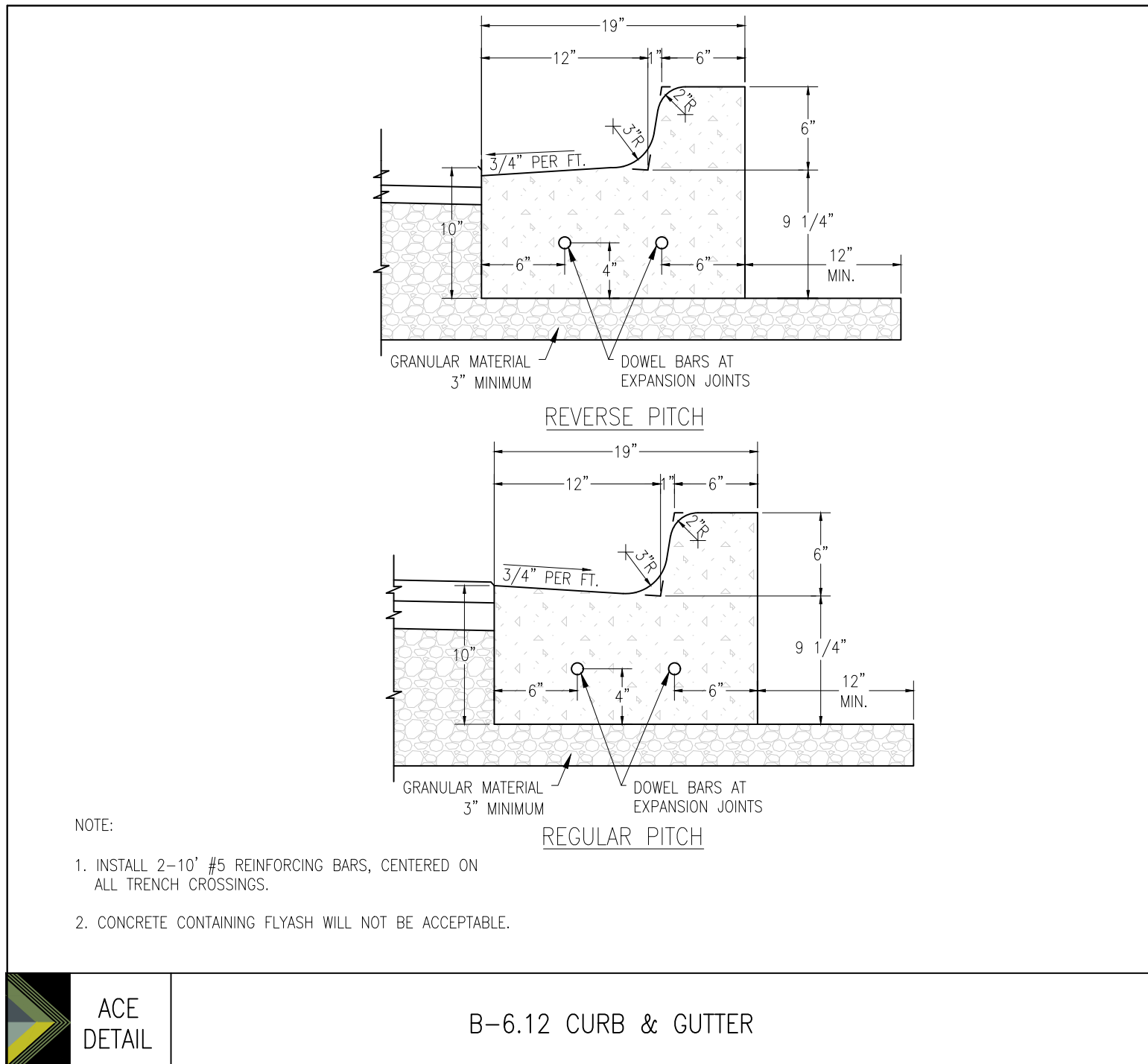
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CLEAN OUT DETAIL



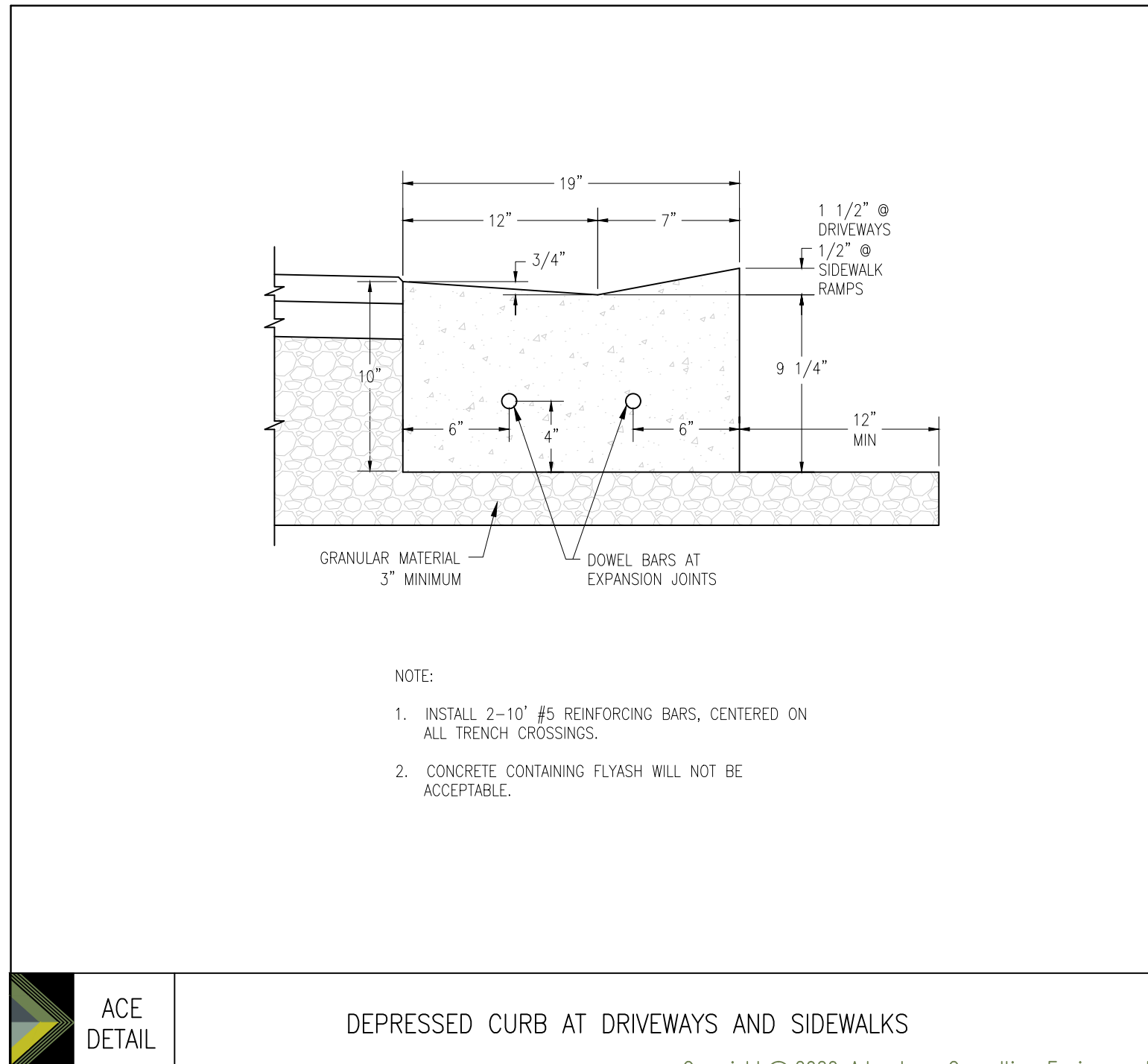
ACE
DETAIL

8" BARRIER CURB



ACE
DETAIL

B-6.12 CURB & GUTTER



ACE
DETAIL

DEPRESSED CURB AT DRIVEWAYS AND SIDEWALKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
WWW.ACEPLUS

DETAILS
SAYLOR MURPHY
414 PENNSYLVANIA AVENUE
GLEN ELLYN, ILLINOIS 60137

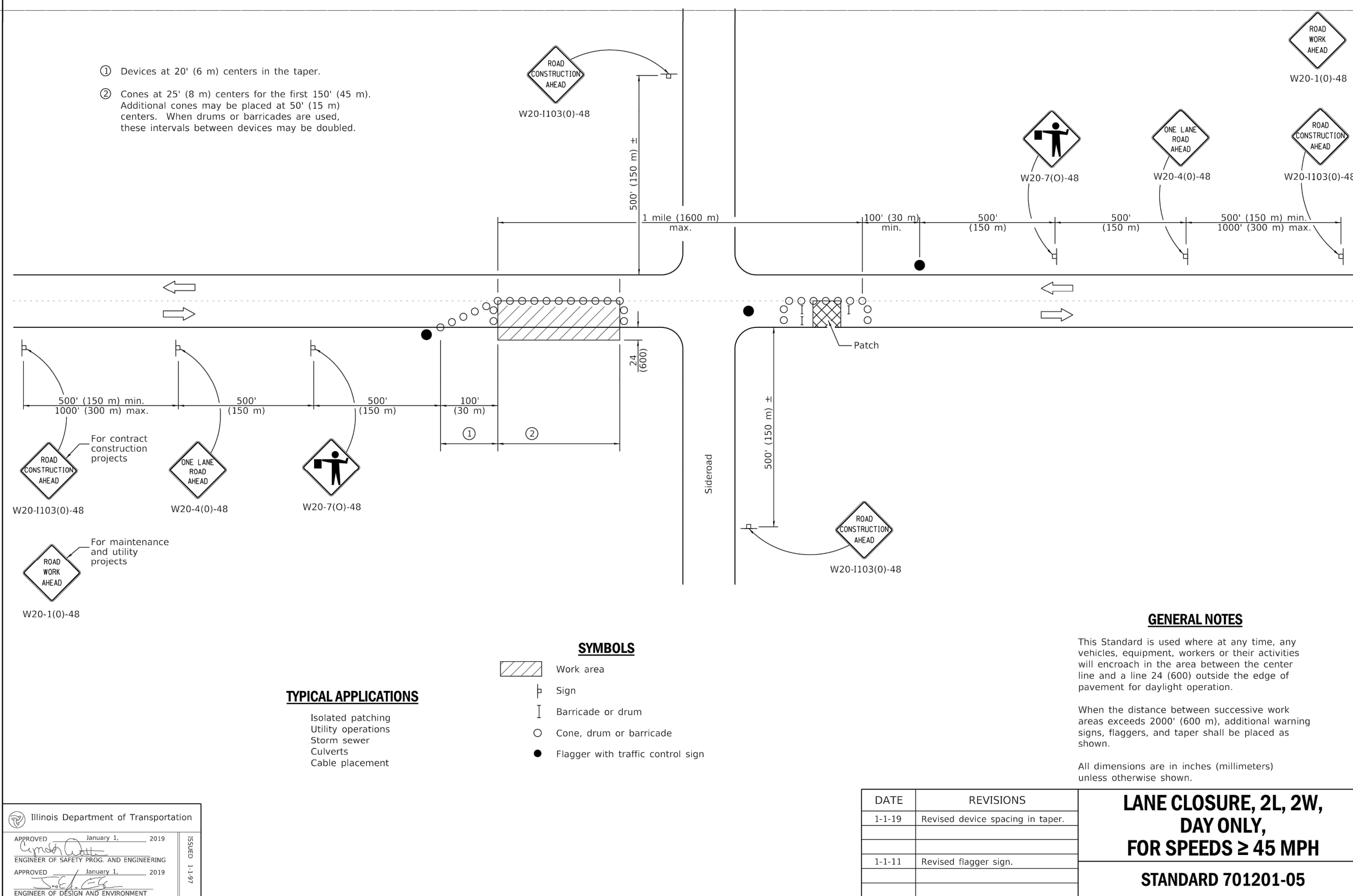
RWE
DESIGN BUILD
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

SEPTEMBER 18, 2020
JOB: 20-061
SHEET:
D1
9 OF 11



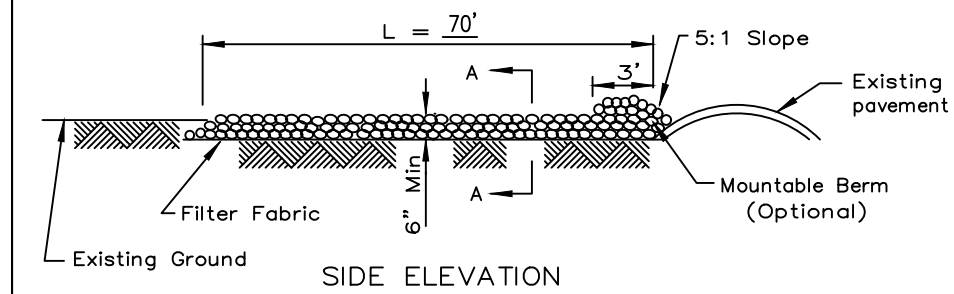
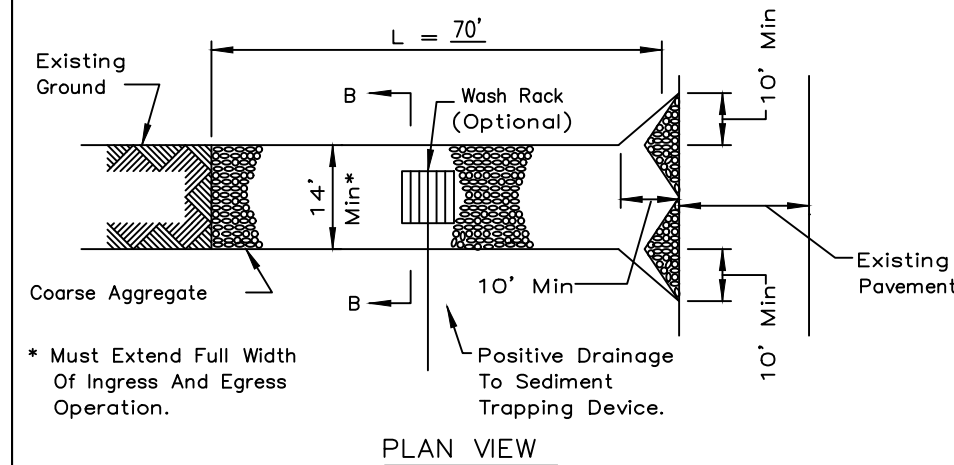
TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING/REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4' (100)	PAIP-DASH	YELLOW	10' (3) IN LINE WITH 30' IN SP
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 x 4' (100)	SOLID	SOLID	11' (30) C-C
NO PASSING ZONE LINES FOR ONE WAY TRAFFIC FOR BOTH DIRECTIONS	2 x 4' (100)	SOLID	YELLOW	11' (30) C-C OUT 5' (1.5) M FROM SPLIT-DASH CENTERLINE
LANE LINES	4' (100) 5' (125) ON FREEWAYS	SAIP-DASH SAIP-DASH	WHITE WHITE	10' (3) IN LINE WITH 30' IN SP
EXTENDED LINES DEVIATIONS OF CENTER, LANE OR TURN LANE MARKINGS	SAME AS LANE LINES IF BEING EXTENDED	SAIP-DASH	WHITE	2' (600) LINE WITH 6' (1.8) IN SPACE
EDGE LINES	4' (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6' (150) LINES FULL SIZE LETTERS & SYMBOLS (R, L, AHEAD)	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	SAIP-DASH 10' (30) IN PAVES EACH DIRECTION R/ L-AHEAD LEFT TURN MARKING	SAIP-DASH SOLID IN PAVES	YELLOW WHITE	10' (3) IN LINE WITH 30' IN SP FOR SAIP-DASH 10' (30) C-C BETWEEN SOLID SAIP-DASH LINE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN A, DIAGONAL; BINE & EUSTRAIAN B, LONGITUDINAL; BATH SCHOOL)	2 x 6' (150) 12' (300) @ 45° 12' (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT NEARER 6' (1.8) M APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS
STOP LINES	24' (600)	SOLID	WHITE	PLACED 10.2 m IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. PUNCTUATED AHEAD OF STOPPING POSITION FOR STOPPING POSITION, IF PRESENT, WHERE POSSIBLE
PAINTED MEDIANS	2 x 4' (100) WITH 12' (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2) M WIDE MEDIANS	SOLID	YELLOW WHITE	11' (30) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING
CORE MARKING AND CHANNELIZING LINES	8' (200) WITH 12' (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5) M C-C LESS THAN 30' (9M) 10' (3M) 30' (9M) OR C-C 30' (9M) 10' (3M) TO 40' (12M) 30' (9M) 40' (12M) OR C-C 30' (9M) 10' (3M) TO 40' (12M) 30' (9M) 40' (12M) OR C-C 30' (9M) 10' (3M) TO 40' (12M) 30' (9M)
RAILROAD CROSSING	24' (600) TRANSVERSE LINES, "RR" IS 6' (1.8) M LETTERS IS 6' (1.8) M	SOLID	WHITE	SEE WHITE STANDARDS 7000 "RA" 50' (15.2) M, "T" 60' (18.3) M
SHOULDER DIAGONALS (REQUIRED FOR SHOULDER 12' (3.6) M)	12' (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	SEE WHITE STANDARDS 7000 "RA" 50' (15.2) M, "T" 60' (18.3) M
U TURN ARROW	SEE DETAIL	SOLID	WHITE	36" S
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	36" S

All dimensions are in inches (millimeters) unless otherwise shown.



2

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class . . . I off dwd shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

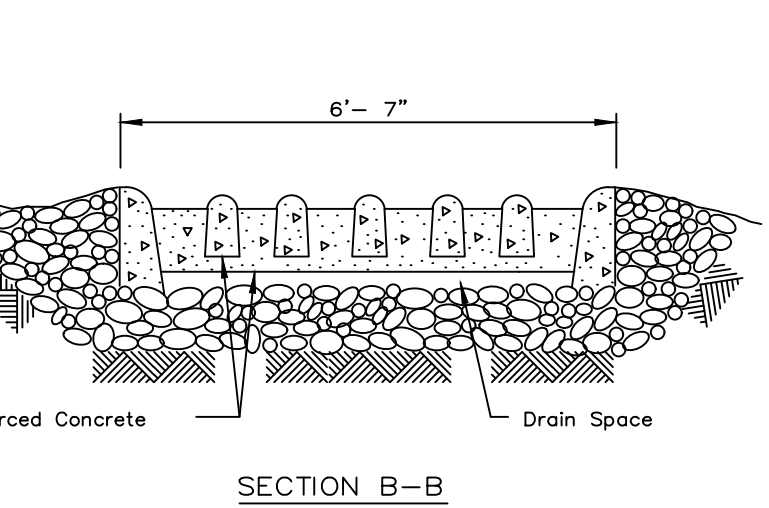
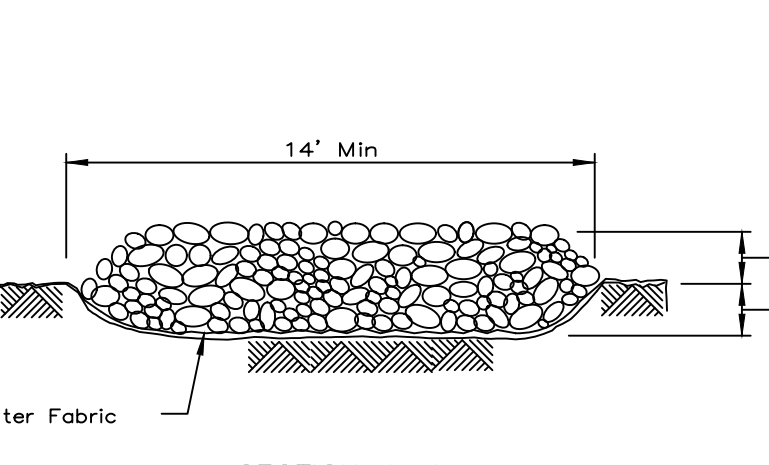
REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	1 OF 2
DATE	8-18-94

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	2 OF 2
DATE	8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

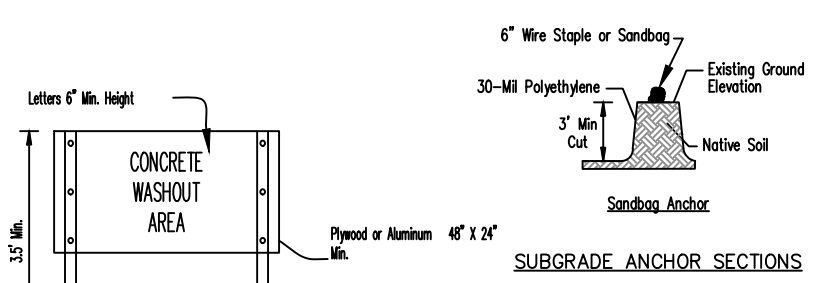
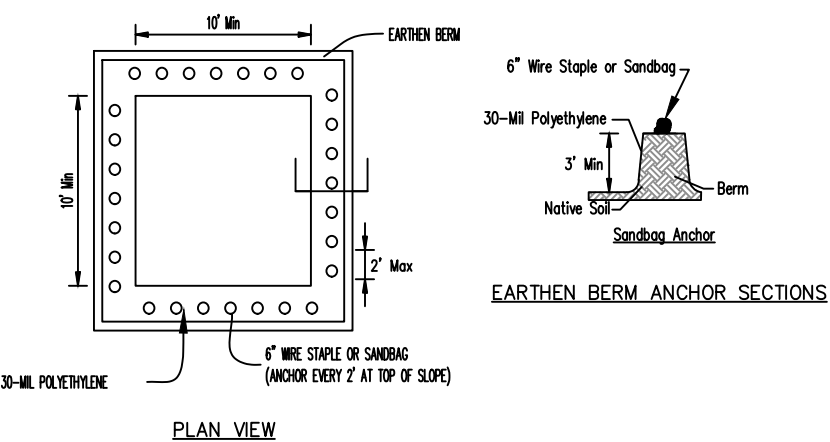


REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	2 OF 2
DATE	8-18-94

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	2 OF 2
DATE	8-18-94



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once material becomes too thick to clean.

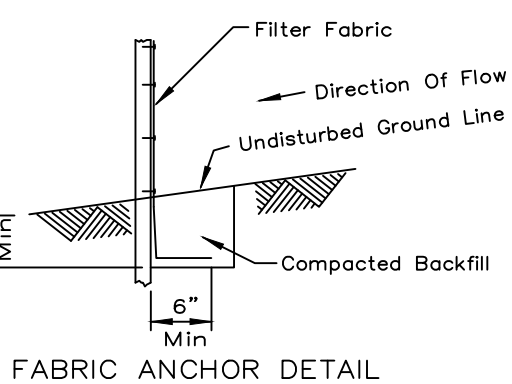
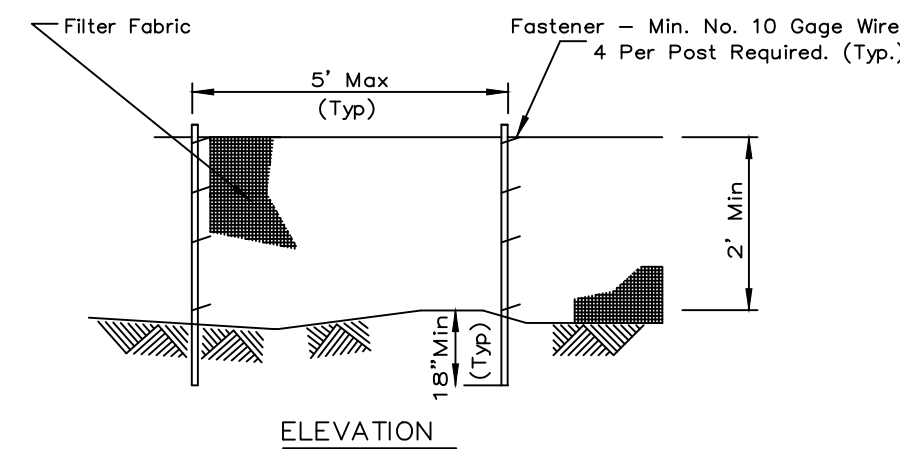
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Designed	_____	Date _____
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Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	2 OF 2
DATE	8-18-94

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-630
SHEET	2 OF 2
DATE	8-18-94

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class . . . with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

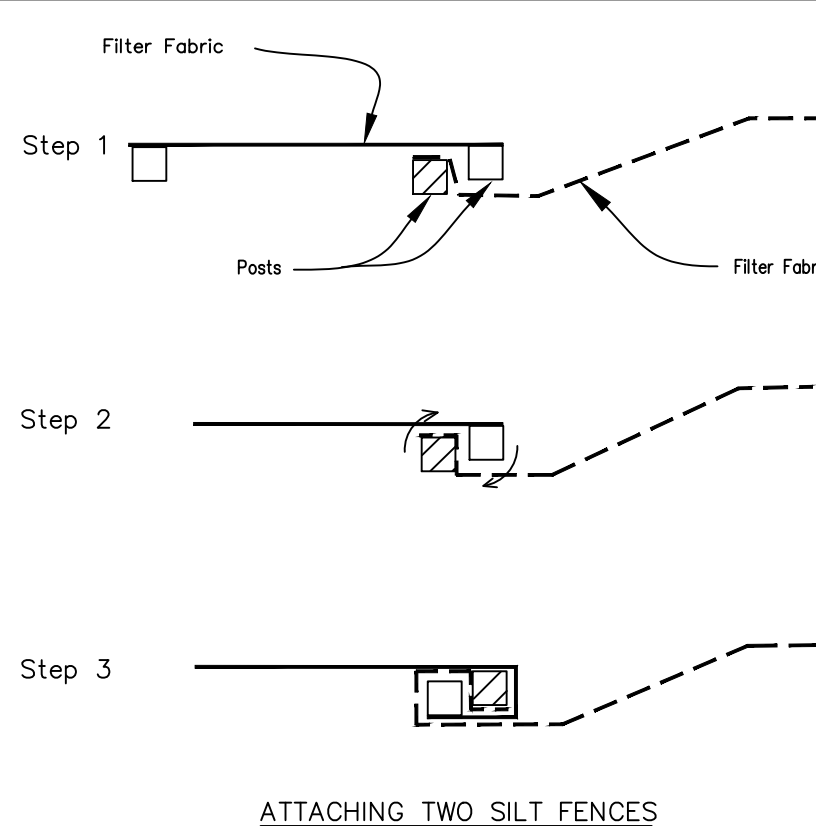
REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620
SHEET	1 OF 2
DATE	11-20-01

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620
SHEET	2 OF 2
DATE	1-29-99

SILT FENCE



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

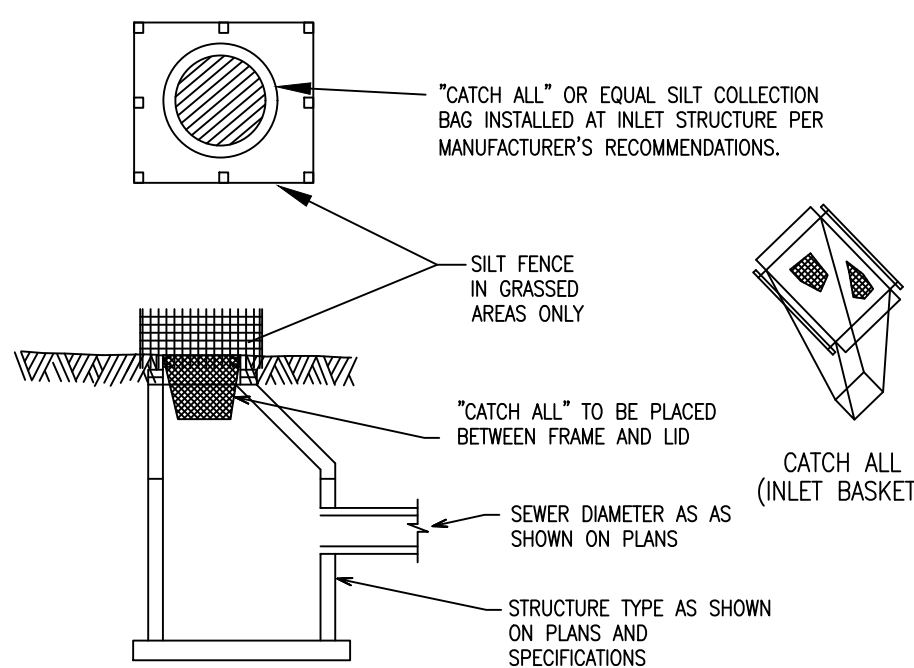
REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620(W)
SHEET	2 OF 2
DATE	1-29-99

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620(W)
SHEET	2 OF 2
DATE	1-29-99

FILTER FABRIC



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620(W)
SHEET	2 OF 2
DATE	1-29-99

REFERENCE	Project _____	Date _____
Designed	_____	Date _____
Checked	_____	Date _____
Approved	_____	Date _____

STANDARD DWG. NO.	IL-620(W)
SHEET	2 OF 2
DATE	1-29-99

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEWISTOWN, ILLINOIS 60439

WWW.ACEPIUS

DETAILS

SAYLOR MURPHY
414 PENNSYLVANIA AVENUE
GLEN ELLYN, ILLINOIS 60137

RWE
DESIGN BUILD

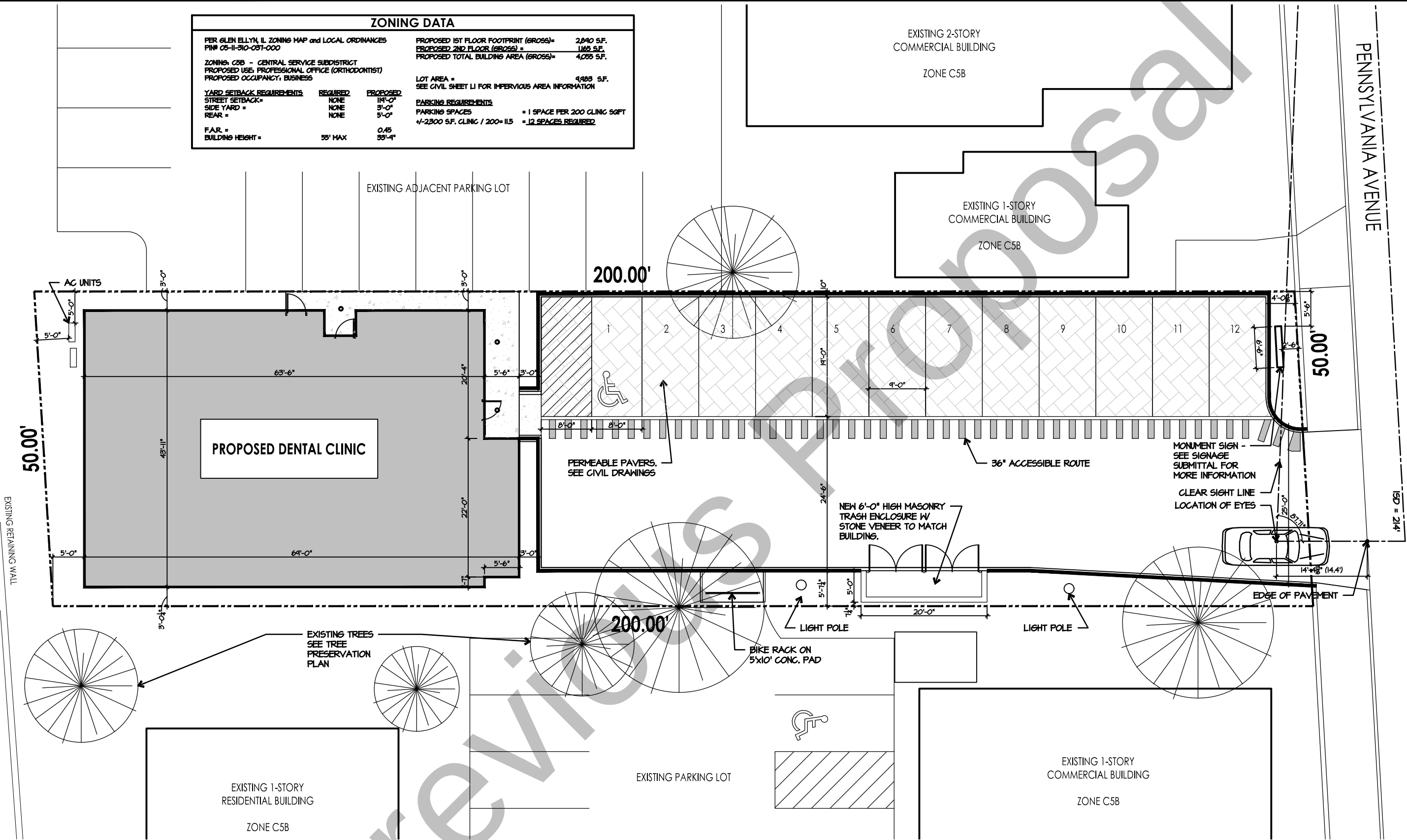
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

SEPTEMBER 18, 2020
JOB: 20-061

SHEET:
D3

11 OF 11

ZONING DATA			
PER GLEN ELLYN, IL ZONING MAP and LOCAL ORDINANCES PIN# 05-11-310-051-000			
ZONING: C5B - CENTRAL SERVICE SUBDISTRICT		PROPOSED 1ST FLOOR FOOTPRINT (GROSS)=	2,840 S.F.
PROPOSED USE: PROFESSIONAL OFFICE (ORTHODONTIST)		PROPOSED 2ND FLOOR (GROSS) =	1,162 S.F.
PROPOSED OCCUPANCY: BUSINESS		PROPOSED TOTAL BUILDING AREA (GROSS)=	4,002 S.F.
YARD SETBACK REQUIREMENTS		LOT AREA =	4,483 S.F.
STREET SETBACK=		SEE CIVIL SHEET LI FOR IMPERVIOUS AREA INFORMATION	
SIDE YARD =		PARKING REQUIREMENTS	
REAR =		PARKING SPACES	= 1 SPACE PER 200 CLINIC SQFT
F.A.R. =		4-2300 S.F. CLINIC / 200= 11.5	= 12 SPACES REQUIRED
BUILDING HEIGHT =			
	55' MAX		
			33'-4"



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
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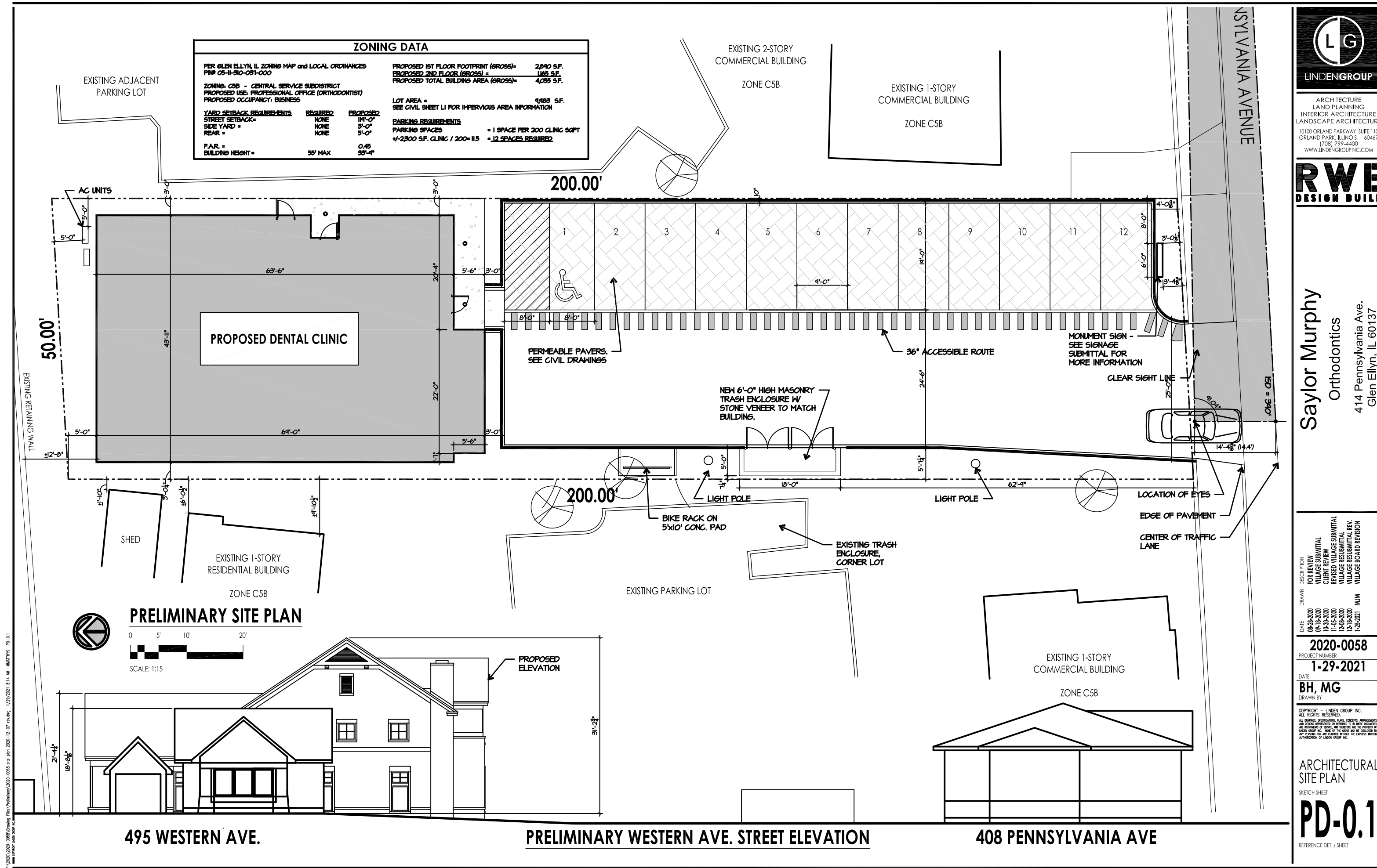
Saylor Murphy
Orthodontics
414 Pennsylvania Ave.
Glen Ellyn, IL 60137

DATE	DESCRIPTION
08-28-2020	FOR REVIEW
09-18-2020	VILLAGE SUBMITTAL
10-30-2020	CLIENT REVIEW
11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL
12-18-2020	VILLAGE RESUBMITTAL REV.

2020-0058
PROJECT NUMBER
12-18-2020
DATE
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ARCHITECTURAL
SITE PLAN
SKETCH SHEET
PD-0.1
REFERENCE DET. / SHEET



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12-08-2020	VILLAGE RESUBMITTAL
1-25-2021	VILLAGE BOARD REVISION

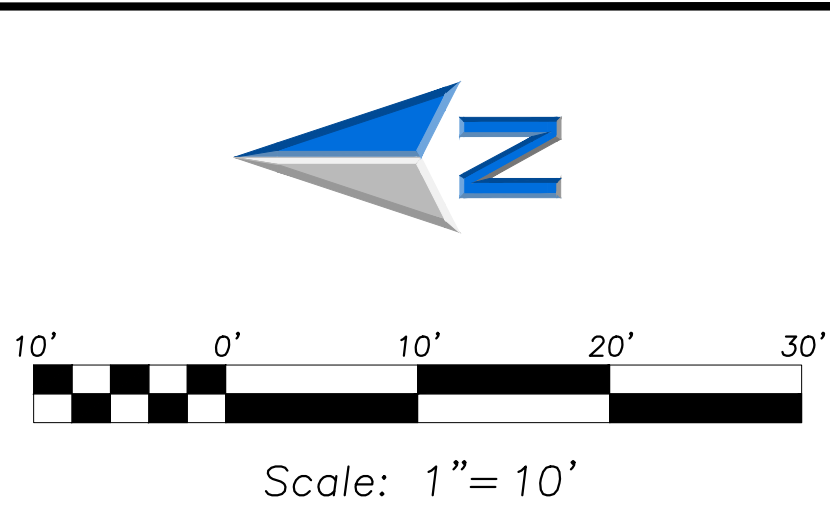
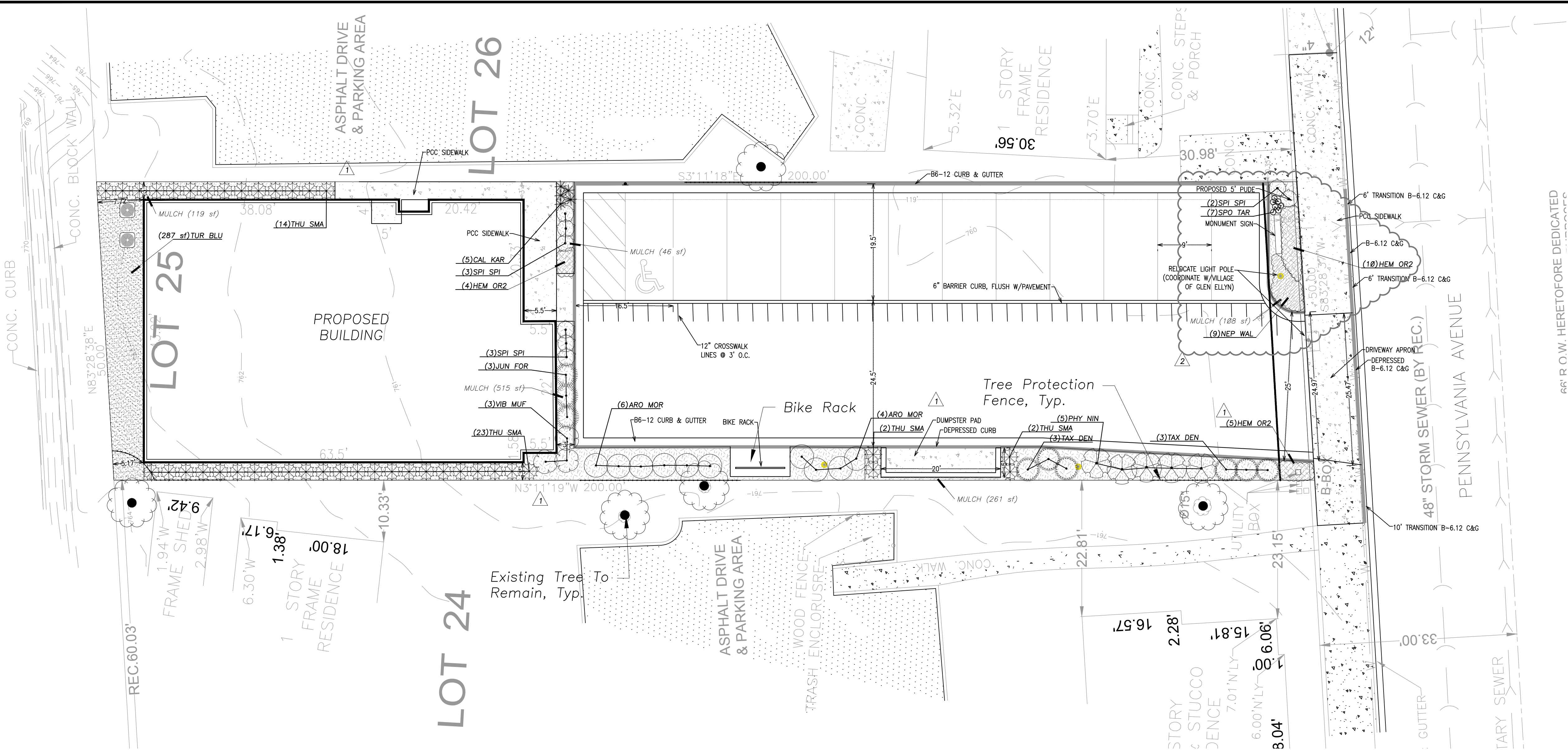
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P:\2020\2020-0058\Working Files\Preliminary\2020-0058 site plan 2020-12-07.rvt 1/29/2021 8:14 AM MAMTHHS PD-0.1



66' R.O.W. HERETOFORE DEDICATED

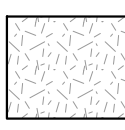
LANDSCAPE NOTES:

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SEED AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED AND BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED PLANTING SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
23. ALL BEDS TO BE MOUNDED 6" TO 12" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
24. ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	B & B	36" HT.	10
PHY NIN	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	B & B	30" HT.	5
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	8
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	3
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	3
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	6
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	6' HT.	41
GRASSES	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	5
SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	CONT.	#1	7
GROUND COVERS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	19
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	9
TURF GRASS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	287 SF

MULCH SCHEDULE

	MULCH 1,048 SF
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2021

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ORTHODONTICS
414 PENNSYLVANIA AVE.
GLENN ELYNN, ILLINOIS

Reserved for Seal:

No.	Date	Description
	09/18/2020	VILLAGE SUBMITTAL
	11/05/2020	REVISED VILLAGE SUBMITTAL
	12/08/2020	REVISED VILLAGE SUBMITTAL

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Design By: SSG	Approved By: XXX	Date: 09/18/2020
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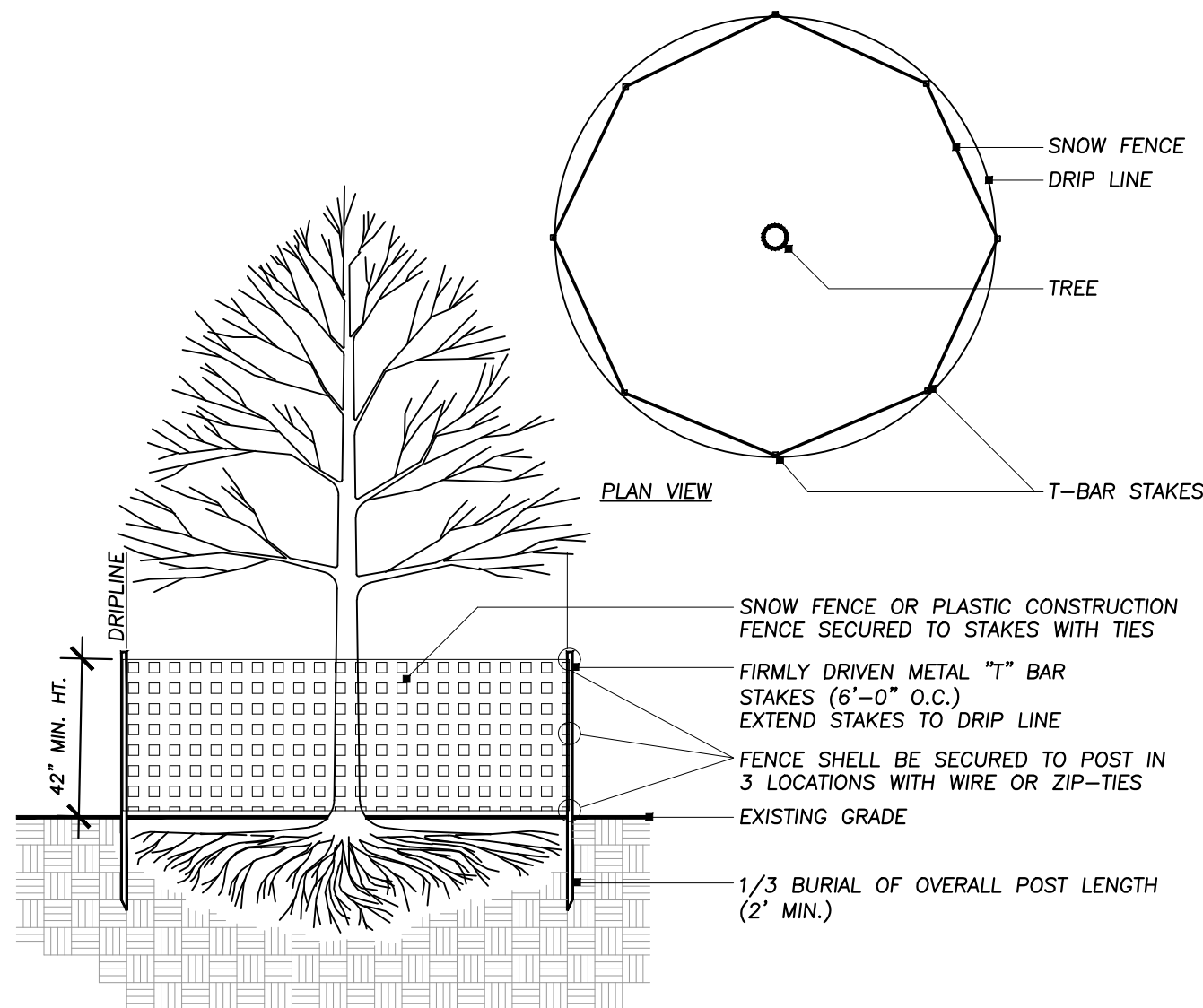
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LANDSCAPE
PLAN

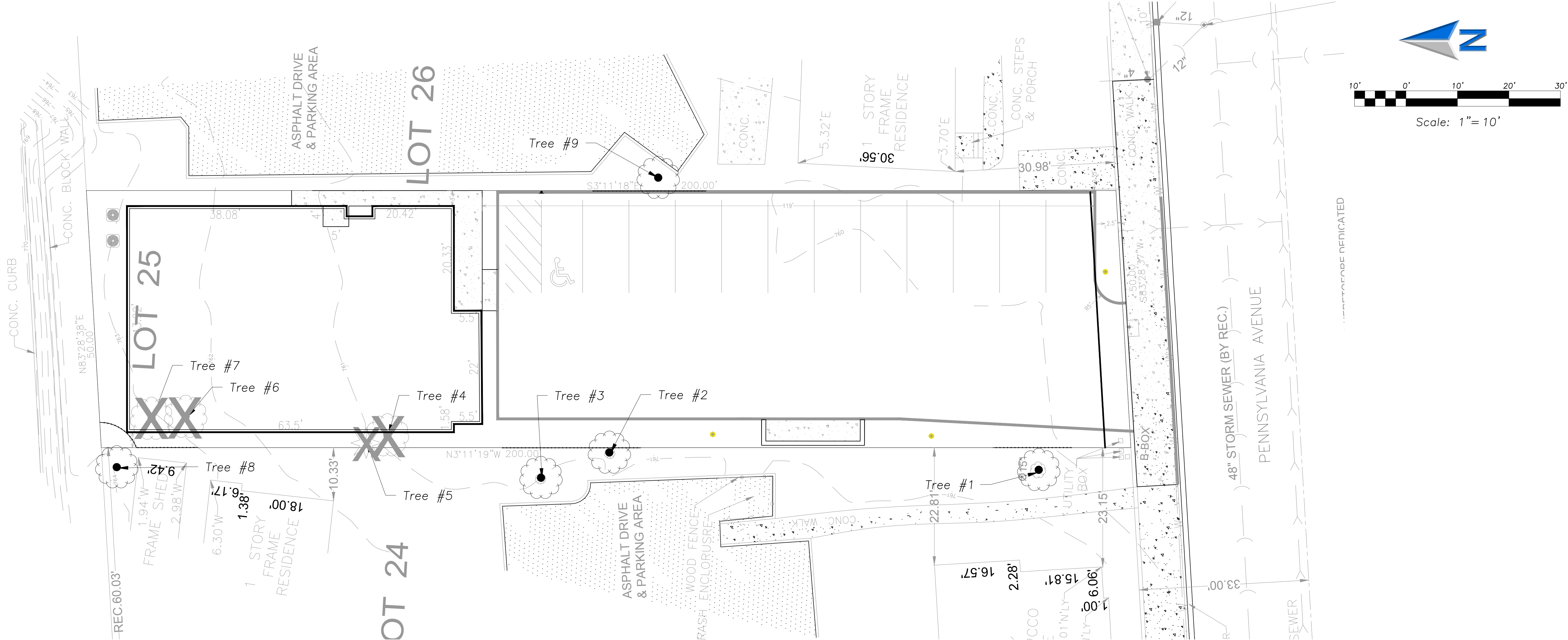
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L100

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Plotted: 12/08/20 @ 4:58pm By: sgregory



SECTION VIEW
1 TREE PROTECTION DETAIL
Not To Scale 329383-01



TREE INVENTORY

TAG #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Juglans nigra	Black Walnut	18" Cal.	Good	Root prune, treat with growth restrictor
2	Acer platanoides	Norway Maple	19" Cal.	Good	Root prune, treat with growth restrictor
3	Acer platanoides	Norway Maple	7" Cal.	Fair	
4	Acer platanoides	Norway Maple	22" Cal.	Fair	
5	Picea abies	Norway Spruce	12" Cal.	Poor	infected with canker
6	Morus spp.	Mulberry	6" Cal.	Poor	Invasive Species
7	Gleditsia triacanthos inermis	Thornless Honeylocust	22" Cal.	Fair	Root prune, treat with growth restrictor
8	Gleditsia triacanthos inermis	Thornless Honeylocust	14" Cal.	Fair	
9	Acer saccharinum	Silver Maple	24" Cal.	Fair	Root prune, treat with growth restrictor

TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
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- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



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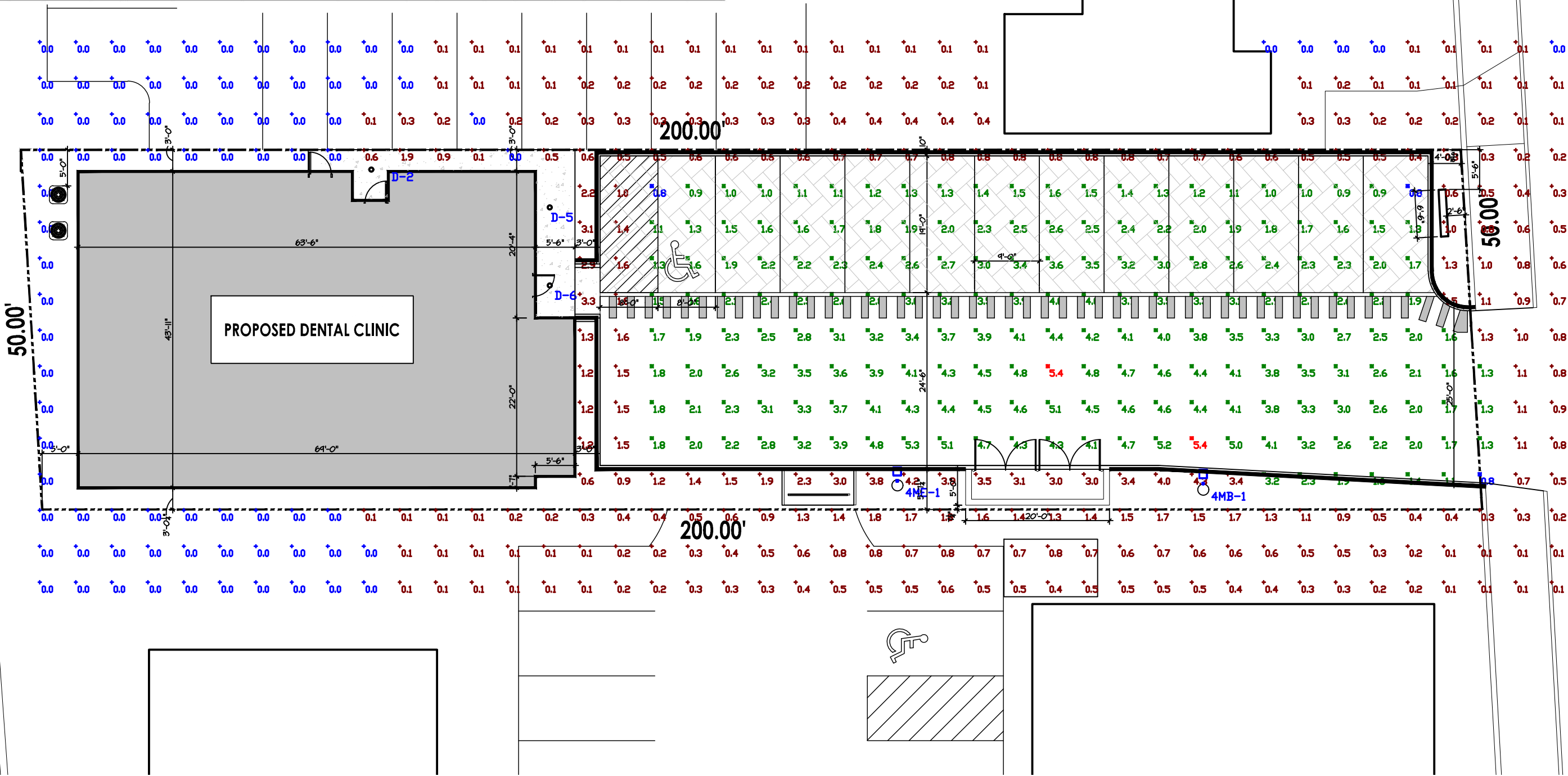
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Sheet Title:
**TREE
PRESERVATION
PLAN**

Sheet No:
TP100

Schedule																
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution	Polar Plot	Notes
	4ME		1	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT	DSX1 LED P3 30K T3M MVOLT	LED	1	DSX1_LED_P3_30K_T3M_MVOL T.ies	11338	1	102	100%	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2		
	4MB		1	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT HS	DSX1 LED P3 30K T3M MVOLT with houseside shield	LED	1	DSX1_LED_P3_30K_T3M_MVOL T_HS.ies	9188	1	102	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2		
	D		3	Lithonia Lighting	LDN6 30/02 LO6AR LD	6IN LDN, 3000K, 250LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180		1	LDN6_30_02_L O6AR_LD.ies	248	0.95	3.4	100%	DIRECT, SC-0=1.02, SC-90=1.03		

Luminaire Locations															
Location								Aim							
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z					
1	4MB	464.10	-102.50	20.00	20.00	0.00	0.00	464.10	-101.15	0.00					
1	4ME	421.60	-102.60	20.00	20.00	0.00	0.00	421.60	-101.29	0.00					
2	D	353.00	-60.70	10.00	10.00	0.00	0.00	353.00	-60.70	0.00					
5	D	376.00	-66.10	10.00	10.00	0.00	0.00	376.00	-66.10	0.00					
6	D	376.00	-76.30	10.00	10.00	0.00	0.00	376.00	-76.30	0.00					



PRELIMINARY SITE PHOTOMETRIC PLAN



SCALE: 1:15



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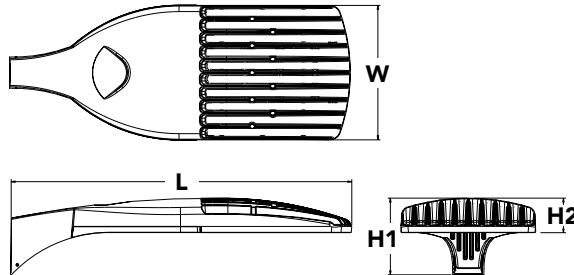
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short	MVOLT ⁵ 120 ⁶ 208 ⁶ 240 ⁶ 277 ⁶ 347 ⁶ 480 ⁶	Shipped included
	P1 P4 ¹ P7 ¹	40K 4000 K	T5VS Type V very short ³		SPA Square pole mounting
	P2 P5 ¹ P8	50K 5000 K	T5S Type V short ³		RPA Round pole mounting ⁷
	P3 P6 ¹ P9 ¹		T5M Type V medium ³		WBA Wall bracket ³
	Rotated optics		T5W Type V wide ³		SPUMBA Square pole universal mounting adaptor ⁸
	P10 ² P12 ²		BLC Backlight control ⁴		RPUMBA Round pole universal mounting adaptor ⁸
	P11 ² P13 ^{1,2}		LCCO Left corner cutoff ⁴		
			RCCO Right corner cutoff ⁴		Shipped separately
					KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹
			TFTM Forward throw medium		

Control options			Other options	Finish <i>(required)</i>
Shipped installed			Shipped installed	
NLTAIR2	nLight AIR generation 2 enabled ¹⁰	PIR	High/low, motion/ambient sensor, 8–15’ mounting height, ambient sensor enabled at 5fc ^{17,18}	DDBXD Dark bronze
PIRHN	Network, high/low motion/ambient sensor ¹¹	PIRHN	High/low, motion/ambient sensor, 15–30’ mounting height, ambient sensor enabled at 5fc ^{17,18}	DBLXD Black
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹²	PIR1FC3V	High/low, motion/ambient sensor, 8–15’ mounting height, ambient sensor enabled at 1fc ^{17,18}	DNAXD Natural aluminum
PER5	Five-pin receptacle only (controls ordered separate) ^{12,13}			DWHXD White
PER7	Seven-pin receptacle only (controls ordered separate) ^{12,13}	PIRHN1FC3V	Bi-level, motion/ambient sensor, 15–30’ mounting height, ambient sensor enabled at 1fc ^{17,18}	DDBTXD Textured dark bronze
DMG	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁴	FAO	Field adjustable output ^{17,19}	DBLBXD Textured black
DS	Dual switching ^{15,16,17}			DNATXD Textured natural aluminum
			Shipped separately	DWHGXD Textured white
			BS Bird spikes ²¹	
			EGS External glare shield	



COMMERCIAL OUTDOOR

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DSX1-LED

Rev. 07/30/20

Page 1 of 8

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²⁰
DSX1HS 40C U	House-side shield for P6 and P7 ²⁰
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁹
DSX1EGS (FINISH) U	External glare shield

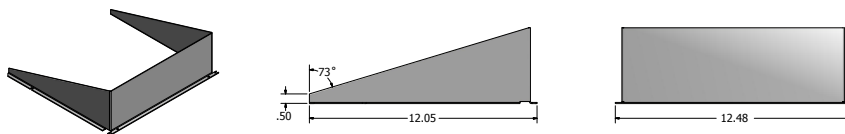
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NILTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

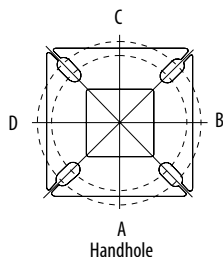
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

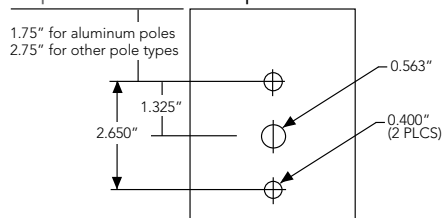
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

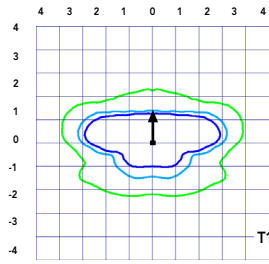
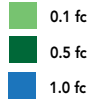
Template #8

Top of Pole

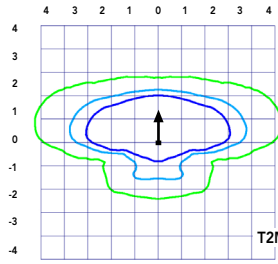


Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

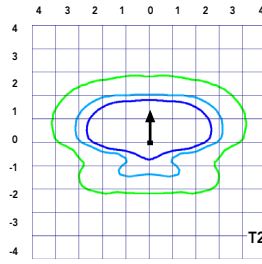
LEGEND



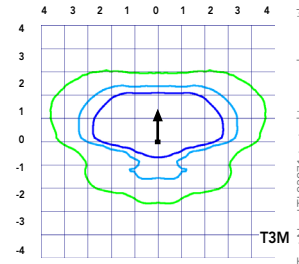
Test No. LT23211 tested in accordance with IESNA LM-79-08.



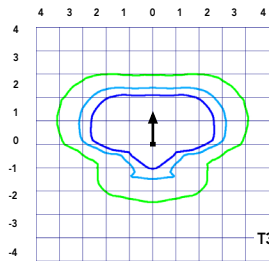
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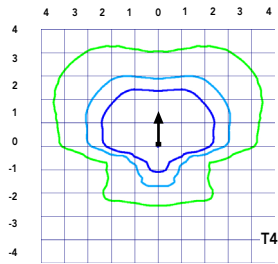
Test No. LT23222 tested in accordance with IESNA LM-79-08.



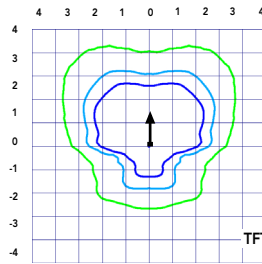
Test No. LT23271 tested in accordance with IESNA LM-79-08.



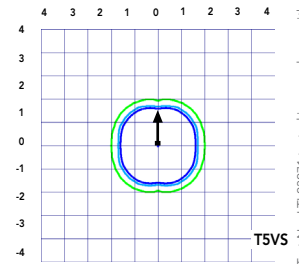
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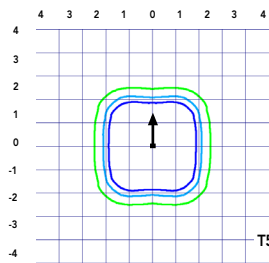
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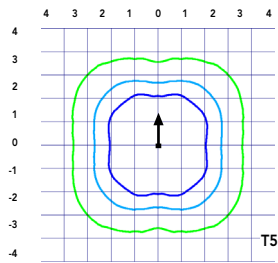
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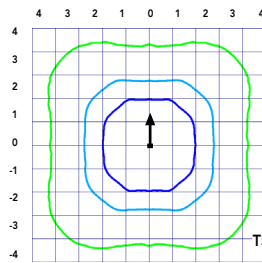
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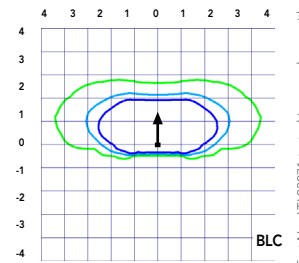
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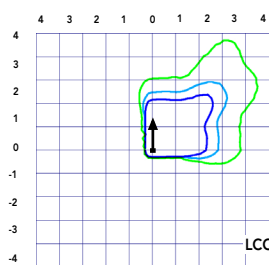
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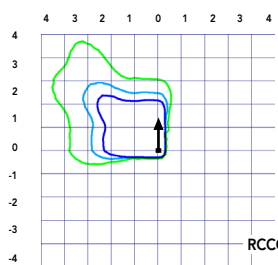
Test No. LT23222 tested in accordance with IESNA LM-79-08.



Test No. LT23271 tested in accordance with IESNA LM-79-08.



Test No. LT23211 tested in accordance with IESNA LM-79-08.



Test No. LT23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight AIR rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				TSM	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				TSM	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



COMMERCIAL OUTDOOR

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DSX1-LED

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

CONSTRUCTION

Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shafts are one-piece with a longitudinal electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsion. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available.

GROUNDING — A nut holder located immediately inside the handhole rim is provided with a 1/2" – 13 UNC ground bolt and nut.

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Catalog Number	
Notes	Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

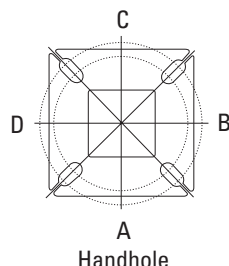
Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

Example: **SSS 20 5C DM19 DDB**

SSS

Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Mounting ¹	Options
SSS	10 – 39 feet (See back page.)	(See back page.)		

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; see Architectural Colors brochure, form no. 794.3.

Tenon Mounting		Shipped Installed		Architectural Colors (powder finish) ⁷	
PT	Open top	L/AB	Less Anchor Bolts	Standard Colors	
T20	2-3/8" O.D. (2" NPS)	VD	Vibration Damper	DDB	Dark bronze
T25	2-7/8" O.D. (2-1/2" NPS)	TP	Tamper Proof	DWH	White
T30²	3-1/2" O.D. (3" NPS)	Hxx^{4,5}	Horizontal Arm Bracket (1 fixture)	DBL	Black
T35²	4" O.D. (3-1/2" NPS)	FDLxx⁴	Festoon Outlet less electrical	Classic Colors	
Drill Mounting³		FGLxx⁴	Festoon GFI Outlet less electrical	DMB	Medium bronze
DM19	1 at 90°	12CPxx⁴	1/2" Coupling	DNA	Natural aluminum
DM28	2 at 180°	34CPxx⁴	3/4" Coupling	DSS	Sandstone
DM28PL	2 at 180° with one side plugged	1CPxx⁴	1" Coupling	DGC	Charcoal gray
DM29	2 at 90°	12NPxx⁴	1/2" Threaded Nipple	DTG	Tennis green
DM39	3 at 90°	34NPxx⁴	3/4" Threaded Nipple	DBR	Bright red
DM49	4 at 90°	1NPxx⁴	1" Threaded Nipple	DSB	Steel blue
Aeris Drill Mounting³		HHxx^{4,6}	Extra Handhole	GALV	Galvanized finish
DM19AS	1 at 90°				
DM28AS	2 at 180°				
DM29AS	2 at 90°				
DM39AS	3 at 90°				
DM49AS	4 at 90°				

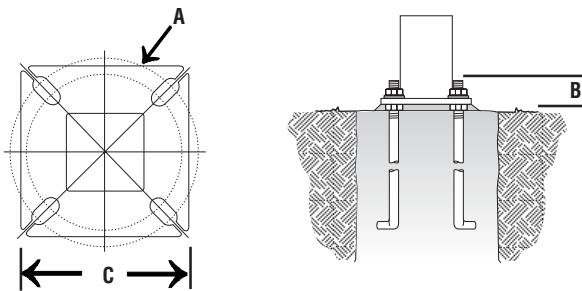
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

SSS Square Straight Steel Poles

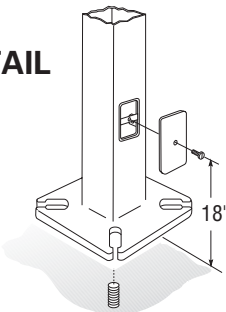
TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (feet)	Pole Shaft Size(in x in x ft)	Wall Thickness (inches)	Gauge	EPA (ft²) with 1.3 gust						Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.125	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.125	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.125	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.125	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.125	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.125	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.188	7	16.5	415	12.25	310	9.3	240	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.125	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.188	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.125	11	4.8	150	2.6	100	1.0	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.188	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.125	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.188	7	18.0	350	12.6	350	9.0	250	10--12	1 x 36 x 4	320
SSS 30 4G	30	4.0 x 30.0	0.188	7	6.4	160	4.0	100	2.3	58	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.125	11	4.7	150	2.0	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.188	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.188	7	15.7	392	10.2	257	6.4	160	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.188	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.188	7	9.5	237	5.0	150	1.8	50	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.188	7	5.1	128	1.3	33	--	--	11--13	1 x 36 x 4	605



Shaft Base Size	Bolt Circle A	Bolt Projection B	Base Square C	Anchor Bolt Description	Warehouse Anchor Description	Template Bolt Number
4"C	8-1/2"	2-3/4"-4"	8"	ABSSS-4C	AB18-0	PJ50004
4"G	8-1/2"	2-3/4"-4"	8"	ABSSS-4G	AB30-0	PJ50004
5"	10"-12"	3-3/8"-4"	11"	ABSSS-5	AB36-0	PJ50010
6"	11"-13"	3-3/8"-4"	12-1/2"	ABSSS-6	AB36-0	PJ50011

BASE DETAIL



IMPORTANT:

- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

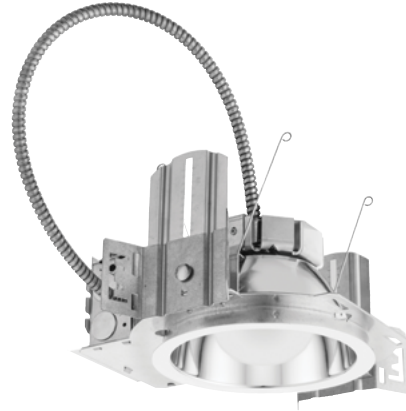
Catalog
Number

Notes

Type

LDN6

**6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight**



A+ Capable options indicated
by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6																
Series	Color temperature		Lumens ¹		Aperture/Trim Color				Finish		Voltage					
LDN6 6" round	27/	2700K	05	500 lumens	25	2500 lumens			L06	Downlight	AR	Clear	LSS	Semi-specular	MVOLT	Multi-volt
	30/	3000K	10	1000 lumens	30	3000 lumens			LW6	Wallwash	WR ²	White	LD	Matte diffuse	120	120V
	35/	3500K	15	1500 lumens	40	4000 lumens					BR ²	Black	LS	Specular	277	277V
	40/	4000K	20	2000 lumens	50	5000 lumens									347 ³	347V
	50/	5000K														

Driver	Options
GZ10 0-10V driver dims to 10%	SF ⁴ Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁵ White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵ Black painted flange
	EL Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS
	ELR Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS
	ELSD Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS
	ELRSD Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	E10WCPR Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	NPP16D ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 ⁷ nLight™ Lumen Compensation
	NPS80EZ ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO ¹⁰ High ambient option
	CP ¹¹ Chicago Plenum
	WL Wet Location, specify for exterior use applications
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	NLTAIR2 ^{8,9} nLight® Air enabled
	NLTAIRER2 ^{8,9} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	USPOM US point of manufacture

Accessories: Order as separate catalog number.	
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter ¹
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

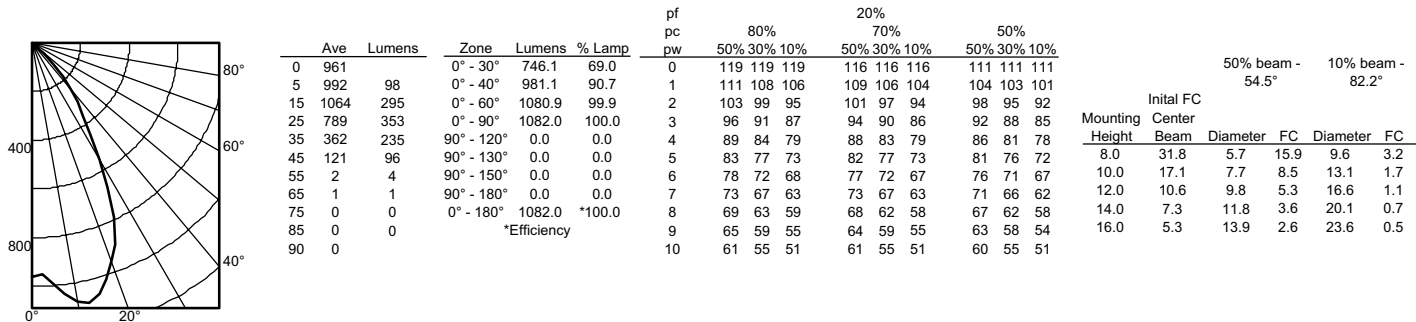
Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- Must specify voltage for 3000lm. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.

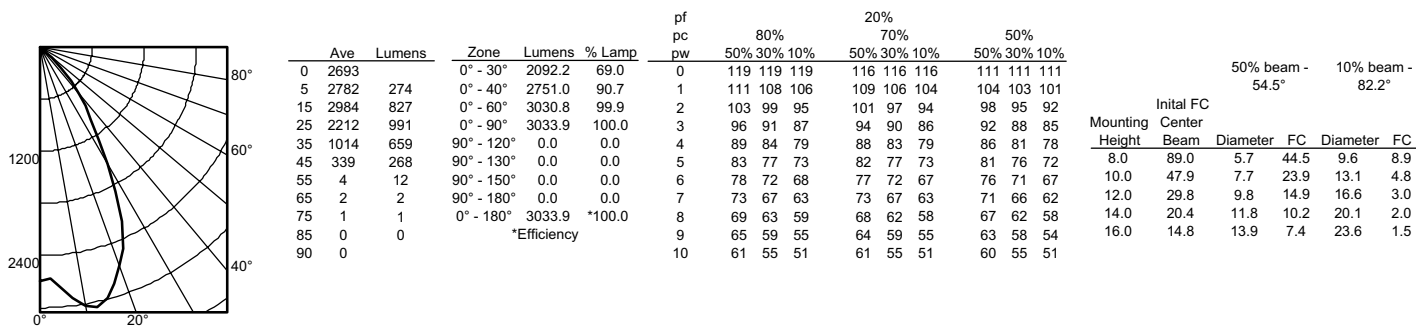
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	----------------------------	--

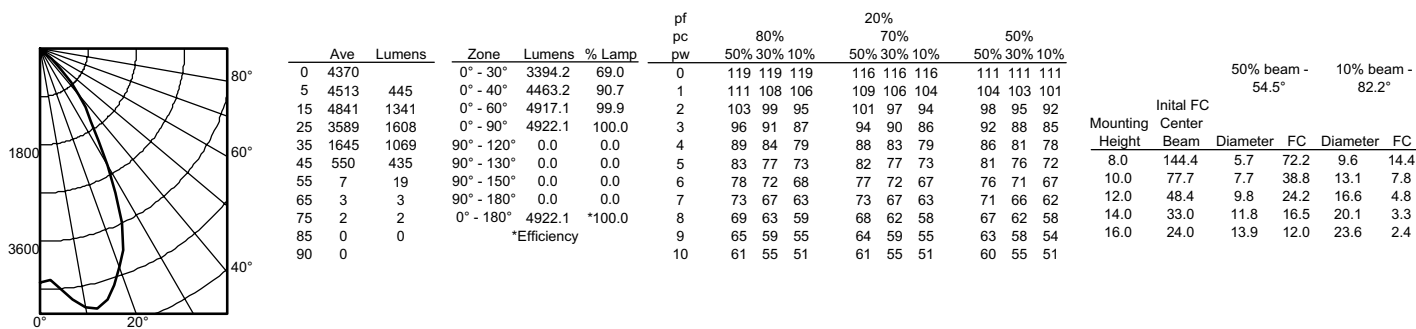
LDN6 35/10 L06AR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



LDN6 35/30 L06AR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.



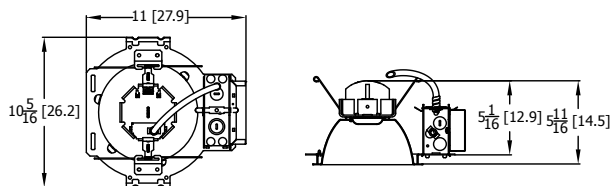
LDN6 35/50 L06AR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



LDN6

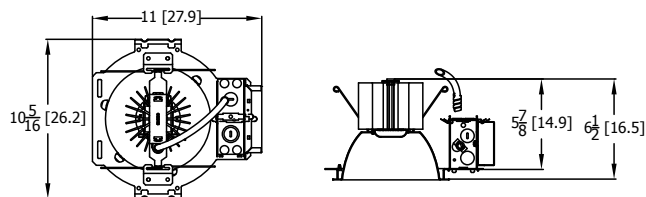
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-1500 LUMEN



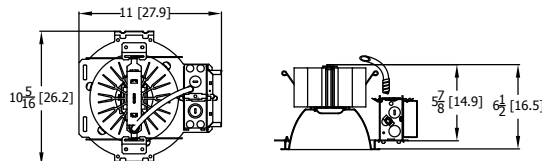
Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap trim: 7-1/2 (19.1)

LDN6 2000-3000 LUMEN



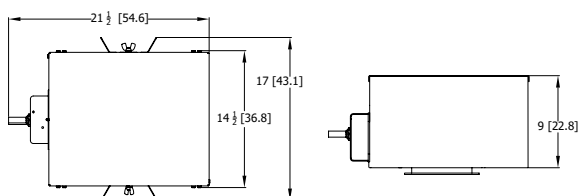
Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap trim: 7-1/2 (19.1)

LDN6 4000-5000 LUMEN



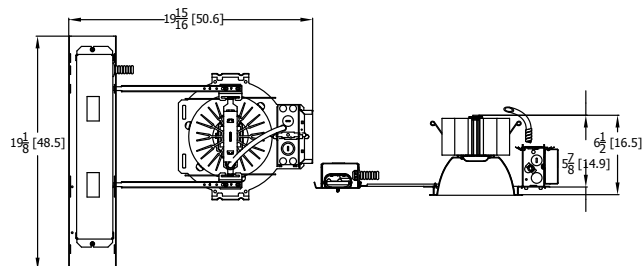
Marked Spacing: 24 x 24 x 10
 Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap trim: 7-1/2 (19.1)

LDN6 CP



Aperture: 6-1/4" (15.9)
 Ceiling Opening: 7-1/8" (18.1)
 Overlap trim: 7-1/2" (19.1)

LDN6 EL-ELR



Marked Spacing above 3000 lumen: 24 x 24 x 10
 Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap trim: 7-1/2 (19.1)

LDN6			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	662.2	7.6	87.1
1000	1082.0	12.8	84.5
1500	1606.0	20.5	78.3
2000	2023.0	22.6	89.5
2500	2529.5	27.1	93.3
3000	3034.0	34.7	87.4
4000	3977.5	44.1	90.2
5000	4922.2	55.5	88.7

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

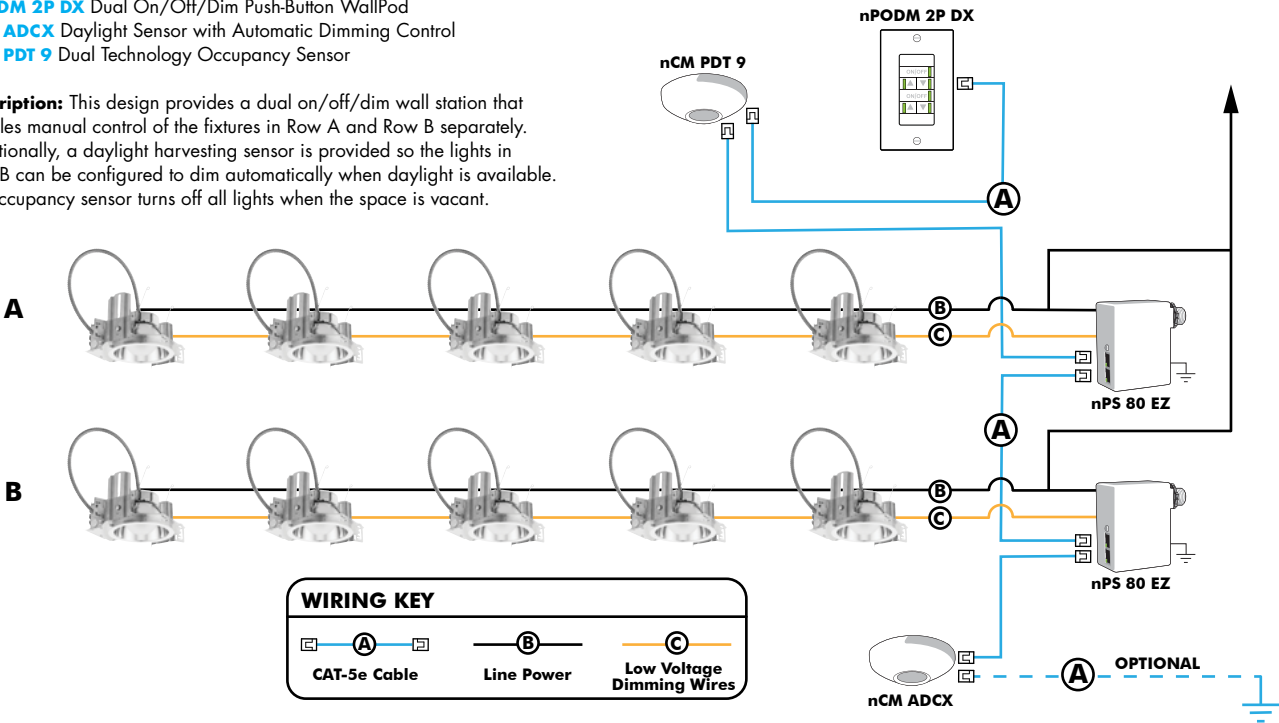
*See ordering tree for details

EXAMPLE

Group Fixture Control*
*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls
nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:	
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

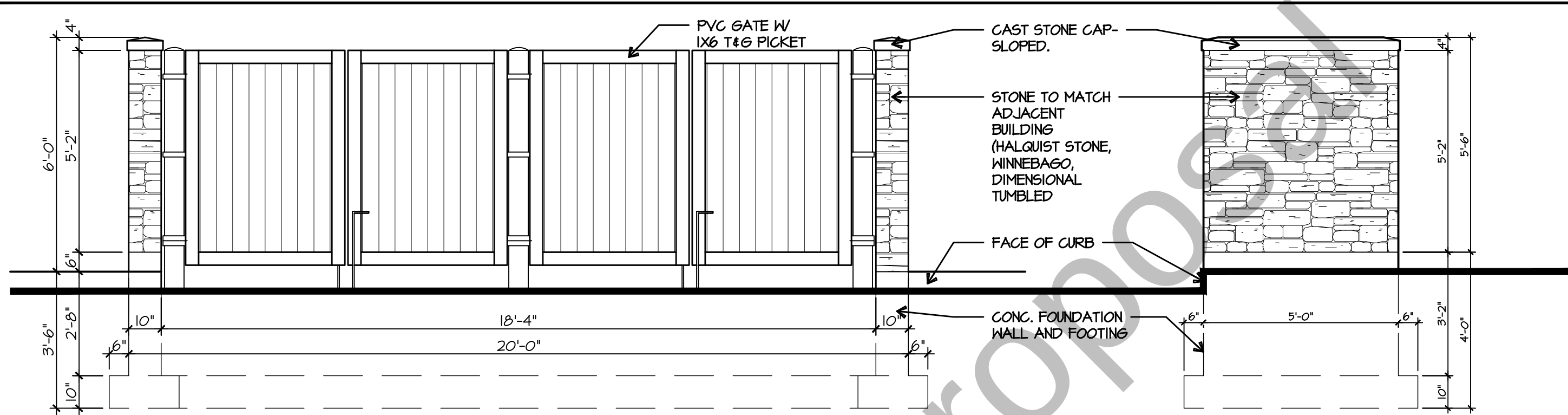
nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





1
TRASH ENCLOSURE
FRONT ELEVATION

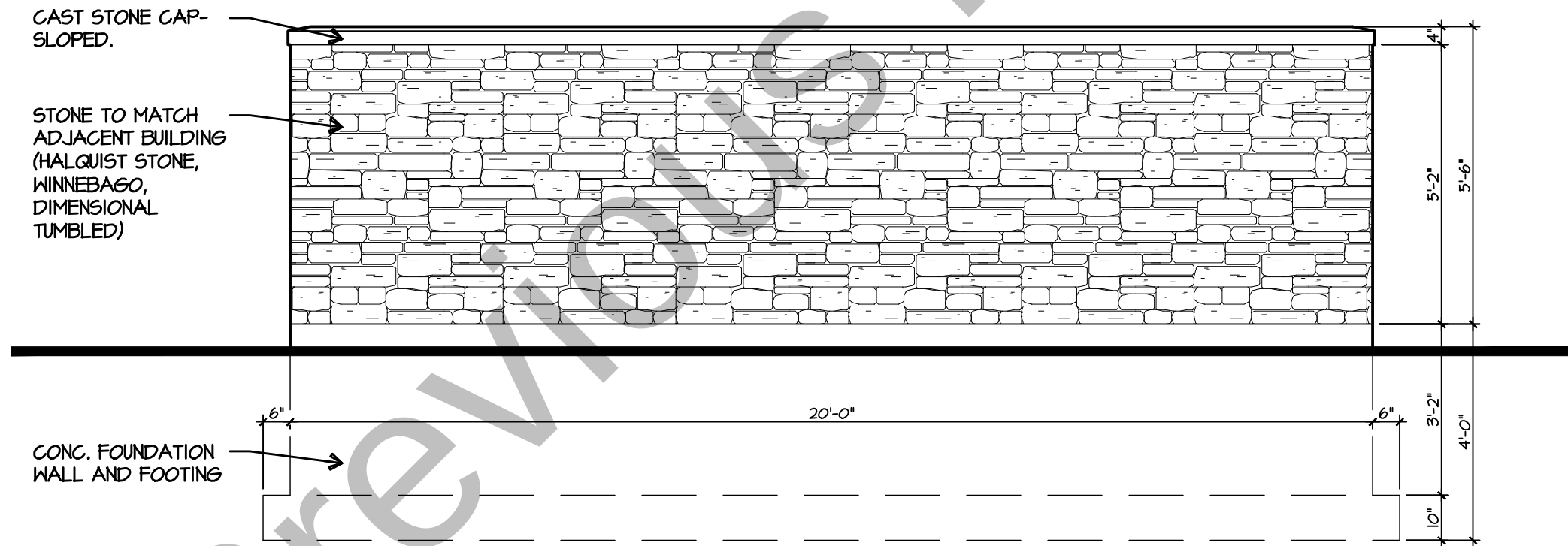
1
A-0.4

3/8" = 1'-0"

2
TRASH ENCLOSURE
SIDE ELEVATION

2
A-0.4

3/8" = 1'-0"



3
TRASH ENCLOSURE
REAR ELEVATION

3
A-0.4

3/8" = 1'-0"



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10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPEINC.COM

RWE
DESIGN BUILD

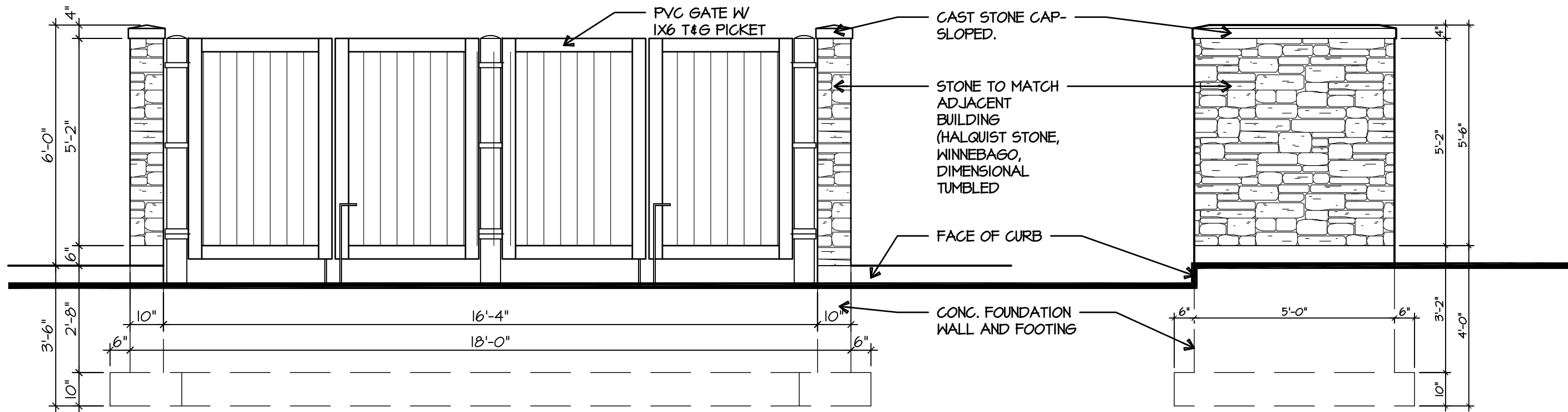
Saylor Murphy
Orthodontics
414 Pennsylvania Ave.
Glen Ellyn, IL 60137

DATE	DESCRIPTION
08-28-2020	FOR REVIEW
09-15-2020	VILLAGE SUBMITTAL
10-10-2020	CLIENT REVIEW
11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL

2020-0058
PROJECT NUMBER
12-8-2020
DATE
BH, MG
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TRASH
ENCLOSURE
SKETCH SHEET
PD-0.4
REFERENCE DET. / SHEET



1
A-0.4

TRASH ENCLOSURE FRONT ELEVATION

3/8" = 1'-0"

2
A-0.4

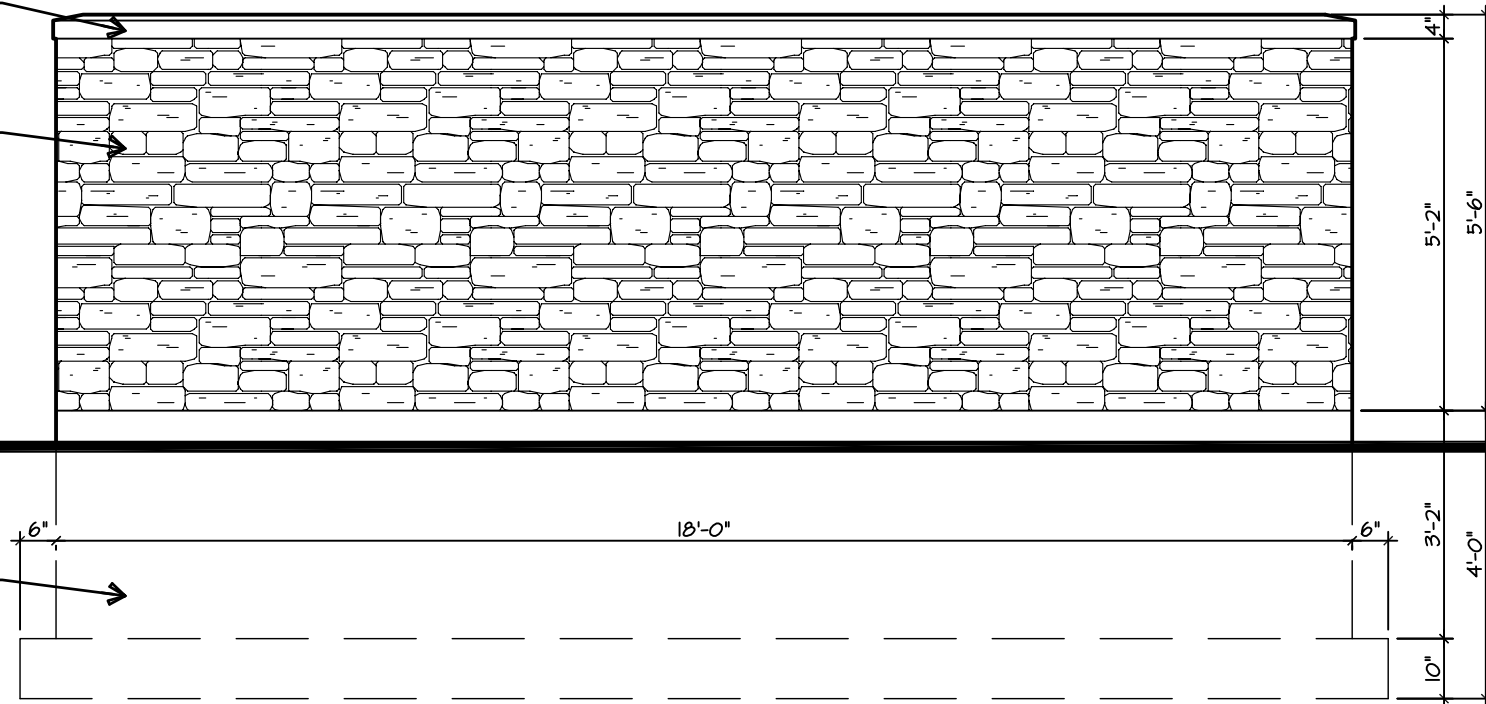
TRASH ENCLOSURE SIDE ELEVATION

3/8" = 1'-0"

CAST STONE CAP-SLOPED.

STONE TO MATCH ADJACENT BUILDING (HALQUIST STONE, WINNEBAGO, DIMENSIONAL TUMBLED)

CONC. FOUNDATION WALL AND FOOTING



3
A-0.4

TRASH ENCLOSURE REAR ELEVATION

3/8" = 1'-0"



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LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE
DESIGN BUILD

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Orthodontics
414 Pennsylvania Ave.
Glen Ellyn, IL 60137

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10-30-2020	REVISED VILLAGE SUBMITTAL	REVISED VILLAGE SUBMITTAL
11-05-2020	VILLAGE RESUBMITTAL	VILLAGE RESUBMITTAL
12-16-2020	VILLAGE BOARD REVISION	VILLAGE BOARD REVISION
1-25-2021	MM	

2020-0058

PROJECT NUMBER

1-25-2021

DATE

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TRASH
ENCLOSURE

SKETCH SHEET

PD-0.4

REFERENCE DET. / SHEET



- **ONE (1) INTERNALLY ILLUMINATED SINGLE FACE MONUMENT SIGN / ROUTED ALUMINUM FACE with 1" PUSH THRU LETTERS / LED ILLUMINATED / STONE BASE WITH ALUMINUM REVEALS**

SIGN FACE / CABINET = MPC WHITE (SATIN)
SAYLOR MURPHY = 1" CLEAR ACRYLIC WITH 1ST SURFACE APPLIED TRANSWHITE VINYL
and TRANS ORANGE 230-44 APPLIED ON TOP
TOOTH / ORTHO = 1" CLEAR ACRYLIC WITH PRINTED WHITE TRANS VINYL - PMS 311C



ORIGINAL SUBMITTAL MONUMENT SIGN



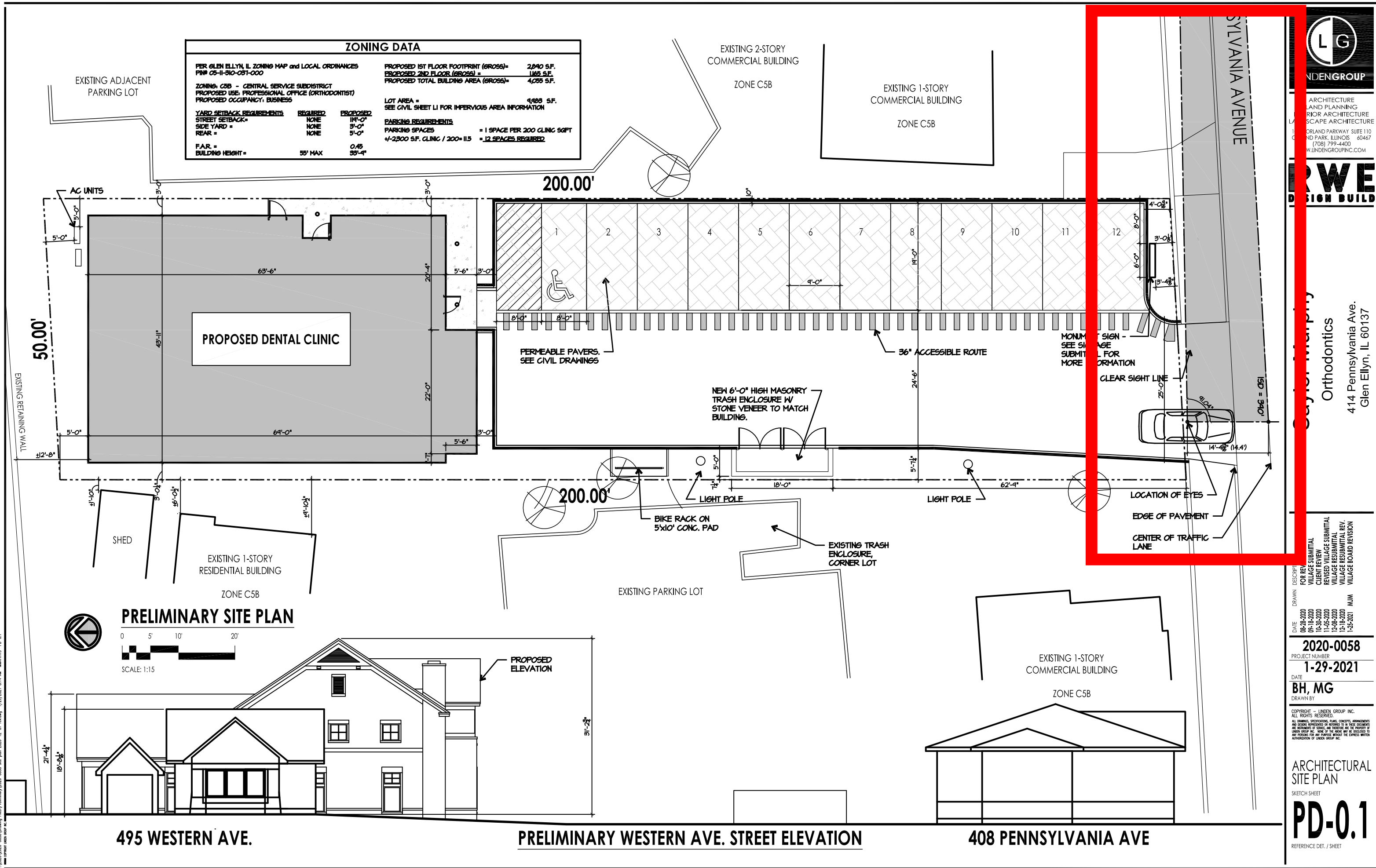
REVISED SUBMITTAL PROPOSED MONUMENT SIGN

- **ONE (1) INTERNALLY ILLUMINATED SINGLE FACE MONUMENT SIGN / ROUTED ALUMINUM FACE with 1" PUSH THRU LETTERS / LED ILLUMINATED / STONE BASE WITH ALUMINUM REVEALS**

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TOOTH / ORTHO = 1" CLEAR ACRYLIC WITH PRINTED WHITE TRANS VINYL - PMS 311C





MEMORANDUM

TO: Kelly Purvis, Planning Manager
Cole Jackson, Associate Planner

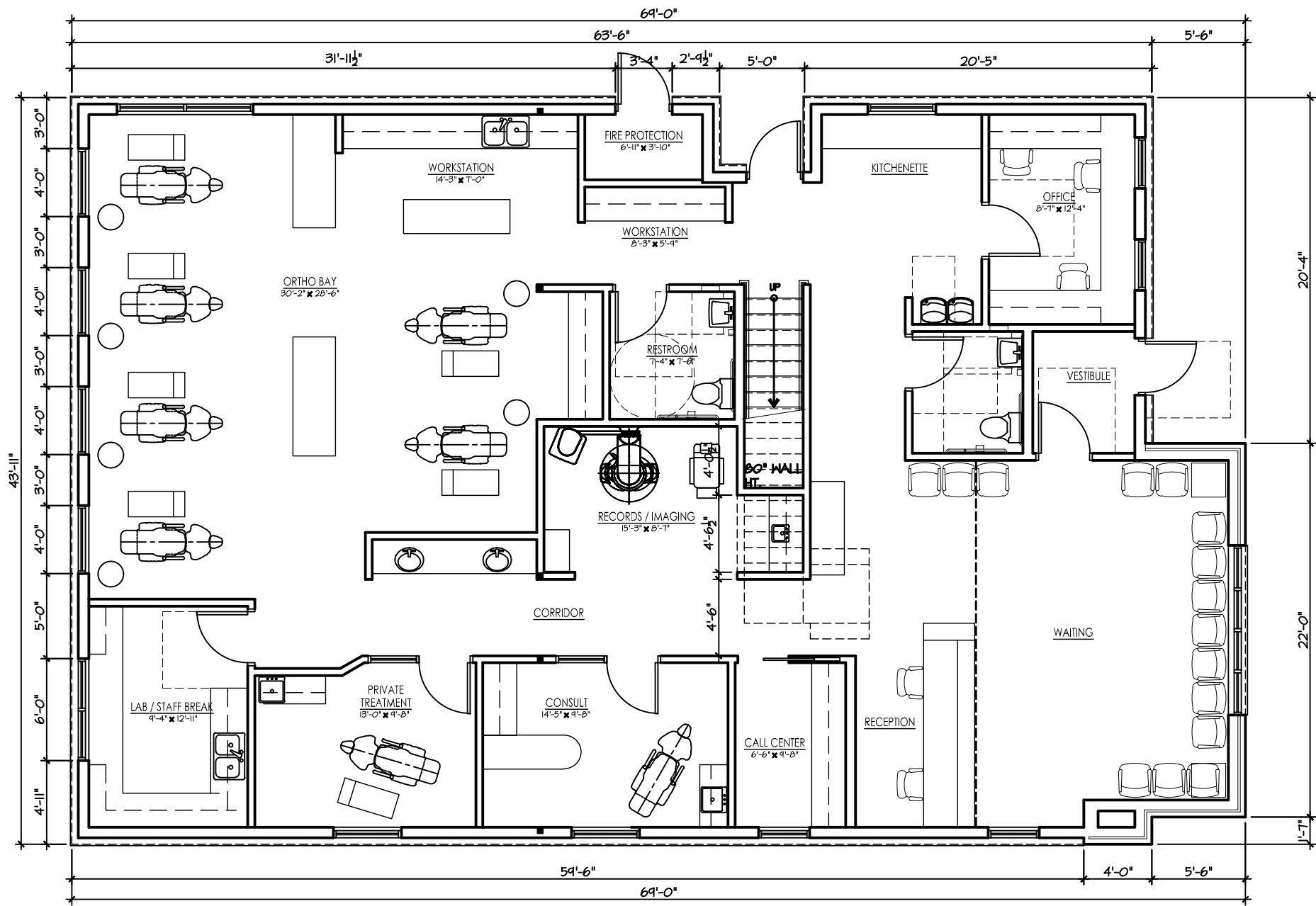
FROM: Amy McKenna, Senior Civil Engineer

DATE: January 26, 2021

SUBJECT: Saylor Orthodontics – 414 Pennsylvania
Sight Distance Evaluation

Because a monument sign is proposed along the Pennsylvania Avenue frontage that could limit sight distance for vehicles, the Village asked that the applicant evaluate the Intersection Sight Distance for the driver looking to the left, using the methodology outlined in the Illinois Department of Transportation Bureau of Local Roads and Streets Manual. The sight distance exhibit prepared by the Linden Group dated January 25, 2021 correctly illustrates the prescribed Intersection Sight Distance triangle and demonstrates that adequate sight distance around the monument sign is provided.

X:\Plandev\BUILDING\ENGINEERING\Projects\Pennsylvania 414 - Saylor Dental\Saylor Orthodontics - Sight Distance Evaluation - 1-26-2021.doc



1ST FLOOR PLAN

2,890 SQ. FT. GROSS (2,660 SQ. FT. I.F.E.W.)

0 2' 4' 8'



SCALE 1/8" = 1'-0"



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ORLAND PARK, ILLINOIS 60467
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PROJECT NUMBER

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DATE

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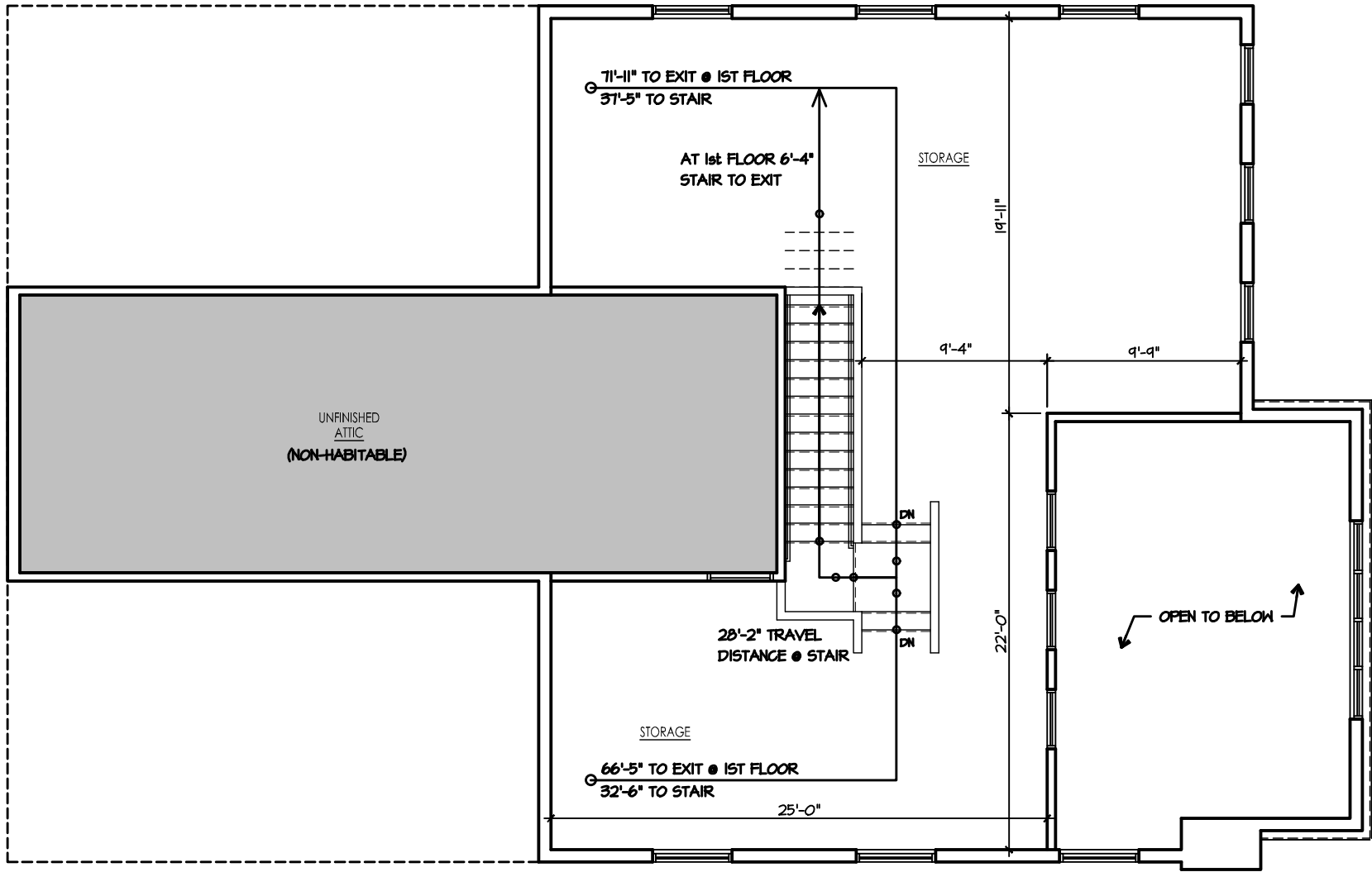
PRELIMINARY
1ST FLOOR
PLAN

SHEET

PD-1.0

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2ND FLOOR PLAN

1,165 SQ.FT. GROSS (1,000 SQ.FT. I.F.E.W.)

0 2' 4' 8'



SCALE: 1/8" = 1'-0"



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Orthodontics
414 Pennsylvania Ave.
Glen Ellyn, IL 60137

DATE	DESCRIPTION
06-26-2020	FOR REVIEW
07-13-2020	VILLAGE SUBMITTAL
10-30-2020	CLIENT REVIEW
11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL

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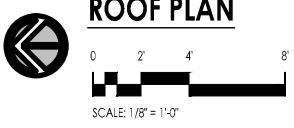
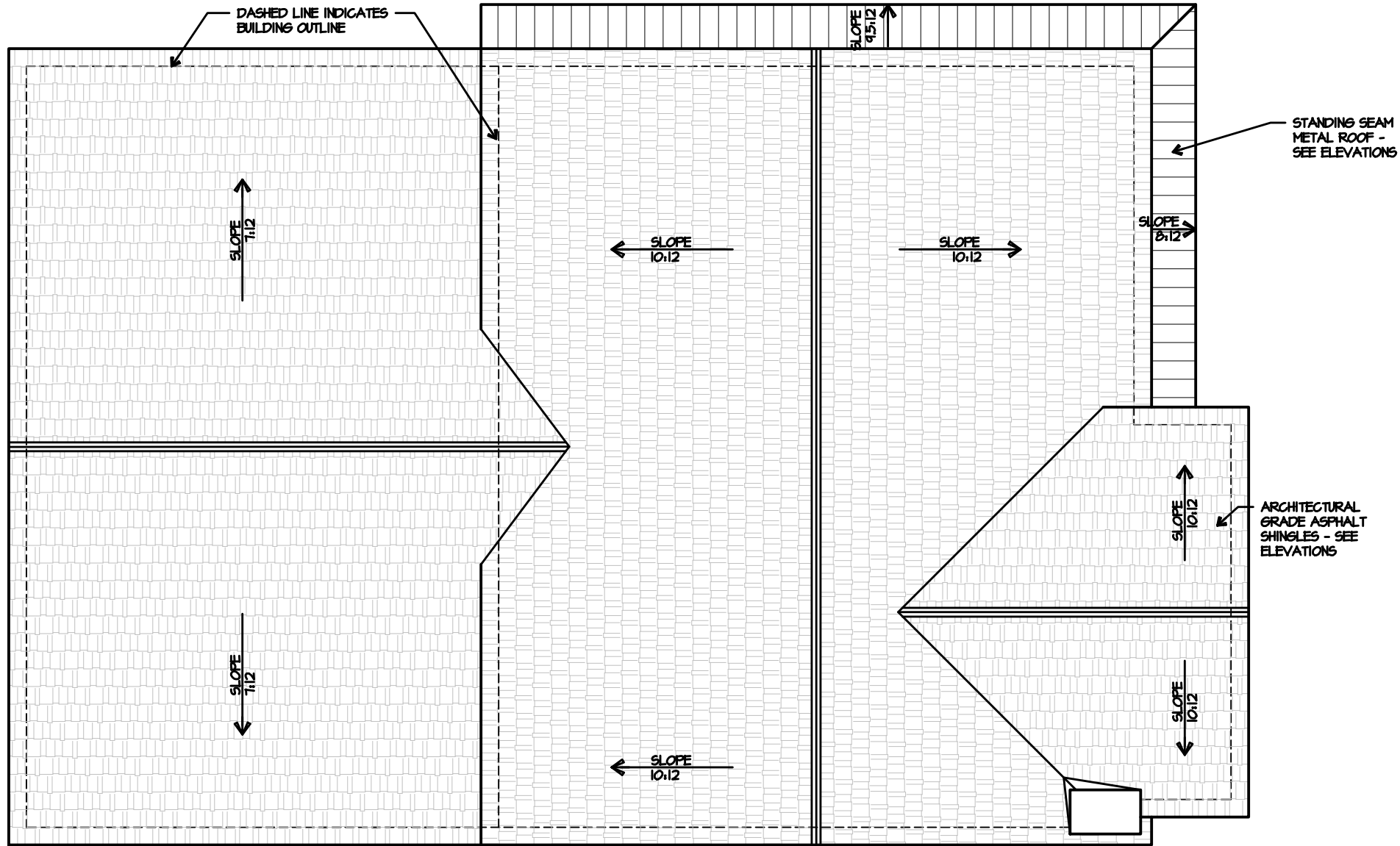
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2ND FLOOR
PLAN

SKETCH SHEET

PD-1.1

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ROOF PLAN

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11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL

2020-0058
PROJECT NUMBER

12-8-2020
DATE

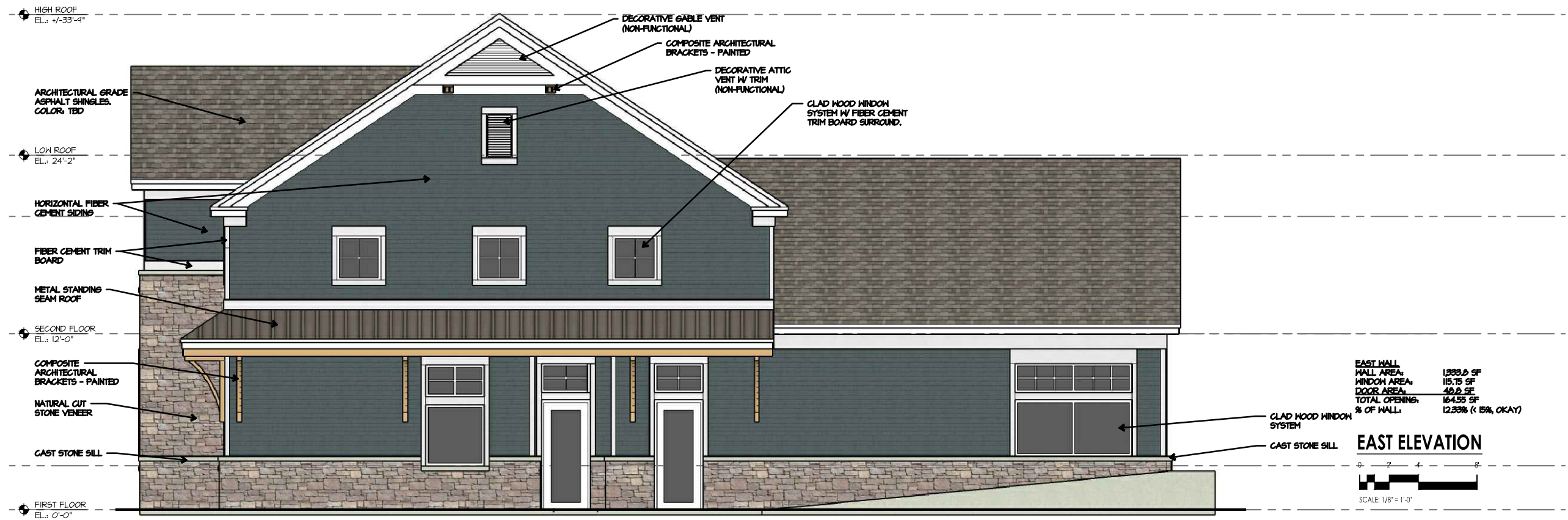
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10-30-2020	CLIENT REVIEW
11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL
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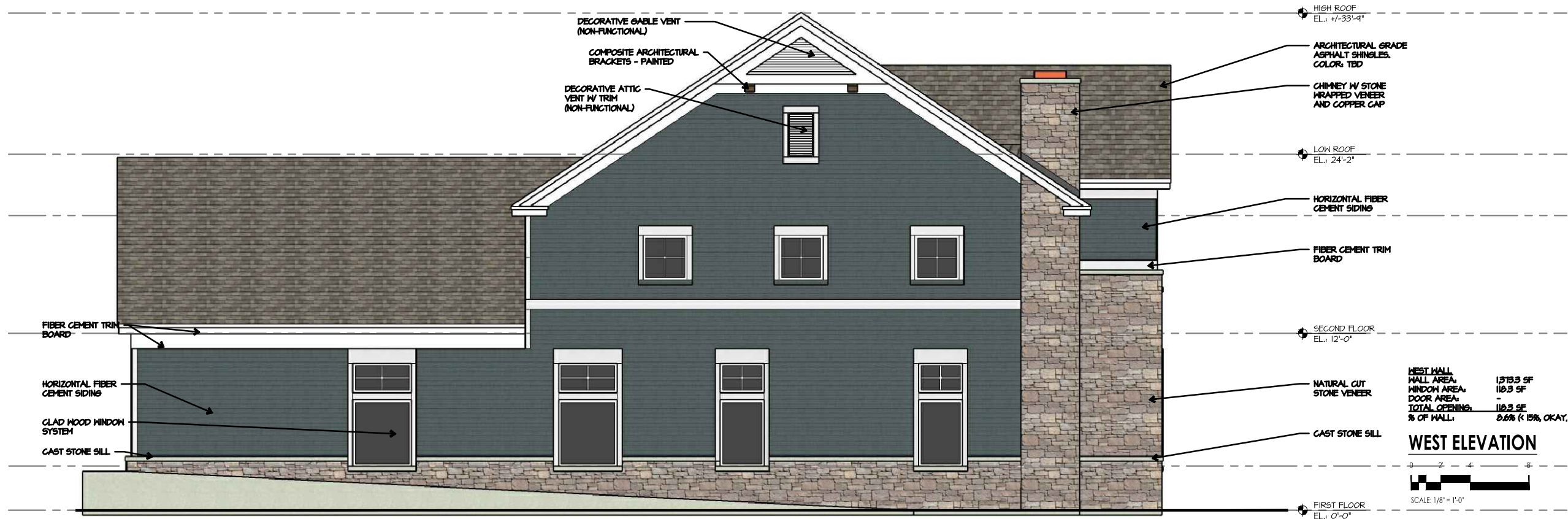
EXTERIOR
ELEVATIONS

SKETCH SHEET

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11-05-2020	REVISED VILLAGE SUBMITTAL
12-08-2020	VILLAGE RESUBMITTAL REV.
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SOUTH-EAST PERSPECTIVE



NORTH-WEST PERSPECTIVE



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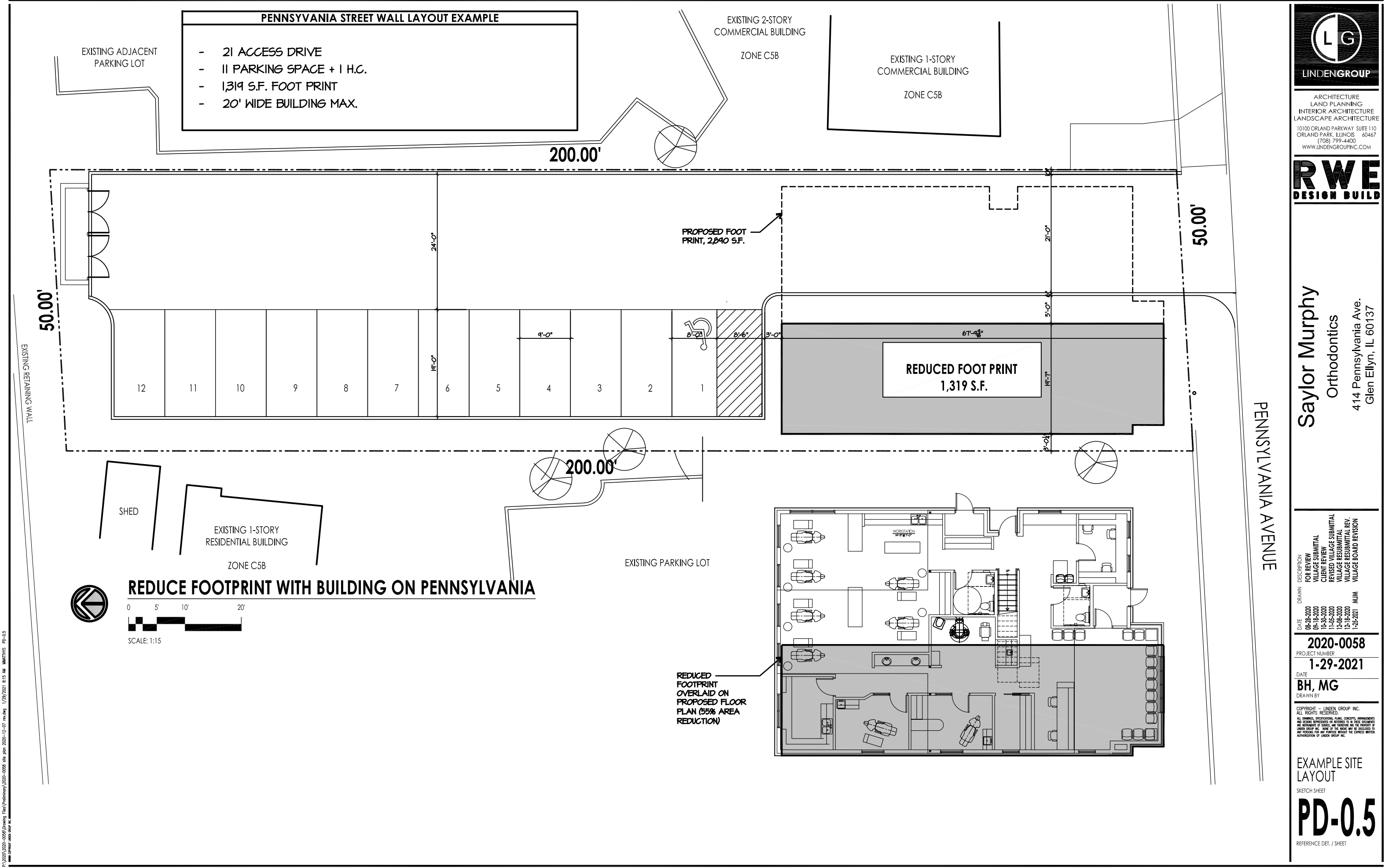
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10-30-2020	JLM	CLIENT REVIEW
11-05-2020	JLM	REVISED VILLAGE SUBMITTAL
12-08-2020	JLM	VILLAGE RESUBMITTAL REV.
1-25-2021	JLM	VILLAGE BOARD REVISION

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EXAMPLE SITE LAYOUT
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October 2019

Technical Memorandum
Traffic Impact Study
Village of Glen Ellyn



**TRAFFIC IMPACT STUDY
414 PENNSYLVANIA AVENUE
VILLAGE OF GLEN ELLYN, ILLINOIS
TABLE OF CONTENTS**

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1. Introduction	1
2. Project Background.....	1
3. Traffic Count Summary	1
4. Operational Analysis	2
5. Trip Generation and Distribution	2
6. Conclusions.....	3
7. Appendix	4

Introduction:

Apex has retained Ciorba Group, Inc. to perform a traffic study at the Pennsylvania Avenue and Western Avenue intersection. The goal of the study is to determine if any traffic impacts will result from a proposed development. The development is a new orthodontics office at 414 Pennsylvania Avenue in Glen Ellyn, IL. The entrance to this development is approximately 100 ft east of the Pennsylvania Avenue and Western Avenue intersection. This is a three-way stop-controlled intersection. Pennsylvania Avenue is the east and west leg and Western Avenue is the north leg of the intersection. There is an entrance to BMO Harris Bank directly south of the intersection, which was included in the traffic analysis for this project. See Appendix A-1 for the Site Location Map.

Project Background:

The Village of Glen Ellyn would like to review an abbreviated traffic impact study for the proposed orthodontics office. This will determine if the local streets and intersections near the development will have adequate level of service. For the Village to best understand the impacts to local traffic, the following topics are addressed in this traffic study:

- Operational analysis of the nearest unsignalized intersection based on 2019 traffic counts.
- Trip generation and distribution projections using the *ITE Trip Generation Manual 10th Edition* and information from the Orthodontist (Dr. Saylor).
- Conclusions from combining the above analysis to determine permanent impact.

Western Avenue and Pennsylvania Avenue both have functional classifications of Major Collector and are owned and maintained by the Village of Glen Ellyn.

Traffic Count Summary:

Traffic counts were completed on Tuesday, September 10, 2019 at the Pennsylvania Avenue and Western Avenue intersection from 7 to 9 am and 4 to 6 pm. Miovision was used to process the collected data. See Appendix A-7 for Traffic Count Data.

The approximate traffic volumes and distributions by approach for the intersection are as follows:

Intersection Leg	Traffic %	Vehicles Per Hour
	AM (PM)	AM (PM)
SB Western:	41% (31%)	388 (343)
WB Pennsylvania:	30% (44%)	287 (491)
EB Pennsylvania:	29% (25%)	269 (281)

Traffic tends to favor movements to and from Western Avenue and the east leg of Pennsylvania Avenue, where the counts are highest in the AM and PM. The overall peak hour was found to be in the PM from 5 to 6 pm. The AM peak hour was 7:15 to

8:15 am. The traffic volumes and distribution maps can be found in Appendix A-2 and A-3.

Operational Analysis:

Highway Capacity Analysis software, HCS 2010, was utilized to analyze the level of service (LOS) provided at the intersection in the study. The LOS ratings are grades used to quantify an intersection's performance. LOS A is optimal and LOS F is highly congested. LOS C is a relatively decent operating grade and LOS D is acceptable in most urban areas where there are high traffic volumes and constraints on the number of possible lanes.

Unsignalized intersection LOS is defined in terms of the average total vehicle delay of all movements through an intersection or by approach. The table below, from the Highway Capacity Manual, shows LOS criteria for unsignalized intersections.

Level of Service Criteria for Unsignalized Intersections	
Level of Service	Average Control Delay (seconds/vehicle)
A	0 – 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F ¹	>50

Source: *Highway Capacity Manual 2010*, Transportation Research Board, 2010.

1. If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned an individual lane group for all unsignalized intersections, or minor street approach at two-way stop-controlled intersections. Overall intersection LOS is determined solely by control delay.

Due to the low traffic volumes, only the overall peak hour (5 to 6 pm) was used for the operational analysis. The approximate level of service and delay from the HCS analysis by approach are as follows:

Intersection	Leg	Level of Service	Delay (sec)
SB Western:		C	18.1
WB Pennsylvania:		B	13.2
EB Pennsylvania:		B	13.4

The total intersection delay is 14.7 seconds with a level of service B. Traffic volumes are highest on the Western Avenue leg, causing the highest delays and lowest level of service. This level of service still meets the desired design criteria for urban two-way collectors (IDOT BLRS Figure 32-2G). The HCS Reports can be found in Appendix A-6.

Trip Generation and Distribution:

Ciorba Group contacted Dr. Saylor on August 30, 2019 to discuss the busiest time for patients and parking accommodations for patients and employees. Dr. Saylor noted that the busiest time for patients is between 8 and 10 am in the morning and between 3 and

5 pm in the evening. During these times, up to 12 patients are seen. Most patients will park on site during the appointment. Dr. Saylor also noted that the office is closed on Saturday and Sunday.

Twelve parking spots are proposed for the development, including one handicap space. Employees are anticipated to park off site.

The *ITE Trip Generation Manual 10th Edition* was used to develop trip ends and distribution for the proposed site. The Clinic (630) land use graphs estimate trips for suburban sites by building square footage (see Appendix A-8). The total clinic floor area is designed to be 2,389 square feet. Using this area, the *Trip Generation Manual* estimated a total of 19 trips for the AM peak and 13 trips for the PM peak. These volumes are consistent with the number of patients described by Dr. Saylor. These trips were then distributed based on the directional distribution in the *Trip Generation Manual* and surrounding traffic patterns.

When adding the projected trips from the proposed development, the HCS level of service and delay at the Pennsylvania and Western Avenue intersection barely changed, as shown below:

Intersection	Leg	Level of Service	Delay (sec)
SB Western:		C	18.3
WB Pennsylvania:		B	13.3
EB Pennsylvania:		B	13.5

The total intersection delay is 14.9 seconds with a level of service B.

The busiest periods for the office, mentioned above, only intersect with the AM peak hour traffic. The projected PM trips were still added to the PM peak hour traffic to account for a worst-case scenario. The distribution and projected trip maps can be found in Appendix A-4 and A-5.

Conclusions:

The development is expected to have a negligible effect on surrounding traffic. The delay time for the nearest intersection, Pennsylvania Avenue and Western Avenue, is expected to increase by 0.2 seconds and the level of service is to remain. Parking at the development is limited to 12 total spaces, and the projected trips closely match Dr. Saylor's estimated appointments near the peak hour.

Traffic Impact Study

Appendix

- A-1 Location Map
- A-2 Existing Peak Hour Traffic
- A-3 Existing Peak Hour Distribution
- A-4 Site Peak Hour Distribution
- A-5 Combined Peak Hour Traffic
- A-6 HCS Reports
- A-7 Traffic Data
- A-8 ITE Trip Generation Graphs

APPENDIX A-1

LOCATION MAP

Site Location Map

Saylor & Murphy Orthodontics
414 Pennsylvania Ave
Glen Ellyn, IL

Site Development

Google Earth

© 2018 Google

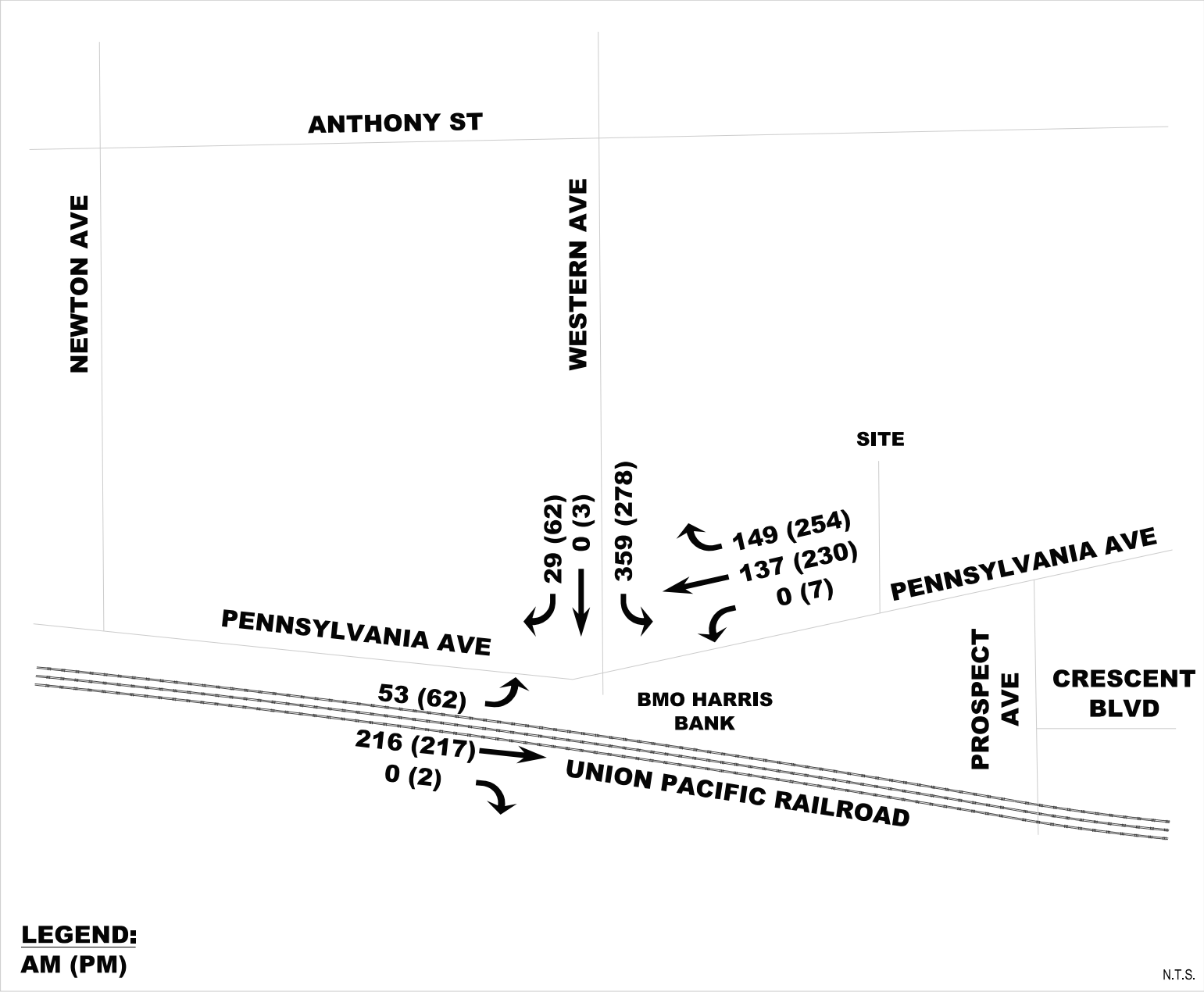
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APPENDIX A-2

EXISTING PEAK HOUR TRAFFIC

APPENDIX 2 - EXISTING PEAK HOUR TRAFFIC

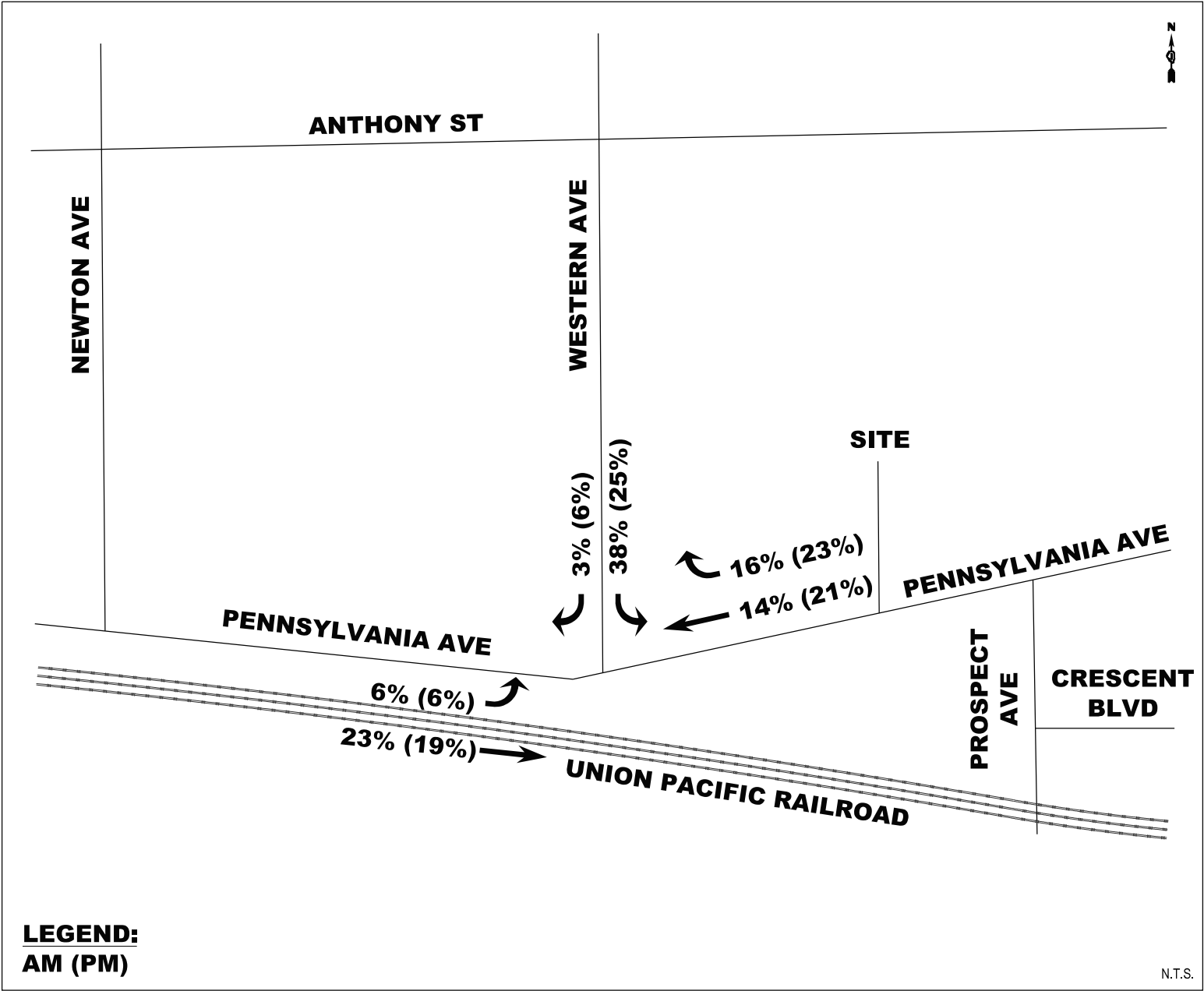


SOURCE: USGS, GLEN ELLYN, IL, USA

APPENDIX A-3

EXISTING PEAK HOUR DISTRIBUTION

APPENDIX 3 - EXISTING PEAK HOUR DISTRIBUTION

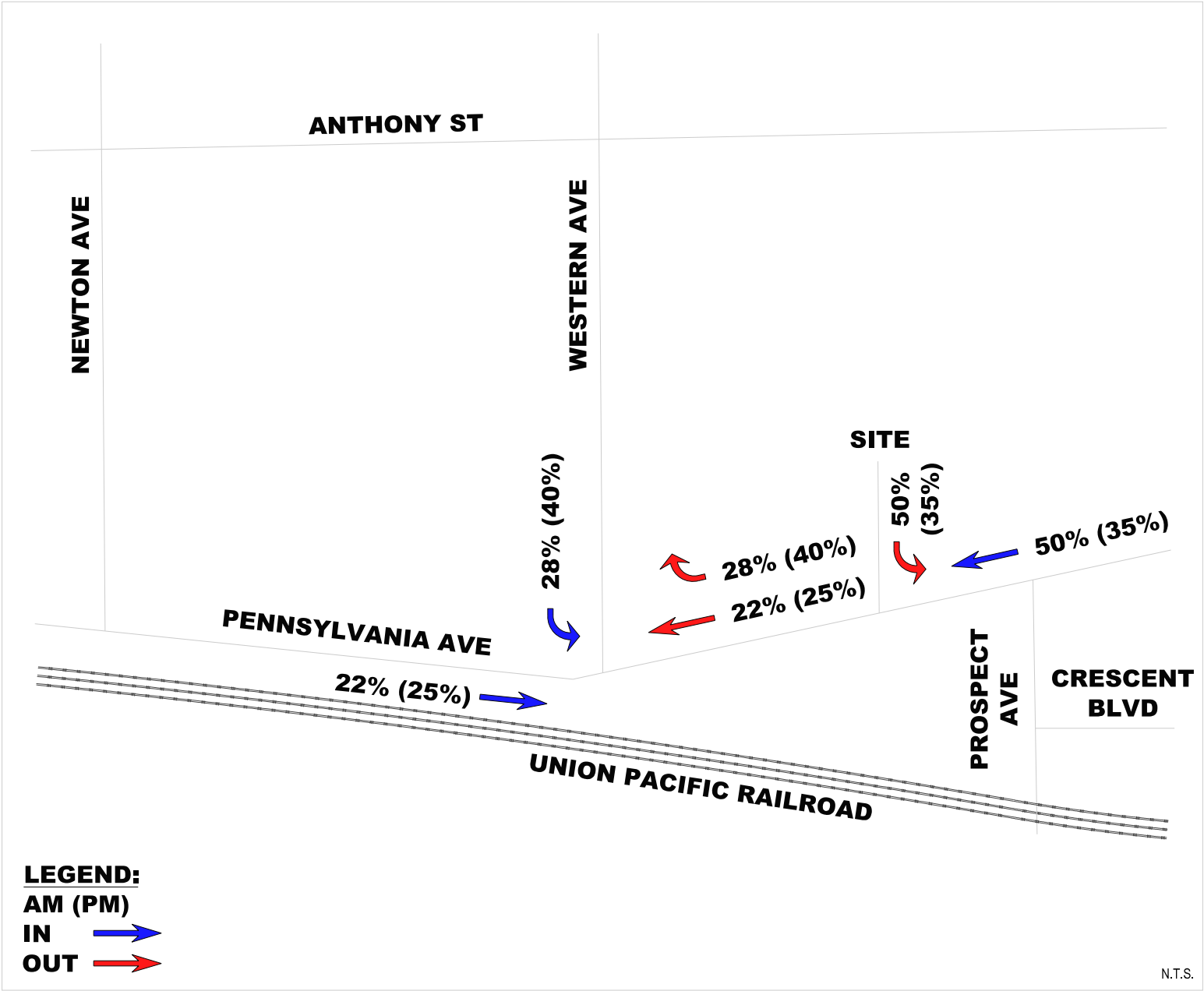


SOURCE: USGS, GLEN ELLYN, IL, USA

APPENDIX A-4

SITE PEAK HOUR DISTRIBUTION

APPENDIX 4 - SITE PEAK HOUR DISTRIBUTION

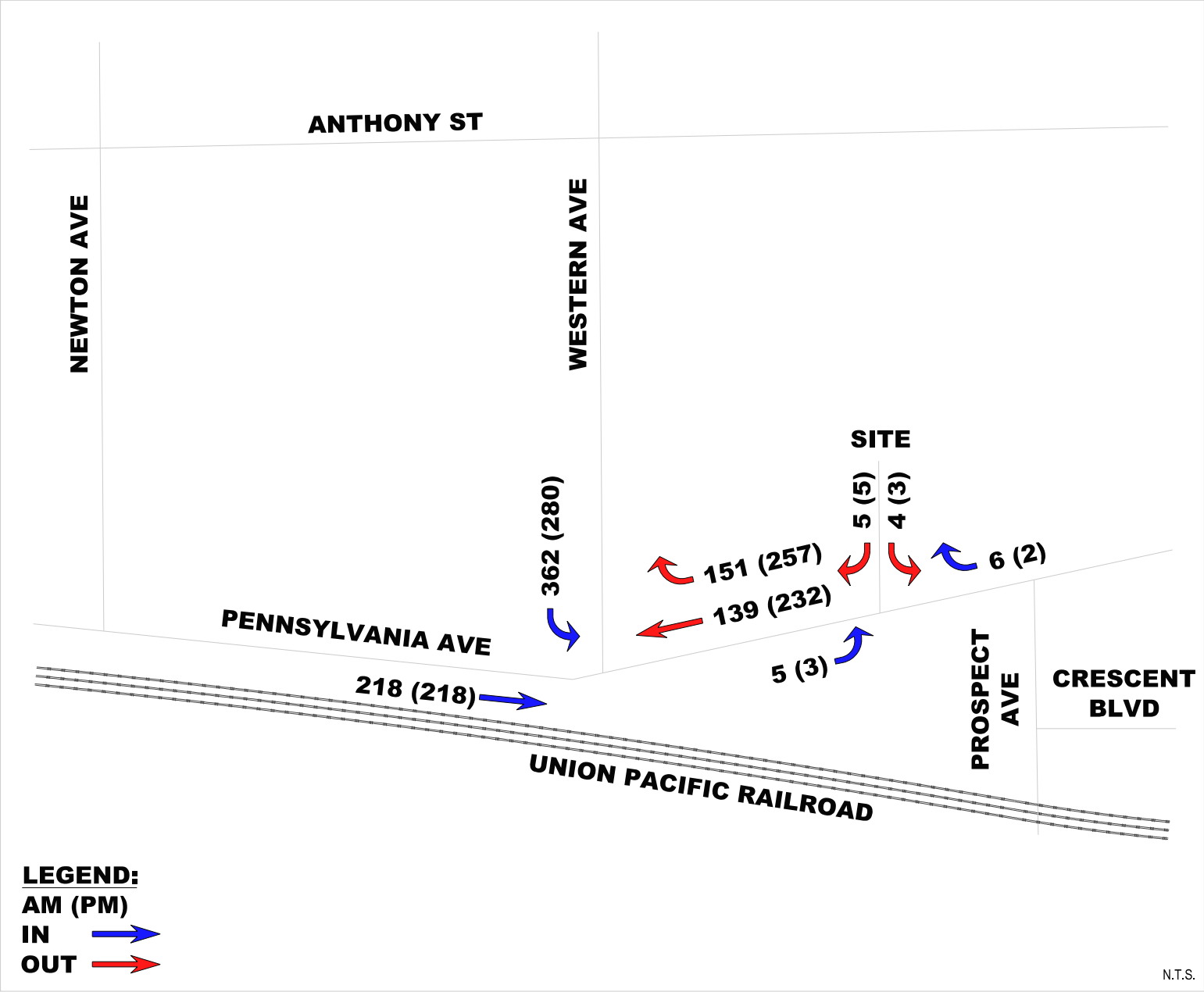


SOURCE: USGS, GLEN ELLYN, IL, USA

APPENDIX A-5

COMBINED PEAK HOUR TRAFFIC

APPENDIX 5 - COMBINED PEAK HOUR TRAFFIC



SOURCE: USGS, GLEN ELLYN, IL, USA

N.T.S.

APPENDIX A-6

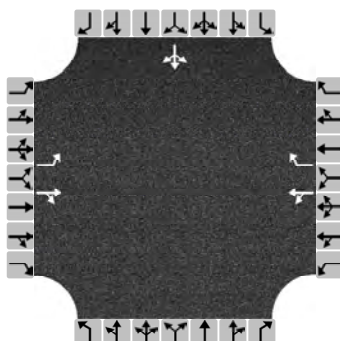
HCS REPORTS

HCS7 All-Way Stop Control Report

General Information

Analyst	TBH	Intersection	3-Way Stop
Agency/Co.	Ciorba Group, Inc.	Jurisdiction	Village of Glen Ellyn
Date Performed	9/25/2019	East/West Street	Pennsylvania Ave
Analysis Year	2019	North/South Street	Western Ave
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.92
Time Analyzed	Existing PM Peak-Overall		
Project Description	Pennsylvania Ave at Western Ave		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	62	217	2	7	230	254				278	3	62
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	L	TR		LT	R					LTR		
Flow Rate, v (veh/h)	67	238		258	276					373		
Percent Heavy Vehicles	1	2		2	1					2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20	3.20		3.20	3.20					3.20		
Initial Degree of Utilization, x	0.060	0.212		0.229	0.245					0.331		
Final Departure Headway, hd (s)	7.04	6.54		6.31	5.56					5.96		
Final Degree of Utilization, x	0.132	0.432		0.451	0.426					0.617		
Move-Up Time, m (s)	2.3	2.3		2.3	2.3					2.0		
Service Time, ts (s)	4.74	4.24		4.01	3.26					3.96		

Capacity, Delay and Level of Service

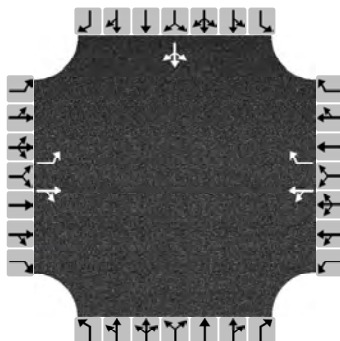
Flow Rate, v (veh/h)	67	238		258	276					373		
Capacity	511	551		571	647					604		
95% Queue Length, Q ₉₅ (veh)	0.5	2.2		2.3	2.1					4.2		
Control Delay (s/veh)	10.8	14.1		14.1	12.3					18.1		
Level of Service, LOS	B	B		B	B					C		
Approach Delay (s/veh)	13.4			13.2						18.1		
Approach LOS	B			B						C		
Intersection Delay, s/veh LOS	14.7						B					

HCS7 All-Way Stop Control Report

General Information

Analyst	TBH	Intersection	3-Way Stop
Agency/Co.	Ciorba Group, Inc.	Jurisdiction	Village of Glen Ellyn
Date Performed	9/25/2019	East/West Street	Pennsylvania Ave
Analysis Year	2019	North/South Street	Western Ave
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.92
Time Analyzed	Existing PM Peak w/ Site		
Project Description	Pennsylvania Ave at Western Ave		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	62	218	2	7	232	257				280	3	62
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	L	TR		LT	R					LTR		
Flow Rate, v (veh/h)	67	239		260	279					375		
Percent Heavy Vehicles	1	2		2	1					2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20	3.20		3.20	3.20					3.20		
Initial Degree of Utilization, x	0.060	0.213		0.231	0.248					0.333		
Final Departure Headway, hd (s)	7.06	6.56		6.32	5.58					5.98		
Final Degree of Utilization, x	0.132	0.436		0.456	0.433					0.622		
Move-Up Time, m (s)	2.3	2.3		2.3	2.3					2.0		
Service Time, ts (s)	4.76	4.26		4.02	3.28					3.98		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	67	239		260	279					375		
Capacity	510	549		569	646					602		
95% Queue Length, Q ₉₅ (veh)	0.5	2.2		2.4	2.2					4.3		
Control Delay (s/veh)	10.8	14.2		14.2	12.5					18.3		
Level of Service, LOS	B	B		B	B					C		
Approach Delay (s/veh)	13.5			13.3						18.3		
Approach LOS	B			B						C		
Intersection Delay, s/veh LOS	14.9						B					

APPENDIX A-7

TRAFFIC DATA

Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Western Ave Southbound					Pennsylvania Ave Westbound					Access Northbound					Pennsylvania Ave Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2019-09-10 7:00AM	34	0	320	0	354	119	105	0	0	224	0	0	0	0	0	0	221	67	0	288	866
8:00AM	44	0	230	0	274	127	147	2	1	277	0	0	0	0	0	1	216	47	0	264	815
4:00PM	70	5	264	0	339	194	216	4	0	414	0	0	0	0	0	3	200	52	0	255	1008
5:00PM	62	3	278	0	343	254	230	7	0	491	0	0	0	0	0	2	217	62	0	281	1115
Total	210	8	1092	0	1310	694	698	13	1	1406	0	0	0	0	0	6	854	228	0	1088	3804
% Approach	16.0%	0.6%	83.4%	0%	-	49.4%	49.6%	0.9%	0.1%	-	0%	0%	0%	0%	-	0.6%	78.5%	21.0%	0%	-	-
% Total	5.5%	0.2%	28.7%	0%	34.4%	18.2%	18.3%	0.3%	0%	37.0%	0%	0%	0%	0%	0%	0.2%	22.5%	6.0%	0%	28.6%	-
Lights	208	7	1079	0	1294	687	679	13	1	1380	0	0	0	0	0	5	851	228	0	1084	3758
% Lights	99.0%	87.5%	98.8%	0%	98.8%	99.0%	97.3%	100%	100%	98.2%	0%	0%	0%	0%	-	83.3%	99.6%	100%	0%	99.6%	98.8%
Articulated Trucks	0	0	3	0	3	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	4
% Articulated Trucks	0%	0%	0.3%	0%	0.2%	0%	0.1%	0%	0%	0.1%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	0.1%
Buses and Single-Unit Trucks	2	1	10	0	13	7	18	0	0	25	0	0	0	0	0	1	3	0	0	4	42
% Buses and Single-Unit Trucks	1.0%	12.5%	0.9%	0%	1.0%	1.0%	2.6%	0%	0%	1.8%	0%	0%	0%	0%	-	16.7%	0.4%	0%	0%	0.4%	1.1%

*L: Left, R: Right, T: Thru, U: U-Turn

Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Western Ave

Total: 2232

In: 1310

Out: 922

210
8
1092

[W] Pennsylvania Ave

Total: 1996

Out: 908

In: 1088

228

854

6

694

698

13
1

Out: 1947

In: 1406

Total: 3353

[E] Pennsylvania Ave

Out: 27

In: 0

Total: 27

[S] Access

Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Western Ave Southbound					Pennsylvania Ave Westbound					Access Northbound					Pennsylvania Ave Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2019-09-10 7:15AM	7	0	81	0	88	30	21	0	0	51	0	0	0	0	0	0	46	8	0	54	193
7:30AM	10	0	91	0	101	31	34	0	0	65	0	0	0	0	0	0	59	22	0	81	247
7:45AM	8	0	105	0	113	26	32	0	0	58	0	0	0	0	0	0	57	14	0	71	242
8:00AM	4	0	82	0	86	62	50	0	1	113	0	0	0	0	0	0	54	9	0	63	262
Total	29	0	359	0	388	149	137	0	1	287	0	0	0	0	0	0	216	53	0	269	944
% Approach	7.5%	0%	92.5%	0%	-	51.9%	47.7%	0%	0.3%	-	0%	0%	0%	0%	-	0%	80.3%	19.7%	0%	-	-
% Total	3.1%	0%	38.0%	0%	41.1%	15.8%	14.5%	0%	0.1%	30.4%	0%	0%	0%	0%	0%	0%	22.9%	5.6%	0%	28.5%	-
PHF	0.725	-	0.855	-	0.858	0.601	0.685	-	0.250	0.635	-	-	-	-	-	-	0.915	0.602	-	0.830	0.901
Lights	28	0	353	0	381	146	132	0	1	279	0	0	0	0	0	0	216	53	0	269	929
% Lights	96.6%	0%	98.3%	0%	98.2%	98.0%	96.4%	0%	100%	97.2%	0%	0%	0%	0%	-	0%	100%	100%	0%	100%	98.4%
Articulated Trucks	0	0	3	0	3	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	4
% Articulated Trucks	0%	0%	0.8%	0%	0.8%	0%	0.7%	0%	0%	0.3%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	0.4%
Buses and Single-Unit Trucks	1	0	3	0	4	3	4	0	0	7	0	0	0	0	0	0	0	0	0	0	11
% Buses and Single-Unit Trucks	3.4%	0%	0.8%	0%	1.0%	2.0%	2.9%	0%	0%	2.4%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	1.2%

*L: Left, R: Right, T: Thru, U: U-Turn

Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Western Ave

Total: 590

In: 388

Out: 202

29

359

[W] Pennsylvania Ave

Total: 435

In: 269

Out: 166

53

216

149

137

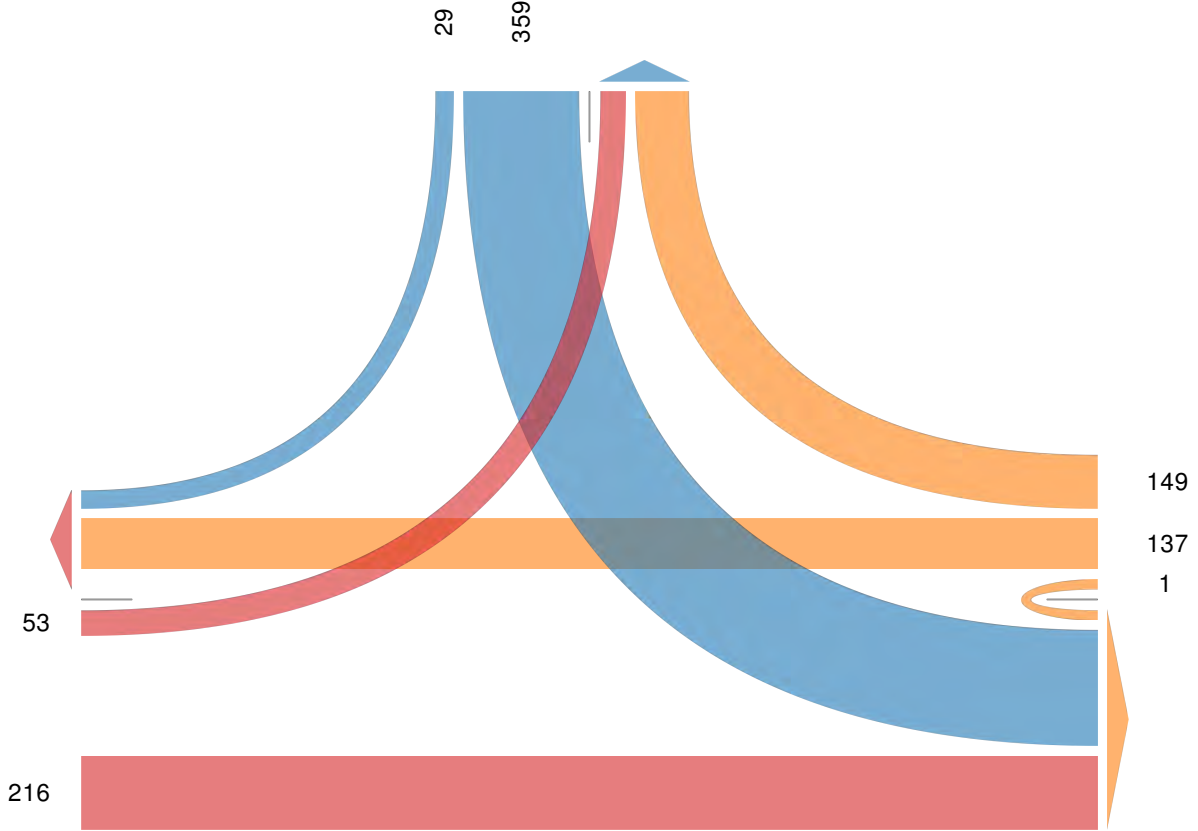
1

In: 287

Total: 863

Out: 576

[E] Pennsylvania Ave



Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Western Ave Southbound					Pennsylvania Ave Westbound					Access Northbound					Pennsylvania Ave Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2019-09-10 5:00PM	12	2	68	0	82	77	47	2	0	126	0	0	0	0	0	0	45	14	0	59	267
5:15PM	15	0	54	0	69	49	63	0	0	112	0	0	0	0	0	0	71	11	0	82	263
5:30PM	21	1	72	0	94	47	57	3	0	107	0	0	0	0	0	1	49	23	0	73	274
5:45PM	14	0	84	0	98	81	63	2	0	146	0	0	0	0	0	1	52	14	0	67	311
Total	62	3	278	0	343	254	230	7	0	491	0	0	0	0	0	2	217	62	0	281	1115
% Approach	18.1%	0.9%	81.0%	0%	-	51.7%	46.8%	1.4%	0%	-	0%	0%	0%	0%	-	0.7%	77.2%	22.1%	0%	-	-
% Total	5.6%	0.3%	24.9%	0%	30.8%	22.8%	20.6%	0.6%	0%	44.0%	0%	0%	0%	0%	0%	0.2%	19.5%	5.6%	0%	25.2%	-
PHF	0.738	0.375	0.827	-	0.875	0.784	0.913	0.583	-	0.841	-	-	-	-	-	0.500	0.764	0.674	-	0.857	0.896
Lights	62	3	277	0	342	254	228	7	0	489	0	0	0	0	0	2	217	62	0	281	1112
% Lights	100%	100%	99.6%	0%	99.7%	100%	99.1%	100%	0%	99.6%	0%	0%	0%	0%	-	100%	100%	100%	0%	100%	99.7%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3
% Buses and Single-Unit Trucks	0%	0%	0.4%	0%	0.3%	0%	0.9%	0%	0%	0.4%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	0.3%

*L: Left, R: Right, T: Thru, U: U-Turn

Pennsylvania Avenue & Western Avenue - TMC

Tue Sep 10, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 691041, Location: 41.87661, -88.072327



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Western Ave

Total: 659

In: 343

Out: 316

62 3 278

[W] Pennsylvania Ave

Total: 573

In: 281

Out: 292

62

217

2

254

230

7

In: 491

Out: 495

Total: 986

[E] Pennsylvania Ave

Out: 12 In: 0

Total: 12

[S] Access

APPENDIX A-8

ITE TRIP GENERATION GRAPHS

Clinic (630)

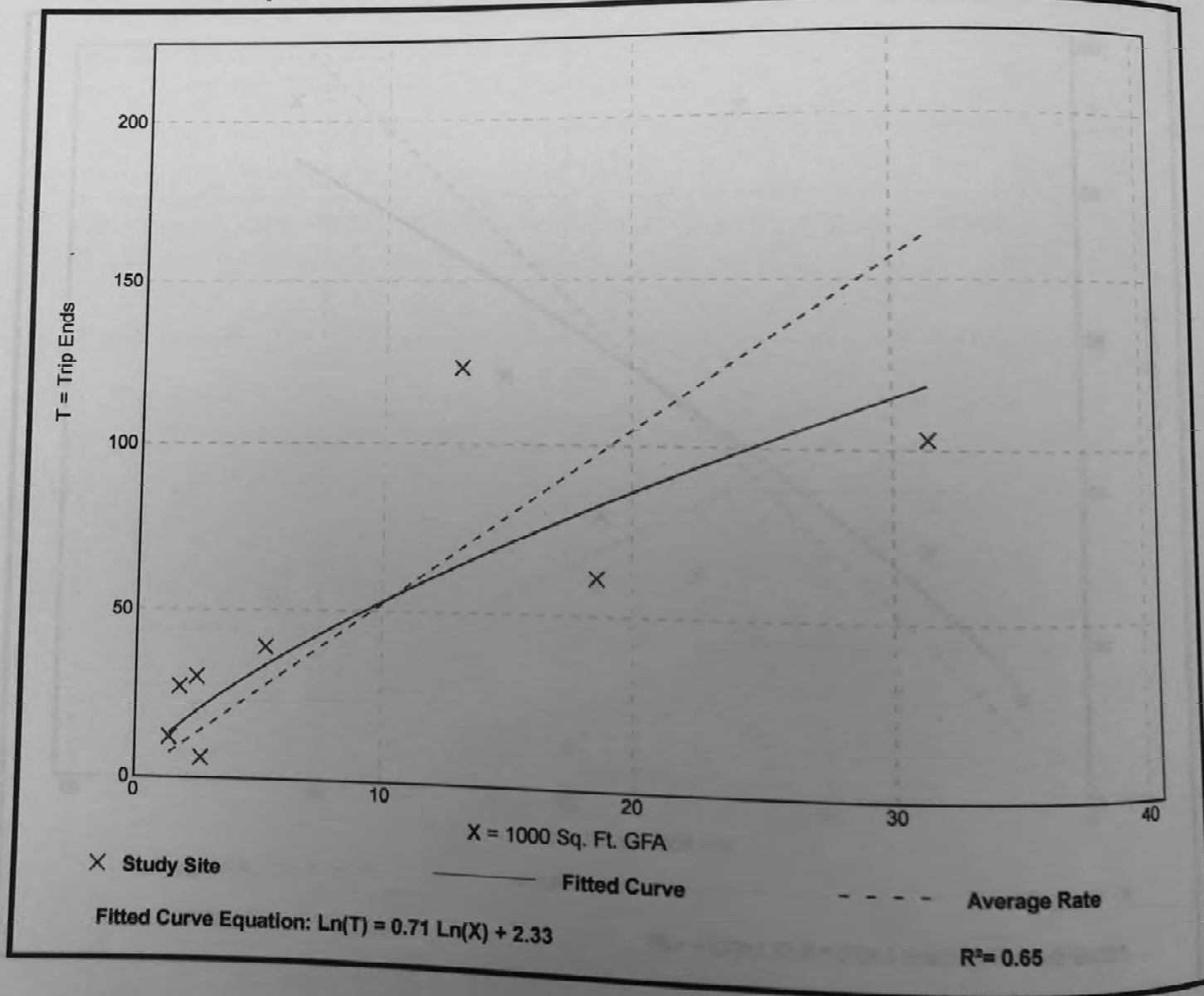
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
1000 Sq. Ft. GFA: 10
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.22	2.22 - 15.00	3.37

Data Plot and Equation



Clinic (630)

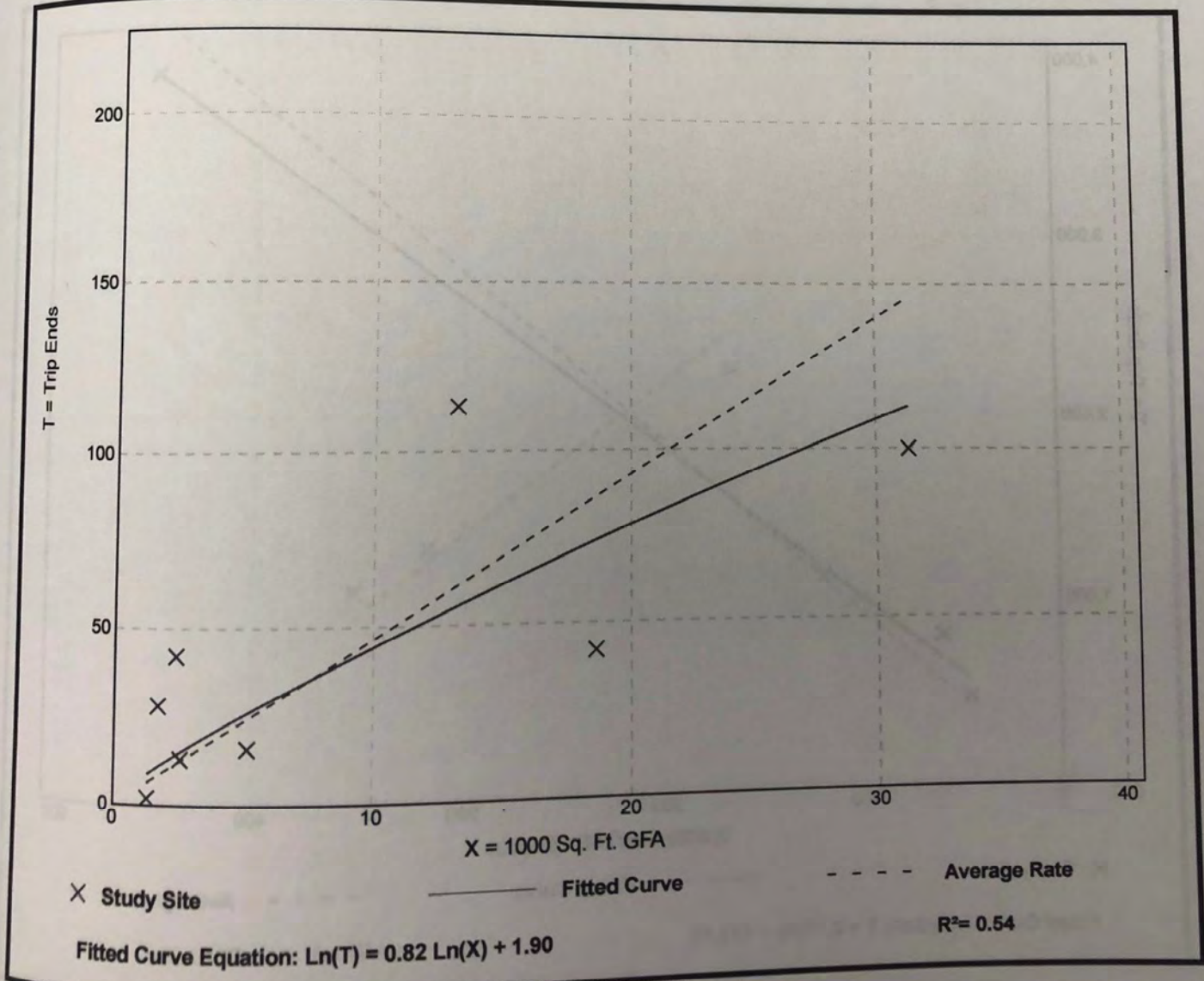
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
1000 Sq. Ft. GFA: 10
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.64	1.43 - 16.80	3.84

Data Plot and Equation



Kane – DuPage Soil & Water Conservation District



September 6, 2019

DuPage County
Paul Hoss
421 N. County Farm Road
Wheaton, IL 60187

We have assigned number 19-072 to a Land Use Opinion Applications from:

Dr. Adam Saylor
215 Regent St.
Glen Ellyn, IL 60137

The site location is:

Milton Township
Section 11, Township 39N, Range 10E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water
Conservations Districts Act.

_____ Our review and comments will be sent on or before October 4, 2019.

X According to the information received, a full Land Use Opinion report is not required at this
time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Susan Rankin
Office Assistant

Applicant: Apex Design Build
Contact: Jeff Kilburg
Address: Apex Design Build 9550 W Higgins Rd
#170
Rosemont, IL 60018

IDNR Project Number: 1911442
Date: 05/30/2019

Project: Dr. Adam Saylor Ground Up Development
Address: 414 Pennsylvania Ave , Glen Ellyn

Description: The project is a one story ground up development with a partial basement and on site parking and is intended to be used as an orthodontic office.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

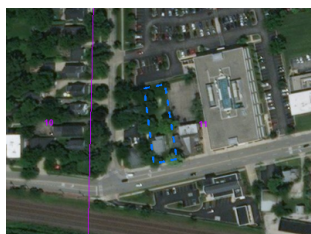
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 10E, 11



IL Department of Natural Resources Contact

Justin Dillard
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Village of Glen Ellyn
Kelly Purvis
535 Duane Street
Glen Ellyn, Illinois 60137

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

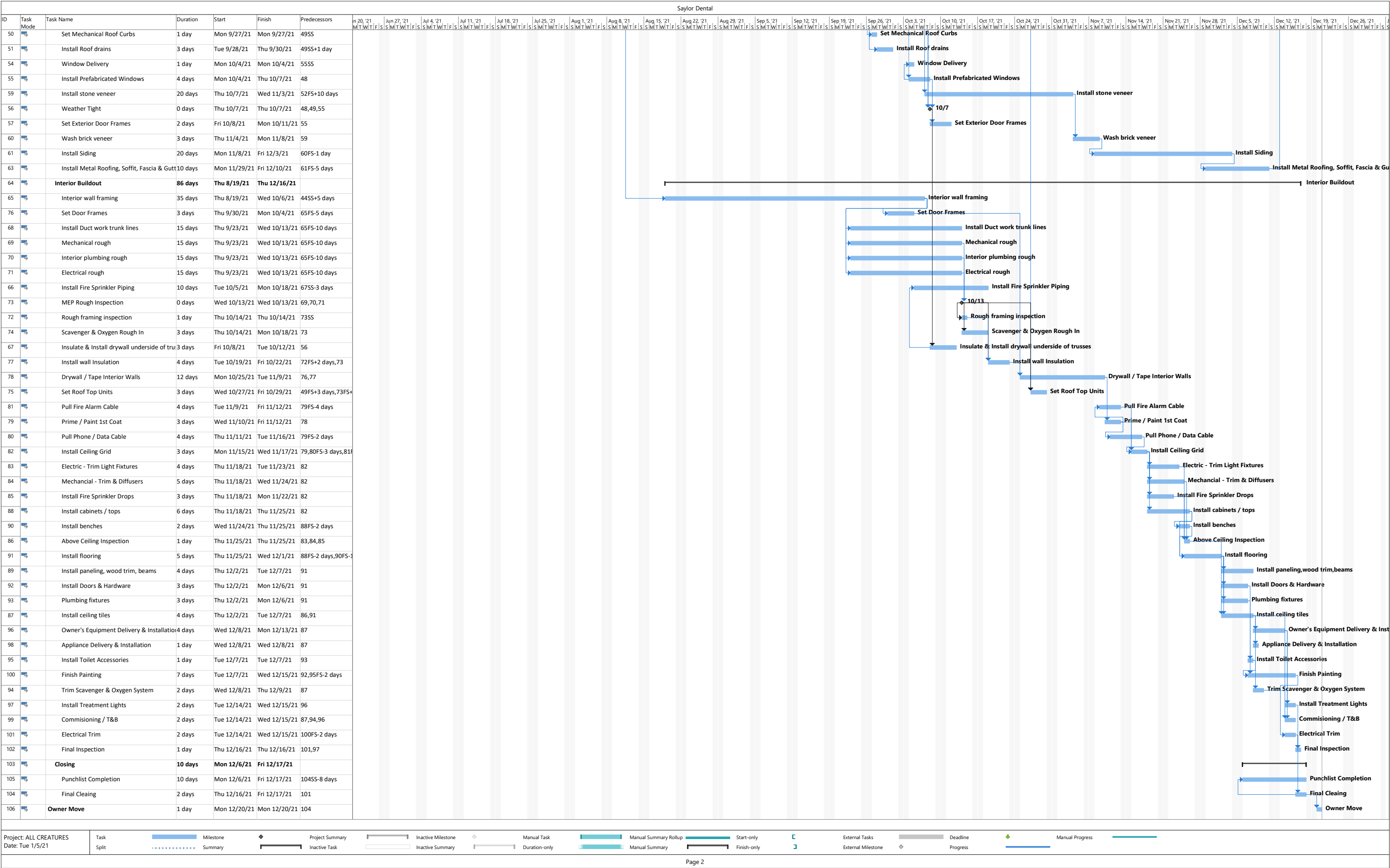
EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Saylor Dental

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1	Milestone	CONSTRUCTION	131 days	Mon 6/21/21	Mon 12/20/21	
2	Milestone	DEMOLITION	7 days	Mon 6/21/21	Tue 6/29/21	
4	Manual Task	Demo Building	4 days	Mon 6/21/21	Thu 6/24/21	
3	Manual Task	Remove trees	2 days	Mon 6/28/21	Tue 6/29/21	4FS+1 day
5	Milestone	FOUNDATIONS	30 days	Wed 6/30/21	Tue 8/10/21	
6	Manual Task	Survey staking of foundations	2 days	Wed 6/30/21	Thu 7/1/21	3
7	Manual Task	Excavate Footings	3 days	Fri 7/2/21	Tue 7/6/21	6
8	Manual Task	Frame & Pour Footings	2 days	Thu 7/8/21	Fri 7/9/21	7FS+1 day
9	Manual Task	Frame & Pour Foundation Walls	4 days	Mon 7/12/21	Thu 7/15/21	8
10	Manual Task	Insulate Foundation Walls	1 day	Mon 7/19/21	Mon 7/19/21	9FS+1 day
11	Manual Task	Backfill Foundation Walls	2 days	Wed 7/21/21	Thu 7/22/21	10FS+1 day
12	Manual Task	Install Underground Electric	2 days	Fri 7/23/21	Mon 7/26/21	11
13	Manual Task	Install Underground Plumbing	7 days	Fri 7/23/21	Mon 8/2/21	11
14	Manual Task	Underground Electrical Inspection	1 day	Tue 7/27/21	Tue 7/27/21	12
15	Manual Task	Underground Plumbing Inspection	1 day	Tue 8/3/21	Tue 8/3/21	13
16	Manual Task	Final Grade / Prep Building Pad	2 days	Wed 8/4/21	Thu 8/5/21	14,15
17	Manual Task	S. O. G. Inspection	1 day	Fri 8/6/21	Fri 8/6/21	16
18	Manual Task	Pour Slab On Grade	1 day	Mon 8/9/21	Mon 8/9/21	17
19	Manual Task	Saw Cut Slab On Grade	1 day	Tue 8/10/21	Tue 8/10/21	18
20	Milestone	SITE WORK	123 days	Tue 6/29/21	Thu 12/16/21	
28	Manual Task	Utility Sleeves	3 days	Thu 7/8/21	Mon 7/12/21	8FS-2 days
22	Manual Task	Strip for parking lot	2 days	Fri 7/23/21	Mon 7/26/21	11
21	Manual Task	Survey staking of curbs & parking lot	1 day	Tue 7/27/21	Tue 7/27/21	22
23	Manual Task	Storm sewer piping, structures	10 days	Tue 6/29/21	Mon 7/12/21	4FS+2 days
24	Manual Task	Retaining wall	5 days	Tue 7/13/21	Mon 7/19/21	23
25	Manual Task	Sanitary Piping	3 days	Tue 7/13/21	Thu 7/15/21	23
26	Manual Task	Water Service Piping	5 days	Fri 7/16/21	Thu 7/22/21	25
29	Manual Task	Fill/cut parking lot to subgrade	6 days	Tue 6/29/21	Tue 7/6/21	23SS
27	Manual Task	Electrical Service Piping	3 days	Fri 7/2/21	Tue 7/6/21	29SS+3 days
34	Manual Task	Light Pole Bases & Conduit	3 days	Fri 7/2/21	Tue 7/6/21	29SS+3 days
30	Manual Task	Frame / Pour / Strip Curbs, Sidewalks, Pads	4 days	Wed 7/7/21	Mon 7/12/21	29
31	Manual Task	Curing of Curbs	2 days	Tue 7/13/21	Wed 7/14/21	30
32	Manual Task	Backfill Curbs	1 day	Wed 7/14/21	Wed 7/14/21	31FS-1 day
35	Manual Task	Stone base for parking lot	0 days	Wed 7/14/21	Wed 7/14/21	32FS-1 day
36	Manual Task	Binder Course for asphalt pavement	2 days	Wed 7/14/21	Thu 7/15/21	35
33	Manual Task	Pave New Drive Approach	3 days	Thu 7/15/21	Mon 7/19/21	32
40	Manual Task	Landscape grading	2 days	Fri 7/16/21	Mon 7/19/21	36
41	Manual Task	Fencing	2 days	Thu 7/15/21	Fri 7/16/21	32
37	Manual Task	Surface Course for asphalt pavement	1 day	Mon 12/13/21	Mon 12/13/21	63
38	Manual Task	Striping	1 day	Tue 12/14/21	Tue 12/14/21	37
39	Manual Task	Landscaping	3 days	Tue 12/14/21	Thu 12/16/21	37
42	Milestone	Structure	89 days	Tue 8/10/21	Fri 12/10/21	
45	Manual Task	Set Steel Columns and beams	5 days	Tue 8/10/21	Mon 8/16/21	18
43	Manual Task	Layout Walls	2 days	Wed 8/11/21	Thu 8/12/21	45FS-4 days
44	Manual Task	Frame walls	15 days	Thu 8/12/21	Wed 9/1/21	43FS-1 day
62	Manual Task	Install Exterior Doors	2 days	Wed 9/1/21	Thu 9/2/21	44FS-1 day
46	Manual Task	Set floor Trusses and sheathe	5 days	Thu 9/2/21	Wed 9/8/21	44
58	Manual Task	Electrical & Plumbing boxes in exterior wall	3 days	Thu 9/2/21	Mon 9/6/21	44
53	Manual Task	Frame 2nd floor walls	5 days	Thu 9/9/21	Wed 9/15/21	46
52	Manual Task	Set roof trusses and sheathe	5 days	Thu 9/16/21	Wed 9/22/21	53
47	Manual Task	Install Roof Penetrations	2 days	Thu 9/23/21	Fri 9/24/21	52
48	Manual Task	Install shingle roof	5 days	Mon 9/27/21	Fri 10/1/21	47
49	Manual Task	Install Flat Roofing	5 days	Mon 9/27/21	Fri 10/1/21	47

The Gantt chart visualizes the project schedule from June 20, 2021, to December 26, 2021. It details the following phases and tasks:

- Construction Phase (June 21 - Dec 20, 2021):** Includes demolition of the demo building, foundation work (surveying, excavating, framing, pouring, insulating, backfilling), and underground utility installation (electric, plumbing, inspections).
- Site Work Phase (June 29 - Dec 16, 2021):** Involves site preparation like stripping for parking lot, surveying curbs, storm sewer piping, retaining walls, sanitary and water service piping, and final paving (asphalt surface course, striping, landscaping).
- Structure Phase (Aug 10 - Dec 10, 2021):** Focuses on building the main structure, starting with steel columns/beams, followed by wall layout, framing, door installation, interior finishing (floor trusses, roof trusses), and roofing



Mary Loch, Chairperson
Lloyd Berry
Laura Bromann Brown
Angela Fanella
Tracy Heming-Littwin
John Mulherin
David Rodemann
Mohammed Saeed
Jamie Vondruska

TRUSTEE LIAISON: Bill Enright
Staff Liaison: Kelly Purvis
Associate Planner: Cole Jackson

My name is Pattie Murray and I have been a resident of Glen Ellyn for 45 years. I am a local attorney and a well-known real estate broker with Berkshire Hathaway Home Services Chicago. I live at 620 Midway Park, but I own the property located at 495 Western Ave. in Glen Ellyn and have since 2005 which will be greatly impacted if the requested variations are allowed. I also own the commercial property located at 550 Pennsylvania Avenue, at the corner of Pennsylvania Avenue and Forest where Berkshire Hathaway Home Services, Dr. Leslie Wardell, and Attorney Ted Lane all presently lease space.

I was out of town until January 10th; only upon my arrival home to Glen Ellyn did I learn of this hearing. Thus, the rushed nature of this written objection.

When I purchased 495 Western, I was impressed by the fact that it was the recipient of the 2002 Restoration of the Year award, given to owner George Allen from whom I purchased the property. You have probably driven by this home many times and have admired its charm. Many people in the village have commented to me over the years on what a lovely property it is. Yes, it's small but it's mighty in beauty. I attach a copy of the Village award with this letter.

It would be a travesty to see a large 4,100 square-foot dental/orthodontic office built right up against the rear edge of the cottage, completely ignoring the required 20-foot setback and reducing it to a meager 3 feet. The small 772 ft.²

modest farm style bungalow would be completely dwarfed by the structure, which if built, should be located on the Pennsylvania Ave. street wall and not in the rear of the property abutting a retaining wall (which someday may need to be replaced) and looming only 3 feet from 495 Western. A 17-foot setback variance is completely onerous and not in the spirit of the law regarding variances. I invite you to walk the property at 495 Western to envision what this proposed structure would look like next to the 495 Western cottage if it were allowed.

As a real estate attorney and real estate broker I have heard and have been involved in seeing and hearing all the emotional outcries from residents opposing variances or development petitions at Planning Commission hearings. Sometimes their pleas are ONLY emotional and not based on fact or logic. Many times, they are just pleas to illogically stop progress and hamper the property rights of others that should be protected. I have always believed in preserving property rights by striking a balance between opposing positions.

This is why I choose to object to the petitioner's requested variations by refuting the Petitioner's answers that were given to the principles/criteria that the Petitioner must prove in order to obtain a variance rather than pour out an emotional outcry. I prefer to believe a variation request should be granted or denied based on facts.

The Village of Glen Ellyn summarizes the three findings of fact or standards that must be established and met for the ZBA or Planning Commission to recommend and the Village Board to grant a requested zoning variation from the zoning code. The summary supplied by the Village is a simplified version of section 10.10.12 (C) of the zoning code.

- 1) There would be practical difficulties or a particular hardship for the applicant/owner resulting from the characteristics of the property in question if strict compliance with the Zoning Code were required (i.e., if no zoning variation were granted) and:

- 2) EITHER:

- a. The property in question cannot yield a reasonable return without a zoning variation, or

- b. The plight of the applicant/owner is due to unique circumstances relating to the property in question and:
- 3) Granting the requested zoning variation will NOT alter the essential character of the locality of the property in question.

In response to the above criteria:

1) I see no way in which any practical difficulties or particular hardships would result if the owner were to comply with the zoning code. When the petitioner purchased the property, he should have performed his own due diligence to determine what he could or could not do with the property under the current zoning regulations. One should not purchase property that does not allow the proposed construction envisioned by the purchaser. One should not hope that they can obtain 5 extreme variations to complete the project as they envision. This makes a bit of a mockery out of the Village of Glen Ellyn's downtown C5B zoning code AND Master Plan. The petitioner should apply for a construction permit that would be allowed under the current zoning code and if a minor variation is needed, he certainly can petition for that relief. Zoning variations from a zoning code are intended to provide relief for an owner under extreme hardship. But the hardship should not have been created or brought on by the owner. Petitioner knew the zoning code when he purchased the property.

2) a: The property in question can most certainly yield a reasonable return without a zoning variation.

This property can be used in a multitude of ways and just because the Zoning Code does not allow for the unrealistic vision of the Petitioner that does not mean that the property cannot yield a reasonable return. There are many commercial uses that the petitioner can put forth in compliance with the zoning code as well as possible residential use. He is trying to force the property to comply with his plan, rather than conforming his plan to the Zoning Code

2) b: The plight of the owner is not due to any unique circumstances relating to the property.

The petitioner knew what he was buying when he purchased it and should not be allowed to throw the Village of Glen Ellyn's zoning code to the wind by

requesting unrealistic variations in an effort to get what he envisions for the property even though it violates the zoning code in extreme ways. The variations requested are so unreasonable that they defy the purpose for which a variation is supposed to be used—hardship and circumstances that were NOT brought on in any way by the petitioner.

In this case the Petitioner has suffered no hardship. He purchased the property with his eyes wide open knowing what zoning regulations were in force and should not be enabled by being granted variations that totally disregard the intent of the Village of Glen Ellyn's C5B zoning code.

3. Lastly, granting the requested zoning variations will definitely alter the essential character of the locality.

All one must do is drive down the 400 block of Pennsylvania Avenue and witness the streetscape. On this block all the buildings are uniformly built as close to the street as possible in conformity with the Zoning Code to create a beautiful commercial business district that complies with and is aesthetically pleasing.

To allow the petitioner the ability to construct a 12-stall parking lot in front of the property facing Pennsylvania Avenue with a refuse container and inappropriately located signage along with the construction of a 4,100 square-foot building in the rear which looms over the small property at 495 Western and is set almost on top of a retaining wall is an utter disregard for the Village of Glen Ellyn's Zoning Code and intent of the Pennsylvania Avenue streetscape and Village Master Plan.

Therefore, because none of the three required variation findings of fact/criteria can be proven by the Petitioner, the five (5) Zoning Code variations/deviations requested, and the one (1) sign code variation should not be granted.

FURTHERMORE:

In the petitioner's packet under the heading of Setbacks (found on page 4) it was stated that STAFF had encouraged the applicant to reduce the front yard setback and locate parking to the rear of the building to maintain a consistent downtown street wall with access to the property from the west. It goes on to state that the applicant attempted to provide the site configuration but was unable to reach an access agreement with neighboring property owners to the west and is only able to provide access to the site from Pennsylvania Avenue.

I must question this statement because I am the owner of the property to the west at 495 Western Ave. and I was never contacted or asked if an agreement could be worked out for access to 414 Pennsylvania from my property in any way. I would gladly sell my property because it has been a plan of mine for several years – But I was never contacted by the Petitioner

I have a long-term tenant in my property at 495 Western Ave. and he is a radio and TV broadcaster and now due to the COVID-19 pandemic, must broadcast and film his radio and TV shows from the residence at 495 Western. If there is a building allowed to be constructed in the rear of the petitioner's property at 414 Pennsylvania it will have a widespread impact on the ability of the tenant to work from the premises. Furthermore, just before this tenant moved into 495 Western, there were some problems with water infiltration from surrounding properties into the cellar/basement. As an owner I engaged in a complex and expensive solution to be performed in the small basement to stop any further water intrusion from overflowing sewers after heavy rainfall and water runoff from the Dupage Medical Group retaining walls and extensive parking lots. If a large 4,100 square-foot building were built as close as 3 feet from the rear of the 495 Western cottage and garage (which the Petitioner refers to as a "shed") I am sure I will suffer once again from water runoff and displacement from a large structure looming over the small 772 ft.² home. Any building to be built at 414 Pennsylvania Ave. should be built at the front of the property to protect the integrity of the Pennsylvania Avenue streetscape and to eliminate the possibility of water infiltration into other property.

In conclusion, whenever a construction project requires this many extreme zoning variations which are so far outside the spirit and the intent of the zoning code—one can do nothing but conclude that this is not an appropriate property for the proposed project. It is like putting 10 pounds of potatoes into a 3-pound bag. It also desecrates the spirit of the Village of the Glen Ellyn zoning code and those other responsible building owners who have gone before and abided by the code and have built structures without the need for extreme variations. They should be applauded for keeping within the letter of the law and the spirit of the commercial area. I would be surprised if the members of the plan commission feel that these

extreme requests for variations should be allowed under the circumstances present in this case.

THANK YOU FOR YOUR TIME AND DEDICATION IN MAINTAINING AND PRESERVING THE INTEGRITY OF DOWNTOWN GLEN ELLYN.

Pattie Murray, Attorney at Law
Real Estate Broker

January 14th, 2021

Dear Glen Ellyn Planning Commission:

Earlier today, I submitted an objection letter in response to tonight's hearing. I've been out of town and just returned Tuesday to hear of all of this. I did NOT have time to read through all 135 pages and I was told there were variations being requested. I wrote my earlier objection based on variation standards and was just now able to re-write my written objection to address the deviation requests for a PUD which I understand is a different standard. Attached to this email is an addendum to my earlier objection.

Thank you for understanding.

Very truly yours,

A handwritten signature in cursive script that reads "Pattie Murray". The signature is written in dark ink and is positioned to the left of the typed name "Pattie Murray".

Pattie Murray

JD, MBA, Real Estate Broker

630-842-6063

pmurray@bhhschicago.com

To the Glen Ellyn Plan Commission

Mary Loch, Chairperson

Lloyd Berry

Laura Bromann Brown

Angela Fanella

Tracy Heming-Littwin

John Mulherin

David Rodemann

Mohammed Saeed

Jamie Vondruska

TRUSTEE LIAISON: Bill Enright

Staff Liaison: Kelly Purvis

Associate Planner: Cole Jackson

My name is Pattie Murray and I have been a resident of Glen Ellyn for 45 years. I am a local attorney and a well-known real estate broker with Berkshire Hathaway Home Services Chicago. I live at 620 Midway Park, but I own the property located at 495 Western Ave. in Glen Ellyn and have since 2005 which will be greatly impacted if the requested deviations are allowed. I also own the commercial property located at 550 Pennsylvania Avenue, at the corner of Pennsylvania Avenue and Forest where Berkshire Hathaway Home Services, Dr. Leslie Wardell, and Attorney Ted Lane all presently lease space.

I was out of town until late January 10th; only upon my arrival home to Glen Ellyn did I learn of this hearing. Thus, the rushed nature of this written objection.

When I purchased 495 Western, I was impressed by the fact that it was the recipient of the 2002 Restoration of the Year award, given to owner George Allen from whom I purchased the property. You have probably driven by this home many times and have admired its charm. Many people in the village have commented to me over the years on what a lovely property it is. Yes, it's small but it's mighty in beauty. I attach a copy of the Village award with this letter.

It would be a travesty to see a large 4,100 square-foot dental/orthodontic office built right up against the rear edge of the cottage, completely ignoring the required 20-foot setback and reducing it to a meager 3 feet. The small 772 ft.² modest farm style bungalow would be completely dwarfed by the structure, which if built, should be located on the Pennsylvania Ave. street wall and not in the rear of the property abutting a retaining wall (which someday may need to be replaced) and looming only 3 feet from 495 Western. A 17-foot setback deviation is completely onerous and not in the spirit of the law regarding zoning regulations. I invite you to walk the property at 495 Western to envision what this proposed structure would look like next to the 495 Western cottage if it were allowed.

As a real estate attorney and real estate broker I have heard and have been involved in seeing and hearing all the emotional outcries from residents opposing variances or development petitions at Planning Commission hearings. Sometimes their pleas are ONLY emotional and not based on fact or logic. Many times, they are just pleas to illogically stop progress and hamper the property rights of others that should be protected. I have always believed in preserving property rights by striking a balance between opposing positions.

This is why I choose to object to the petitioner's requested deviations by refuting the Petitioner's answers that were given to the principles/criteria that the Petitioner must answer in order to obtain such deviation rather than pour out an emotional outcry. I prefer to believe a variation request should be granted or denied based on facts.

The description of the deviations/variations were:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

The proposed use is business, orthodontist office.

1. A deviation table 10-5-5(B)4(39) to allow a refuse container in front of the building where it is only permitted in the side or rear yard.

Petitioner's Response: *Trash enclosure must be in front yard for access. 20' side yard is not attainable due to lot width only being 50' wide. The lot width does not provide adequate access to the rear or side yard of the property to allow refuse enclosure to be located anywhere other than front yard.*

Pattie Murray Response: The fact that the lot is only 50 feet wide should have been a consideration the Petitioner was aware of when he purchased. If a refuse container is not allowed in front of the property under the Zoning Code, then maybe this wasn't the right property for the project. Or Petitioner should find another way of rear egress for trash removal.

2. A deviation from section 10-5-8(H) to allow no parking lot landscape islands where a landscape island the size of a parking space or larger is required at each end of the parking row.

Petitioner's Response: Parking island requirement could be met but parking would have to be reduced below the zoning requirement for the propose use. The proposed use requires 12 parking spaces. Lot width of 50' allows for two way parking aisle with parking on one side with a balance of 5'-7". In order to fit the required 12 spaces parking does not allow for required landscape island width.

Pattie Murray Response: If the required number of parking spaces for the zoning requirement can't be met, then maybe the building size needs to be decreased to allow for the parking island and still have the correct number of spaces. Again, maybe this project is not right for a 50 foot wide lot.

3. A deviation from Section 10-4-17-2(C)3(d)(2) to allow an accessory building less than 60 feet from the front lot line and less than 3 feet from the side lot line.

Petitioner's Response: Trash enclosure must be in front yard for access.

Pattie Murray Response: Same response as #1 and #2

4. Section 10-5-4(A)4(C) to allow the refuse enclosure to be closer than 3 feet from the side property line.

Petitioner's Response: The proposed trash enclosure is in close proximity to the adjacent lot conforming side yard location. The request is to accommodate trash refuse on an abnormally narrow commercial lot with access.

Pattie Murray Response: Once again, the fact that the petitioner purchased an abnormally narrow lot should have been part of the due diligence that the Petitioner does PRIOR to purchase.

5. A deviation from section 10-4-17-2(D)1(d) to allow a commercial property with a side yard setback of 3' adjacent to a lot which is zoned for residential use where a 20ft setback and a landscaped visual buffer is required.

Petitioner's Response: 20' sideyard not possible to achieve with 50' lot.

Pattie Murray's Response: To reduce a 20' setback to 3' just because a 20' setback can't be achieved with a 50' lot is absolutely extreme and should not be allowed. A 50' lot is not appropriate. If this deviation is allowed, the Petitioner's building will be only 3' from the rear structure located at 495 Western Avenue. This will be incredibly unsightly and will obliterate the charming aesthetic of that home.

#6: The petitioner is requesting to reduce the freestanding sign setback from 5' to 2'-6" from the property line.

Pattie Murray's Response: Regarding the sign variation requested: It also should not be allowed – We all have GPS or some form of navigation on our phones and in our cars. 414 Pennsylvania will be found without allowing a deviation of the sign ordinance.

FURTHERMORE:

In the petitioner's packet under the heading of Setbacks (found on page 4) it was stated that STAFF had encouraged the applicant to reduce the front yard setback and locate parking to the rear of the building to maintain a consistent downtown street wall with access to the property from the west. It goes on to state that the applicant attempted to provide the site configuration but was unable to reach an access agreement with neighboring property owners to the west and is only able to provide access to the site from Pennsylvania Avenue.

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THANK YOU FOR YOUR TIME AND DEDICATION IN MAINTAINING AND PRESERVING
THE INTEGRITY OF DOWNTOWN GLEN ELLYN.

*Pattie Murray
Attorney at Law
Real Estate Broker*

To whom it may concern,

The following is an objection to the proposed project at 414 Pennsylvania Avenue, Glen Ellyn, Illinois. The objection has four main sections which include (1) Lack of accuracy of the current drawings, (2) Lack of common sense for the location of the proposed building, (3) Code violations/variances of extreme measures, (4) Value damages to the neighboring properties.

1.) Lack of Accuracy of the Current Drawings.

Drawing PD-0.1 shows the structure(s) on 495 Western Avenue (if drawn to scale) as being approximately 20-21 feet from the western lot line of the property at 414 Pennsylvania Avenue. The existing structure is less than two (2) feet from the lot line. The drawing also shows the structures on 495 Western Avenue as being only one structure (when there are two (2) structures) and that they are drawn parallel to the lot line at 414 Pennsylvania. The two (2) existing structures on 495 Western Avenue have been built parallel to the street of Western Avenue not parallel to the lot line. The two (2) trees depicted on the lot at 495 Western Avenue have been drawn to be approximately 16-17 feet away (if drawn to scale), when in fact one of the trees depicted doesn't exist, and the other one is actually touching the lot line between the two properties. When referencing the "Landscape Plan" in drawing L100 to see the exact location of the two (2) trees, one finds a tree at the northeast corner of the property at 495 Western Avenue. That tree does not exist and is a complete fabrication by the architect. The other tree, the one that actually touches the lot line has been omitted from the drawing. The topographic survey completed by Roy G Lawniczak has the existing tree that touches the lot line, as being completely on the property of 414 Pennsylvania Avenue. The tree in question is mostly on the lot at 495 Western Avenue. The Lot width at 414 Pennsylvania Avenue has been drawn to be 50 feet. However, historical records show the lot width to be less than 50 feet.

All of these inaccuracies give the public the sense that there is plenty of room between the proposed new structure and the existing structures at 495 Western Avenue. This is a **GROSS** misrepresentation to the public of what currently exists. You cannot just draw things where you want them to be. The tree on the lot line of the two properties is, at the very least, in question on who's property it exists on. The "shed" structure at 495 Western Avenue **IS** less than two (2) feet from the property line. The "house" structure at 495 Western Avenue **IS** 6.3 feet from the lot line.

Given that there are inaccuracies on all three (3) of the drawings represented to the public, the hearing to accept variances on the proposed new structure should not even proceed past this section. In no way has the public been properly informed of the encroachment of the proposed new structure on it's neighbors.

2.) Lack of Common Sense Location

The village of Glen Ellyn had a "vision" for the downtown retail and office district. That vision was expressed and carried out on the last few projects constructed on Pennsylvania Avenue. The downtown "street wall" has been complied with by all of the owners that built new structures on Pennsylvania Avenue within the last two decades. Some of those projects include; the dental building at 408 Pennsylvania, The Dupage Medical Building, and the Townhouses at 460-470 Pennsylvania. All of these properties along with the dental building at 420 Pennsylvania are all "lined up" perfectly to create this "street wall". Putting a

structure at the “back” of the property at 414 Pennsylvania Avenue is a complete break in that vision for our village. So, to allow a project to break every reasonable setback requirement in order to stick a building in the back of the lot defies common sense.

Secondly, the proposed structure will have it’s back up near the retaining wall of the parking lot of the Dupage Medical Group (north lot line). That parking lot has huge water cisterns (water management systems) contained within it. Common sense would recognize that over the decades, that “natural events” could have and impact leading to the demise of the retaining wall. Could that wall need structural repairs? Common sense would suggest that we should be prepared for that event. How, will heavy equipment get in between the proposed building and the damaged retaining wall?

Common sense approach to the construction of the new building. How will the foundation of new building be installed with out encroaching on a “shed” that is within two (2) feet of the property line and a tree that sits on the property line. How will construction fences and silt fences be installed when the setback requirement have been egregiously violated. This newly proposed building should be placed in line with all of the other buildings on the street to continue the “street wall”.

3.) Extreme Code Violations

Asking for a side yard setback of 3 feet, instead of 20 feet is egregious! Again, these are the kind of codes we ignore to put new structures in the “good” places... like at the front of the property (south lot line), to keep continuity with the rest of the downtown district. We do not violate the laws (codes) in extreme measures in order to put this building in the worst place possible.

Asking for a seven inch garbage setback on a new construction project, on any lot, anywhere in Glen Ellyn, is ridiculous! Neighbors have their rights too, you can’t just ignore them.

4.) Value Damage to Neighboring Properties

All property owners, (that neighbor with the lot at 414 Pennsylvania Avenue), base their real estate buying and selling decisions upon the “known” laws and codes that the property is subject to. Considerable money and effort was put into the calculations in order to procure their own property and/or to bid or not bid on the property at 414 Pennsylvania Avenue. Should the village completely ignore those laws and codes and grant a variance, that decision will not only lead to great losses in value of the neighboring properties but loss of opportunity on the purchase of 414 Pennsylvania Avenue in the first place.

The owner at 495 Western Avenue’s property value is much greater if the lot at 414 Pennsylvania Avenue needs access to Western Avenue. In ***your*** document [Agenda Zoning: Village of Glen Ellyn Plan Commission Meeting]...on page 4, it is referenced that the owner of the property at 414 Pennsylvania attempted to gain access to western avenue and we quote...“through an access agreement with the neighboring property owners” to no avail. This is completely untrue! The owner of 495 Western Avenue was never contacted, never agreed or disagreed, to any proposal. “**Bypassing**” the known laws and codes allows the owner of 414 Pennsylvania Avenue to “**bypass**” the need to purchase access to Western Avenue. Should the proposed building be approved, there is no question that the property at 495 Western Avenue will also, diminish in value, due to the towering structure placed so close to the structures on 495 Western.

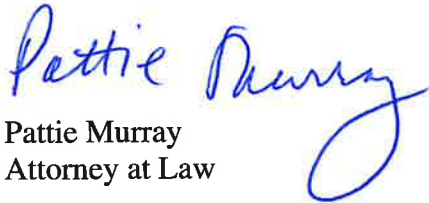
The owner of 416-420 Pennsylvania Avenue's property value is much greater if the lot at 414 Pennsylvania Avenue needs access to his commercial parking lot. The properties at 416-420 Pennsylvania **ARE currently for sale**. Again, "bypassing" the known laws and codes allows the owner of 414 Pennsylvania Ave to "bypass" the need to purchase the properties at 416-420 Pennsylvania Avenue.

Also, The owner of 416-420 Pennsylvania Avenue was attempting to purchase the property at 414 Pennsylvania from the previous owner (the bank who held the property in bankruptcy) and was basing his price on the value of the property given the restrictions and codes the property faced. Changing or ignoring those restrictions and codes is a clear loss to the owner of 416-420 Pennsylvania Ave.

Thank you for your consideration,

A blue ink handwritten signature, appearing to be "Head Holdings LLC", written in a cursive style.

Owner 416-420 Pennsylvania Avenue

A blue ink handwritten signature, appearing to be "Pattie Murray", written in a cursive style.

Pattie Murray
Attorney at Law

Owner 495 Western Avenue