



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, February 22, 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/83598590590?pwd=ZWduQzdLZE1zQ0g0UnJHYWpaMlgxUT09>

Password: 053648

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: 835 9859 0590

Passcode: 053648

- 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/83598590590?pwd=ZWduQzdLZE1zQ0g0UnJHYWpaMlgxUT09>

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 \$1,710,636.40. 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 & Vouchers) - \$1,710,636.40
- 2) Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Student Commissioner, Katie Hardesty, for a Term Ending May 31, 2022 and Appointment of Recreation Student Commissioner, Patrick Hohe, for a Term Ending May 31, 2022
- 3) Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute a Contract with G.E. Riddiford of Arlington Heights, Illinois via the OMNIA Partners (U.S. Communities) Purchasing Cooperative for a 20-Year Roof Restoration for the Reno Facility in an Amount Not-to-Exceed \$382,017, to be Expensed to the Facilities Maintenance Reserve Fund (Finance Director Coyle)
- 4) Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit Development Plans for the Apex 400 Mixed Use Development at 400 & 418-424 N. Main Street (Community Development Director Springer)
- 5) Approve the Purchase of the DJI Matrice 300 RTK Drone and Accessories from Aerial Innovations of Elburn, IL in an Amount Not-to-Exceed \$30,447, to be Expensed to the Forfeiture Fund (Police Chief Norton)
- 6) Approve the Purchase of Additional Camera Equipment for the Corner of Roosevelt Road and Lambert Avenue from Minuteman Security Technologies Using the 5-Year Lease Option for a Total of \$39,277.85, to be Expensed to the Forfeiture Fund (Police Chief Norton)

- 7) Motion to Authorize the Village Manager to Execute a Contract with J.A. Johnson Paving Company of Arlington Heights, Illinois, in the Amount of \$190,700 for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)
 - 8) Motion to Authorize the Village Manager to Execute One or More Contract Change Orders for Additional Work with J.A. Johnson Paving Company of Arlington Heights, Illinois in an Amount not to Exceed \$20,000, for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)
- F. 454 Duane Street Special Use Permit (Presented by Community Development Director Springer) (Trustee Enright)**
- 1) Ordinance No. 6854, An Ordinance Granting Approval of a Special Use Permit to allow a Single-Family Home to be Located at 454 Duane Street
- G. Glen Ellyn Food Pantry Project Zoning Amendments (Presented by Community Development Director Springer) (Trustee Enright)**
- 1) Ordinance No. 6855, An Ordinance Granting Approval of Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance for the Glen Ellyn Food Pantry to be Located at 41-55 N. Park Boulevard
- H. Reminders**
- 1) A Village Board Meeting is scheduled for Monday, March 8, 2021 at 7:00 p.m.
 - 2) A Village Board Workshop is scheduled for Monday, March 15, 2021 at 7:00 p.m.
- I. Other Business**
- J. Adjourn**



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

Meeting 2/22/2021 7:00 PM
Department: Finance
Department Head:
Category: Vouchers
Prepared By:

AGENDA ITEM (ID # 2021-911)

DOC ID: 2021-911

Total Expenditures (Payroll & Vouchers) - \$1,710,636.40

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 2021-02-22

Approval of Vouchers
For the Village Board Meeting on February 22, 2021

EXPENDITURES:

Accounts Payable Warrant 0221-1	2/5/2021	\$437,674.15		
Accounts Payable Warrant 0221-2	2/12/2021	\$728,017.70		
	Sub-Total	\$1,165,691.85	Warrant Total	<u>\$1,165,691.85</u>

PAYROLL EXPENDITURES

February 12, 2021

Net Employee Payroll Checks	\$333,032.54		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$159,195.29		
IMRF - Employer contribution	\$25,422.40		
Social Security/Medicare Tax Withheld - Employer portion	<u>\$27,294.32</u>		
Total Payroll	<u>\$544,944.55</u>		<u>\$544,944.55</u>
		GRAND TOTAL	<u>\$1,710,636.40</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
13 ACCURATE OFFICE SUPPLY CO.											
113853		02/08/2021		0221-2	243336	28.70	28.70	02/08/2021	INV	PD	MONSON NOTARY STAMP
INVOICE:535457 CHECKDATE:02/12/2021											
51 ANCEL, GLINK, P.C.											
113737		01/07/2021		0221-2	243338	8,703.68	8,703.68	02/05/2021	INV	PD	PROFESSIONAL FEES - 20.0011
INVOICE:3146324 0121 CHECKDATE:02/12/2021											
65 AT&T											
113738		01/16/2021		0221-1	243292	63.55	63.55	02/05/2021	INV	PD	630-Z99-0131 5407 0121
INVOICE:630Z99013101 0121 CHECKDATE:02/05/2021											
114 CASCO INTERNATIONAL											
113667		01/27/2021		0221-1	243295	30.00	30.00	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:1737543 CHECKDATE:02/05/2021											
113668		01/27/2021		0221-1	243295	59.00	59.00	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:1737641 CHECKDATE:02/05/2021											
113666		01/28/2021		0221-1	243295	75.00	75.00	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:1737907 CHECKDATE:02/05/2021											
113665		01/28/2021		0221-2	243340	216.00	216.00	02/05/2021	INV	PD	SAFETY STAMP REDEMPTION
INVOICE:1737908 CHECKDATE:02/12/2021											
						380.00					
120 CANON SOLUTIONS AMERICA, INC											
113664		01/12/2021		0221-1	243296	179.95	179.95	02/05/2021	INV	PD	PD CANON COPIER
INVOICE:26021858 CHECKDATE:02/05/2021											
113830		01/21/2021		0221-2	243341	1,477.70	1,477.70	02/12/2021	INV	PD	MONTHLY MAINT. COPIERS FEB 202
INVOICE:26134537 CHECKDATE:02/12/2021											
						1,657.65					
132 CASEY EQUIPMENT COMPANY, INC											
113799		01/22/2021		0221-2	243344	54.33	54.33	02/12/2021	INV	PD	INVENTORY - HYD FILTERS
INVOICE:P01968 CHECKDATE:02/12/2021											
135 TRANZONIC COMPANIES											
113673		01/20/2021		0221-1	243297	359.74	359.74	02/05/2021	INV	PD	CLEANING SUPPLIES
INVOICE:IN02700931 CHECKDATE:02/05/2021											
175 COMMONWEALTH EDISON COMPANY											
113743		01/15/2021		0221-1	243300	7,276.97	7,276.97	02/05/2021	INV	PD	0201104136 0121
INVOICE:0201104136 0121 CHECKDATE:02/05/2021											
113794		01/12/2021		0221-2	243347	73.92	73.92	02/12/2021	INV	PD	4338096178 0121
INVOICE:4338096178 0121 CHECKDATE:02/12/2021											
						7,350.89					
198 HERITAGE-CRYSTAL CLEAN 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
113804 INVOICE:16628997		01/19/2021		0221-2 CHECKDATE:02/12/2021	243370	43.75		43.75	02/12/2021	INV	PD	WASTE OIL DISPOSAL
204 DAILY HERALD												
113678 INVOICE:169087		01/17/2021		0221-2 CHECKDATE:02/12/2021	243353	742.90		742.90	02/05/2021	INV	PD	PUBLIC NOTICES 20.0014/20.0029
216 DELL MARKETING L.P.												
113679 INVOICE:10459954057		01/28/2021		0221-2 CHECKDATE:02/12/2021	243355	24,312.40		24,312.40	02/05/2021	INV	PD	PC REPLACEMENT 2021
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL												
113789 INVOICE:9645		01/21/2021		0221-2 CHECKDATE:02/12/2021	243358	75.00		75.00	02/04/2021	INV	PD	STRAY CAT
248 DUPAGE COUNTY CLERK												
113793 INVOICE:2021-TERRANOVA		01/20/2021		0221-1 CHECKDATE:02/05/2021	243306	10.00		10.00	02/04/2021	INV	PD	DUPAGE COUNTY CLERK NOTARY FEE
250 DUPAGE COUNTY PUBLIC WORKS												
113746 INVOICE:10009013-01 1220		01/14/2021		0221-1 CHECKDATE:02/05/2021	243307	21.66		21.66	02/05/2021	INV	PD	10009013-01 09/29-12/01/2020
262 DUPAGE WATER COMMISSION												
DPWC-147 INVOICE:DPWC-163		01/31/2021		0221-2 CHECKDATE:02/09/2021	26825	302,394.68		302,394.68	02/09/2021	DIR	PD	WATER COSTS 12/31/20-1/31/21
301 FEDERAL EXPRESS CORPORATION												
113682 INVOICE:7-245-10105		01/14/2021		0221-2 CHECKDATE:02/12/2021	243361	12.54		12.54	02/05/2021	INV	PD	POSTAGE 20201733 439-477
113683 INVOICE:7-251-77882		01/21/2021		0221-2 CHECKDATE:02/12/2021	243361	22.15		22.15	02/05/2021	INV	PD	POSTAGE
						34.69						
310 FLAGS USA INC.												
113775 INVOICE:86087		02/02/2021		0221-2 CHECKDATE:02/12/2021	243362	651.00		651.00	02/04/2021	INV	PD	2 GLEN ELLYN FLAGS, 2 ILLINOIS
330 GALETON GLOVES INC												
113684 INVOICE:2590137		01/14/2021		0221-1 CHECKDATE:02/05/2021	243309	139.04		139.04	02/05/2021	INV	PD	OPERATING SUPPLIES
348 GLEN ELLYN CHAMBER OF COMMERCE												
113748		01/21/2021		0221-2	243367	2,050.00		2,050.00	02/05/2021	INV	PD	2020 WELLNESS GIFT CERTIFICATE

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:19511			CHECKDATE:02/12/2021									
113747		01/28/2021		0221-2	243367	675.00		675.00	02/05/2021	INV	PD	2020 WELLNESS GIFT CERTIFICATE
INVOICE:19529			CHECKDATE:02/12/2021									
368 GRACE LUTHERAN CHURCH						2,725.00						
9689420		02/02/2021		0221-2	243368	320.00		320.00	02/05/2021	INV	PD	CUSTODIAL/TELECOM FEB2021
INVOICE:GRACE-113			CHECKDATE:02/12/2021									
422 ILLINOIS SECRETARY OF STATE												
113712		01/28/2021		0221-1	243314	10.00		10.00	02/05/2021	INV	PD	NOTARY APPLICATION - AMECHE
INVOICE:113712			CHECKDATE:02/05/2021									
113814		02/04/2021		0221-2	243373	158.00		158.00	02/12/2021	INV	PD	1FMCU0BZ0LUC61165 TITLE/LICENS
INVOICE:1FMCU0BZ0LUC61165			CHECKDATE:02/12/2021									
113813		02/04/2021		0221-2	243373	158.00		158.00	02/12/2021	INV	PD	1FMCU0BZILUC61045 TITLE/LICENS
INVOICE:1FMCU0BZILUC61045			CHECKDATE:02/12/2021									
113812		02/04/2021		0221-2	243373	158.00		158.00	02/12/2021	INV	PD	1FMCU0B29LUC60967 TITLE/LICENS
INVOICE:1FMCU0B29LUC60967			CHECKDATE:02/12/2021									
426 ILLINOIS STATE POLICE						484.00						
113857		01/01/2021		0221-2	243374	28.25		28.25	02/08/2021	INV	PD	FEE APP - WING FAN
INVOICE:2021-1			CHECKDATE:02/12/2021									
488 JOHN NERI CONSTRUCTION CO.												
113878		02/02/2021		0221-2	243392	3,974.65		3,974.65	02/12/2021	INV	PD	EMERGENCY MAIN BREAK - 335 CEN
INVOICE:21996			CHECKDATE:02/12/2021									
546 LEN'S ACE HARDWARE, INC.												
113699		01/27/2021		0221-1	243316	26.07		26.07	02/05/2021	INV	PD	SUPPLIES FOR FORESTRY
INVOICE:098466			CHECKDATE:02/05/2021									
113697		01/20/2021		0221-1	243316	14.38		14.38	02/05/2021	INV	PD	SUPPLIES - STREET
INVOICE:98354/3			CHECKDATE:02/05/2021									
113698		01/20/2021		0221-1	243316	88.14		88.14	02/05/2021	INV	PD	KEY PAD LOCKS
INVOICE:98361/3			CHECKDATE:02/05/2021									
113816		01/21/2021		0221-2	243385	20.10		20.10	02/12/2021	INV	PD	PD #004 PARTS
INVOICE:98366/3			CHECKDATE:02/12/2021									
113696		01/29/2021		0221-1	243316	12.58		12.58	02/05/2021	INV	PD	SUPPLIES
INVOICE:98499/3			CHECKDATE:02/05/2021									
113860		02/02/2021		0221-2	243385	44.05		44.05	02/09/2021	INV	PD	HALFWAY HOUSE BATHROOM
INVOICE:98536/3			CHECKDATE:02/12/2021									
113861		02/03/2021		0221-2	243385	5.38		5.38	02/09/2021	INV	PD	HALFWAY HOUSE BATHROOM
INVOICE:98548/3			CHECKDATE:02/12/2021									
595 MENARDS, INC.						210.70						
113702		01/12/2021		0221-1	243318	64.56		64.56	02/05/2021	INV	PD	TOOLS
INVOICE:59610			CHECKDATE:02/05/2021									

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
596 METRO PARAMEDIC SERVICES, INC.											
113703 INVOICE:21-6755		01/17/2021 CHECKDATE:02/05/2021		0221-1	243319	34,962.82	34,962.82	02/05/2021	INV	PD	FEB. 2021 PARAMEDIC SERVICES
612 KONICA MINOLTA BUSINESS SOLUTIONS INC											
113831 INVOICE:434365656		01/22/2021 CHECKDATE:02/12/2021		0221-2	243382	445.00	445.00	02/12/2021	INV	PD	MONTHLY CONTRACT C458 COPIER 0
635 NATIONAL ELEVATOR INSPECTION SVCS INC											
113708 INVOICE:0414101		01/19/2021 CHECKDATE:02/12/2021		0221-2	243389	330.00	330.00	02/05/2021	INV	PD	PROFESSIONAL SERVICES
670 DAVID B COULTER											
113879 INVOICE:21-006		02/02/2021 CHECKDATE:02/12/2021		0221-2	243398	484.38	484.38	02/12/2021	INV	PD	TREE PRESERVATION SERVICES JAN
676 PACKKEY WEBB FORD, INC.											
113817 INVOICE:154289		01/22/2021 CHECKDATE:02/12/2021		0221-2	243400	482.69	482.69	02/12/2021	INV	PD	PD #20-004 PARTS
738 RAY O'HERRON CO. INC.											
113639 INVOICE:2072195-IN		12/14/2020 CHECKDATE:02/12/2021		0221-2	243394	181.50	181.50	01/27/2021	INV	PD	RIGGLE - 3 PANTS
113787 INVOICE:2076944-CM		01/06/2021 CHECKDATE:02/12/2021		0221-2	243394	-62.00	-62.00	01/06/2021	CRM	PD	TACO MAG POUCH
113786 INVOICE:2081752-IN		01/22/2021 CHECKDATE:02/12/2021		0221-2	243394	99.98	99.98	02/04/2021	INV	PD	SLIM JIM AND LOCKOUT KIT
113788 INVOICE:2081753-IN		01/22/2021 CHECKDATE:02/12/2021		0221-2	243394	29.85	29.85	02/04/2021	INV	PD	NAMEPLATES
113855 INVOICE:2084220-IN		02/01/2021 CHECKDATE:02/12/2021		0221-2	243394	23.98	23.98	02/08/2021	INV	PD	NORTON - 2 STARS
						273.31					
763 ROSENTHAL BROS., INC.											
113709 INVOICE:13703		01/26/2021 CHECKDATE:02/05/2021		0221-1	243322	50.00	50.00	02/05/2021	INV	PD	BOND SERVICES
884 U.S. FOODSERVICE, INC.											
113726 INVOICE:1942701		01/27/2021 CHECKDATE:02/05/2021		0221-1	243329	642.56	642.56	02/05/2021	INV	PD	FOOD RESALE/OPERATING SUPPLIES
113725 INVOICE:2952190		01/26/2021 CHECKDATE:02/05/2021		0221-1	243329	-139.95	-139.95	02/05/2021	CRM	PD	CREDIT FOR OPERATING SUPPLIES
						502.61					
900 UNIVERSITY OF ILLINOIS-GAR											
113780		01/20/2021		0221-2	243375	6,020.00	6,020.00	02/04/2021	INV	PD	PTI CHARGES - WILKE

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:UPI10247				CHECKDATE:02/12/2021								
113781		01/20/2021		0221-2	243375	464.00		464.00	02/04/2021	INV	PD	PATROL RIFLE BASIC - WILKE
INVOICE:UPI10270				CHECKDATE:02/12/2021								
						6,484.00						
906 UTILITY DYNAMICS CORPORATION												
113727		01/15/2021		0221-1	243330	1,283.00		1,283.00	02/05/2021	INV	PD	INSTALL OF STREET LIGHT FOUNDA
INVOICE:0115-2675				CHECKDATE:02/05/2021								
915 VERIZON WIRELESS SERVICES LLC												
113728		01/15/2021		0221-1	243331	859.35		859.35	02/05/2021	INV	PD	486486569-00001 0121
INVOICE:9871324761				CHECKDATE:02/05/2021								
113729		01/15/2021		0221-1	243332	316.47		316.47	02/05/2021	INV	PD	486486569-00002 0121
INVOICE:9871324762				CHECKDATE:02/05/2021								
						1,175.82						
919 VILLA PARK ELECTRICAL SUPPLY CO, INC												
113824		01/08/2021		0221-2	243416	85.17		85.17	02/12/2021	INV	PD	RECYCLE FEE
INVOICE:193459-00				CHECKDATE:02/12/2021								
932 DEUCHLER ENGINEERING CORP.												
113796	20180025	12/31/2020		0221-2	243357	76.50		76.50	02/12/2021	INV	PD	HILL AVE UTILITY IMPROVEMENTS
INVOICE:35725				CHECKDATE:02/12/2021								
935 WATER RESOURCES INC.												
113731		01/12/2021		0221-1	243333	5,526.00		5,526.00	02/05/2021	INV	PD	METERS
INVOICE:34479				CHECKDATE:02/05/2021								
113732		01/15/2021		0221-1	243333	8.00		8.00	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:34481				CHECKDATE:02/05/2021								
						5,534.00						
966 WM. F. MEYER CO.												
113730		01/20/2021		0221-1	243320	543.26		543.26	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:S3957544.001				CHECKDATE:02/05/2021								
1007 TYLER TECHNOLOGIES, INC.												
113724		02/01/2021		0221-2	243413	6,063.75		6,063.75	02/05/2021	INV	PD	MUNIS PACE PROGRAM
INVOICE:045-327581				CHECKDATE:02/12/2021								
1070 STACIE & DANIEL FALLON												
113681		01/28/2021		0221-1	243308	2,340.00		2,340.00	02/05/2021	INV	PD	RETT #23278 - 318 GRANDVIEW AV
INVOICE:23278				CHECKDATE:02/05/2021								
1190 HD SUPPLY FACILITIES MAINT LTD.												
113882		01/22/2021		0221-2	243415	278.32		278.32	02/12/2021	INV	PD	TESTING SUPPLIES
INVOICE:481522				CHECKDATE:02/12/2021								

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
1207 CIVILTECH ENGINEERING, INC.											
113742	20190058	01/08/2021		0221-1	243299	80,091.64	80,091.64	02/05/2021	INV	PD	PHASE II ENG - CBD STREETSCAPE
INVOICE:49654 CHECKDATE:02/05/2021											
1254 REINDERS, INC.											
113863		01/25/2021		0221-2	243403	699.74	699.74	02/09/2021	INV	PD	NEW REEL STOCK FOR GREENS
INVOICE:1864298-00 CHECKDATE:02/12/2021											
113864		01/27/2021		0221-2	243403	838.99	838.99	02/09/2021	INV	PD	NEW REEL STOCK FOR GREENS
INVOICE:1864298-01 CHECKDATE:02/12/2021											
113865		02/08/2021		0221-2	243403	-1,002.95	-1,002.95	02/08/2021	CRM	PD	RETURN OF WRONG PART NUMBER
INVOICE:1865705-00 CHECKDATE:02/12/2021											
113866		02/08/2021		0221-2	243403	1,097.88	1,097.88	03/10/2021	INV	PD	NEW REEL STOCK FOR GREENS & HY
INVOICE:1865715-00 CHECKDATE:02/12/2021											
						1,633.66					
1458 OFFICE DEPOT, INC											
113783		01/22/2021		0221-2	243395	55.78	55.78	02/04/2021	INV	PD	BINDERS AND PENS
INVOICE:150393570001 CHECKDATE:02/12/2021											
113792		01/20/2021		0221-2	243395	82.18	82.18	02/04/2021	INV	PD	EXPANDING FILE FOLDER, HANGING
INVOICE:151517417001 CHECKDATE:02/12/2021											
113875		01/29/2021		0221-2	243396	52.94	52.94	02/12/2021	INV	PD	OFFICE SUPPLIES
INVOICE:153831197001 CHECKDATE:02/12/2021											
113876		01/29/2021		0221-2	243396	18.63	18.63	02/12/2021	INV	PD	OFFICE SUPPLIES
INVOICE:153832123001 CHECKDATE:02/12/2021											
						209.53					
1854 CARTEGRAPH SYSTEMS INC.											
113759		01/27/2021		0221-2	243343	833.34	833.34	02/12/2021	INV	PD	TEST ENVIRONMENT 2/1-6/30/21
INVOICE:BD0001918 CHECKDATE:02/12/2021											
1914 GASAWAY DISTRIBUTORS INC.											
113735		01/07/2021		0221-1	243310	3,426.54	3,426.54	02/05/2021	INV	PD	STREET SALT
INVOICE:1060217 CHECKDATE:02/05/2021											
113764		01/29/2021		0221-2	243366	3,181.62	3,181.62	02/12/2021	INV	PD	STREET SALT
INVOICE:1060298 CHECKDATE:02/12/2021											
						6,608.16					
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
113808		01/22/2021		0221-2	243360	26.82	26.82	02/12/2021	INV	PD	INVENTORY - OIL FILTER
INVOICE:61-506015 CHECKDATE:02/12/2021											
2021 A-RELIABLE PRINTING											
113663		01/20/2021		0221-1	243290	112.50	112.50	02/05/2021	INV	PD	PRINTING
INVOICE:23151 CHECKDATE:02/05/2021											
113662		01/26/2021		0221-1	243290	252.00	252.00	02/05/2021	INV	PD	SNOW VEHICLE CHECK OUT SHEET
INVOICE:23163 CHECKDATE:02/05/2021											

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
2585 POWER EQUIPMENT LEASING CO.						364.50					
113818 INVOICE:S 1251		01/19/2021		0221-2	243401	167.28	167.28	02/12/2021	INV	PD	PW#250 PARTS
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
113711 INVOICE:3466314436		01/06/2021		0221-1	243326	17.49	17.49	02/05/2021	INV	PD	OFFICE SUPPLIES
2699 COMPASS MINERALS AMERICA INC											
113877 INVOICE:753480	20200033	01/29/2021		0221-2	243350	25,652.49	25,652.49	02/12/2021	INV	PD	REGULAR BULK ROCK SALT
2906 RICK MASCARELLA											
113700 INVOICE:113700		01/28/2021		0221-1	243317	60.00	60.00	02/05/2021	INV	PD	REIMBURSEMENT FOR DRIVER'S LIC
3037 COZZINI BROS INC.											
113677 INVOICE:C8963858		01/28/2021		0221-1	243303	27.00	27.00	02/05/2021	INV	PD	KNIFE SERVICE
3044 KUSTOM SIGNALS, INC.											
113784 INVOICE:581126		01/27/2021		0221-2	243383	169.24	169.24	02/04/2021	INV	PD	RADAR REPAIR
3525 COMMERCIAL TIRE SERVICE											
113801 INVOICE:2220066692		01/19/2021		0221-2	243349	46.50	46.50	02/12/2021	INV	PD	PW#204 TIRE REPAIR
113802 INVOICE:2220066791		01/25/2021		0221-2	243349	74.50	74.50	02/12/2021	INV	PD	PW#214 REPAIR TIRE
						121.00					
4283 JOSEPH NEMCHOCK											
113750 INVOICE:113750		01/04/2021		0221-2	243391	600.00	600.00	02/05/2021	INV	PD	TUITION ASSISTANCE - NEMCHOCK
5018 SUBURBAN LABORATORIES, INC.											
113880 INVOICE:184795		01/30/2021		0221-2	243411	511.50	511.50	02/12/2021	INV	PD	PROFESSIONAL SERVICES
5049 GROOT INDUSTRIES INC.											
113687 INVOICE:6630868		02/01/2021		0221-2	243369	117,976.02	117,976.02	02/05/2021	INV	PD	JAN 2021 BILL

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
5206 TAYKIT INC												
113676 INVOICE:2112		01/25/2021		0221-1 CHECKDATE:02/05/2021	243304	826.00		826.00	02/05/2021	INV	PD	NEWSLETTER
5320 ROBERT DENARDO												
113803 INVOICE:232411		02/04/2021		0221-2 CHECKDATE:02/12/2021	243356	30.00		30.00	02/12/2021	INV	PD	REIMBURSEMENT LATE FEE
5382 LEXIPOL, LLC												
113858 INVOICE:INVLEX529		02/01/2021		0221-2 CHECKDATE:02/12/2021	243386	3,714.00		3,714.00	02/08/2021	INV	PD	ANNUAL POLICY SOFTWARE RENEWAL
5417 CURRIE MOTORS FRANKFORT, INC.												
113806 INVOICE:A8402	20200045	01/25/2021		0221-2 CHECKDATE:02/12/2021	243351	25,760.00		25,760.00	02/12/2021	INV	PD	HYBRID FORDHYBRID FORD ESCAPE1
113805 INVOICE:A8403	20200045	01/25/2021		0221-2 CHECKDATE:02/12/2021	243351	25,760.00		25,760.00	02/12/2021	INV	PD	HYBRID FORD ESCAPE 1FMCU0BZ0LU
113807 INVOICE:A8404	20200045	01/25/2021		0221-2 CHECKDATE:02/12/2021	243351	25,760.00		25,760.00	02/12/2021	INV	PD	HYBRID FORD ESCAPE 1FMCU0BZ1LU
						77,280.00						
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.												
113672 INVOICE:IN00351680		01/23/2021		0221-2 CHECKDATE:02/12/2021	243346	228.75		228.75	02/05/2021	INV	PD	F/A MONITORING 01/01-03/31/21
5452 IRENE LICKO												
113770 INVOICE:2021-1		01/20/2021		0221-2 CHECKDATE:02/12/2021	243387	79.50		79.50	02/04/2021	INV	PD	2 PANTS
5573 J.G. UNIFORMS, INC.												
113856 INVOICE:81406		01/28/2021		0221-2 CHECKDATE:02/12/2021	243377	479.19		479.19	02/08/2021	INV	PD	BOOTON VEST COVER
5589 ORANGE CRUSH LLC												
113774 INVOICE:113774	20180026	12/28/2020		0221-2 CHECKDATE:02/12/2021	243397	30,683.39		30,683.39	02/12/2021	INV	PD	CONSTRUCTION SVCS STREET RESUR
5758 SWAHM												
7247121 INVOICE:SWAHM-146		02/02/2021		0221-1 CHECKDATE:02/05/2021	26814	234,050.66		234,050.66	02/05/2021	DIR	PD	SWAHM INSURANCE PAYMENT 0221
6044 TRI-TECH FORENSICS INC												
113782 INVOICE:394759		01/28/2021		0221-2 CHECKDATE:02/12/2021	243390	876.99		876.99	02/04/2021	INV	PD	EVIDENCE SUPPLIES

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
6271 LANDSCAPE CONCEPTS MANAGEMENT, INC.											
113694	20210004	01/27/2021		0221-1	243315	16,343.40	16,343.40	02/05/2021	INV	PD	YR 1 FORESTRY WORK CONTRACT
INVOICE:1120		CHECKDATE:02/05/2021									
6405 HIGHLAND BAKING CO											
113691		01/22/2021		0221-1	243313	37.57	37.57	02/05/2021	INV	PD	FOOD RESALE
INVOICE:0002410622		CHECKDATE:02/05/2021									
113690		01/29/2021		0221-1	243313	12.89	12.89	02/05/2021	INV	PD	FOOD RESALE
INVOICE:0002413600		CHECKDATE:02/05/2021									
113689		01/30/2021		0221-1	243313	16.01	16.01	02/05/2021	INV	PD	FOOD RESALE
INVOICE:0002414246		CHECKDATE:02/05/2021									
						66.47					
6610 COMCAST CABLE COMMUNICATIONS, LLC											
113674		01/12/2021		0221-1	243301	10.49	10.49	02/05/2021	INV	PD	8771 20 056 0008266 0121
INVOICE:0008266 0121		CHECKDATE:02/05/2021									
113832		01/22/2021		0221-2	243348	200.95	200.95	02/12/2021	INV	PD	PD TV/CABLE
INVOICE:0545119 0121		CHECKDATE:02/12/2021									
						211.44					
6796 DARRYL WHITE											
113828		02/04/2021		0221-2	243417	1,740.00	1,740.00	02/12/2021	INV	PD	RETT REFUND 477 BRYANT AVE.
INVOICE:23193		CHECKDATE:02/12/2021									
6832 POWER UP BATTERIES LLC											
113740		11/20/2020		0221-1	243293	147.80	147.80	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:P33585228		CHECKDATE:02/05/2021									
113798		01/08/2021		0221-2	243339	35.98	35.98	02/12/2021	INV	PD	OPERATING SUPPLIES
INVOICE:P35427657		CHECKDATE:02/12/2021									
						183.78					
6927 REGIONAL TRUCK EQUIPMENT CO											
113820		01/21/2021		0221-2	243402	639.20	639.20	02/12/2021	INV	PD	PW 10-232 & PW 10-260 PLOW LIG
INVOICE:225117		CHECKDATE:02/12/2021									
113819		01/26/2021		0221-2	243402	338.40	338.40	02/12/2021	INV	PD	PW #10-241 PARTS
INVOICE:225258		CHECKDATE:02/12/2021									
						977.60					
6942 SMITH BROTHERS TREE SERVICE											
113713		01/28/2021		0221-2	243408	1,000.00	1,000.00	02/05/2021	INV	PD	SNOW REMOVAL FEB 2021
INVOICE:000427		CHECKDATE:02/12/2021									
7416 SAC WIRELESS LLC											
113715		01/26/2021		0221-2	243405	2,000.00	2,000.00	02/05/2021	INV	PD	RESTORE DEP - 535 DUANE ST.
INVOICE:20190386		CHECKDATE:02/12/2021									
7646 MONDI CONSTRUCTION, 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
113734 INVOICE:#5	20170049	02/02/2021		0221-1	243321	1,919.99	1,919.99	02/05/2021	INV	PD	2017 SIDEWALK/STREET REPAIR PR
				CHECKDATE:02/05/2021							
	7955 JULIUS HANSEN										
113688 INVOICE:113688		01/14/2021		0221-1	243312	187.50	187.50	02/05/2021	INV	PD	UNIFORM REIMBURSEMENT
				CHECKDATE:02/05/2021							
	7987 ALTERNATING CURRENTS CORPORATION										
113862 INVOICE:31997		01/23/2021		0221-2	243337	348.00	348.00	02/09/2021	INV	PD	BAR PATIO HEATER TROUBLESHOOT
				CHECKDATE:02/12/2021							
	8086 HUFF & HUFF, INC										
113776 INVOICE:0806418		12/14/2020		0221-2	243371	3,746.43	3,746.43	02/12/2021	INV	PD	PROFESSIONAL SERVICES
				CHECKDATE:02/12/2021							
	8140 KANE, MCKENNA AND ASSOCIATES, INC										
113751 INVOICE:17604		12/31/2020		0221-2	243380	2,737.50	2,737.50	02/05/2021	INV	PD	PROFESSIONAL SERVICES
				CHECKDATE:02/12/2021							
	8181 MWSTAR WASTE HOLDINGS CORPORATION										
113739 INVOICE:TB0000018231		12/31/2020		0221-1	243291	2,398.27	2,398.27	02/05/2021	INV	PD	WASTE REMOVAL 1220
				CHECKDATE:02/05/2021							
	8391 GALLS, LLC										
113785 INVOICE:017425117		01/14/2021		0221-2	243364	32.20	32.20	02/04/2021	INV	PD	RAIN COAT
				CHECKDATE:02/12/2021							
	8689 RUSH TRUCK CENTERS OF ILLINOIS, INC										
113822 INVOICE:3022125872		01/20/2021		0221-2	243404	146.44	146.44	02/12/2021	INV	PD	PW#204 PARTS
				CHECKDATE:02/12/2021							
113821 INVOICE:3022192093		01/27/2021		0221-2	243404	160.00	160.00	02/12/2021	INV	PD	PW#203 PARTS
				CHECKDATE:02/12/2021							
						306.44					
	8894 RUSSO HARDWARE, INC										
113710 INVOICE:SPI10511221		01/20/2021		0221-1	243323	699.98	699.98	02/05/2021	INV	PD	2 REPLACEMENT SALT SPREADERS S
				CHECKDATE:02/05/2021							
	9084 STATE INDUSTRIAL PRODUCTS CORPORATION										
113756 INVOICE:901779988		12/03/2020		0221-2	243409	480.04	480.04	02/05/2021	INV	PD	OPERATING SUPPLIES
				CHECKDATE:02/12/2021							
	9266 LAUTERBACH & AMEN, LLP										
113753	20200058	01/25/2021		0221-2	243384	15,000.00	15,000.00	02/05/2021	INV	PD	FY20 AUDIT SERVICES

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:52304						CHECKDATE:02/12/2021						
9487 TREE STUFF INC												
113723		01/27/2021		0221-1	243328	11.69		11.69	02/05/2021	INV	PD	OPERATING SUPPLIES
INVOICE:INV-602098						CHECKDATE:02/05/2021						
9751 KLF ENTERPRISES												
113766	20210005	01/04/2021		0221-2	243381	1,961.60		1,961.60	02/12/2021	INV	PD	MATERIAL HAULING SERVICES
INVOICE:INV-031868						CHECKDATE:02/12/2021						
9878 STEVE WITT												
113733		01/28/2021		0221-1	243335	58.24		58.24	02/05/2021	INV	PD	EMPLOYEE BENEFITS
INVOICE:113733						CHECKDATE:02/05/2021						
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC												
113772		02/01/2021		0221-2	243412	168.90		168.90	02/04/2021	INV	PD	JANUARY 2021 SERVICES
INVOICE:258788-202101-1						CHECKDATE:02/12/2021						
10104 SUPREME LOBSTER CO												
113716		01/28/2021		0221-1	243327	238.68		238.68	02/05/2021	INV	PD	FOOD RESALE
INVOICE:7028208						CHECKDATE:02/05/2021						
113717		01/29/2021		0221-1	243327	52.30		52.30	02/05/2021	INV	PD	FOOD RESALE
INVOICE:70290663						CHECKDATE:02/05/2021						
						290.98						
10456 IMPACT NETWORKING, LLC												
113791		01/21/2021		0221-2	243376	159.00		159.00	02/04/2021	INV	PD	BOXED PAPER
INVOICE:2013765						CHECKDATE:02/12/2021						
10952 CONSUMERS PACKING COMPANY												
113675		01/28/2021		0221-1	243302	843.86		843.86	02/05/2021	INV	PD	FOOD RESALE
INVOICE:370728						CHECKDATE:02/05/2021						
11028 JACOB WOLLENBERG												
113768		01/18/2021		0221-2	243418	472.00		472.00	02/04/2021	INV	PD	2 DRESS PANTS AND 2 SHIRTS
INVOICE:2021-1						CHECKDATE:02/12/2021						
11052 SIMPLIFY COMPLIANCE LLC												
113528		01/21/2021		0221-1	243294	1,145.00		1,145.00	01/29/2021	INV	PD	TRAINING TODAY
INVOICE:19232147-B1						CHECKDATE:02/05/2021						
11197 J & D INGENUITIES LLC												
113797		01/29/2021		0221-2	243363	2,057.05		2,057.05	02/12/2021	INV	PD	ANNUAL ALARM MAINT.
INVOICE:1918						CHECKDATE:02/12/2021						

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
11218 CHARGEPOINT, INC											
113671		01/15/2021		0221-2	243345	3,188.00	3,188.00	02/05/2021	INV	PD	MAINT/MANAGE. RENEWALS
INVOICE:IN91908		CHECKDATE:02/12/2021									
113670		01/19/2021		0221-2	243345	311.69	311.69	02/05/2021	INV	PD	MODEM UPGRADE
INVOICE:S096933		CHECKDATE:02/12/2021									
						3,499.69					
11588 GAS DEPOT INC											
113809		01/25/2021		0221-2	243365	15,891.85	15,891.85	02/12/2021	INV	PD	UNLEADED GASOLINE
INVOICE:87562		CHECKDATE:02/12/2021									
11715 DAY ROBERT & MORRISON, PC											
113745		12/31/2020		0221-2	243354	14,915.80	14,915.80	02/05/2021	INV	PD	PROFESSIONAL SERVICES /APEX 15
INVOICE:32309		CHECKDATE:02/12/2021									
11761 MOSHE CALAMARO & ASSOCIATES											
113704		01/18/2021		0221-2	243388	643.00	643.00	02/05/2021	INV	PD	PERMIT PLAN REVIEW - APEX 400
INVOICE:2013213		CHECKDATE:02/12/2021									
113705		01/18/2021		0221-2	243388	1,200.00	1,200.00	02/05/2021	INV	PD	STRUCTURAL ENGINEERING SVS - A
INVOICE:2013214		CHECKDATE:02/12/2021									
113706		01/20/2021		0221-2	243388	250.00	250.00	02/05/2021	INV	PD	PERMIT PLAN REVIEW APEX 400 18
INVOICE:2013215		CHECKDATE:02/12/2021									
113707		01/25/2021		0221-2	243388	375.00	375.00	02/05/2021	INV	PD	STRUCTURAL ENGINEERING SVS - C
INVOICE:2013219		CHECKDATE:02/12/2021									
						2,468.00					
11768 SHI INTERNATIONAL											
113719		01/22/2021		0221-2	243407	17,436.05	17,436.05	02/05/2021	INV	PD	NETWORK EQUIPMENT
INVOICE:B12918832		CHECKDATE:02/12/2021									
11819 UNIFIRST CORPORATION											
113836		01/01/2021		0221-2	243414	45.00	45.00	02/12/2021	INV	PD	MAT & TOWEL SERVICE
INVOICE:061 1339568		CHECKDATE:02/12/2021									
113838		01/15/2021		0221-2	243414	45.00	45.00	02/12/2021	INV	PD	TOWEL & MAT SERVICE
INVOICE:061 1342822		CHECKDATE:02/12/2021									
113839		01/22/2021		0221-2	243414	45.00	45.00	02/12/2021	INV	PD	TOWEL & MAT SERVICE
INVOICE:061 1344427		CHECKDATE:02/12/2021									
113837		01/08/2021		0221-2	243414	45.00	45.00	02/12/2021	INV	PD	MAT & TOWEL SERVICE
INVOICE:0611 1341113		CHECKDATE:02/12/2021									
						180.00					
11828 GET FRESH PRODUCE											
113686		01/27/2021		0221-1	243311	210.80	210.80	02/05/2021	INV	PD	FOOD RESALE
INVOICE:03676589		CHECKDATE:02/05/2021									
113685		01/30/2021		0221-1	243311	222.00	222.00	02/05/2021	INV	PD	FOOD RESALE
INVOICE:03680867		CHECKDATE:02/05/2021									

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
11887 DACRA ADJUDICATION SYSTEMS LLC						432.80					
113859 INVOICE:2021-117		01/31/2021		0221-2	243352	1,500.00	1,500.00	02/08/2021	INV	PD	JANUARY SERVICES
12059 COLE JACKSON											
113692 INVOICE:113692		01/20/2021		0221-2	243378	70.00	70.00	02/05/2021	INV	PD	REIMBURSEMENT FOR APPLIC FEE F
12335 ILLINOIS PHLEBOTOMY SERVICES											
113778 INVOICE:1263		02/04/2021		0221-2	243372	125.00	125.00	02/04/2021	INV	PD	BLOOD URINE ON 1/20/2021
113777 INVOICE:1264		02/04/2021		0221-2	243372	425.00	425.00	02/04/2021	INV	PD	BLOOD-URINE SERVICES ON 2/3/21
113854 INVOICE:1272		02/08/2021		0221-2	243372	425.00	425.00	02/08/2021	INV	PD	SERVICES ON 1/31/2021 - ROBERT
						975.00					
12414 I.T. VERDIN COMPANY											
113758 INVOICE:154		01/14/2021		0221-2	243342	1,265.00	1,265.00	02/12/2021	INV	PD	SAMPLE TRASH RECEPTACLE FOR CD
12424 CHASTAIN & ASSOCIATES LLC											
113669 INVOICE:0000001	20210001	01/07/2021		0221-1	243298	3,454.20	3,454.20	02/05/2021	INV	PD	PHASE II ENG SVC 2021 ST IMPRO
12441 DENT SOLUTION PLUS, INC											
113744 INVOICE:6172		11/12/2020		0221-1	243305	125.00	125.00	02/05/2021	INV	PD	PD #009 DENT REPAIR
12442 WILLIAM A. STUART											
113718 INVOICE:23405		01/28/2021		0221-1	243334	1,290.00	1,290.00	02/05/2021	INV	PD	RETT #23405 - 442 CARLESTON AV
12443 MS. SANDY STOMBERSKI											
113714 INVOICE:113714		01/25/2021		0221-1	243324	1,562.50	1,562.50	02/05/2021	INV	PD	PROPERTY DRAINAGE COMPENSATON
12446 SPRING BROOK COUNTRY CLUB											
113754 INVOICE:113754		02/04/2021		0221-1	243325	33,000.00	33,000.00	02/05/2021	INV	PD	2017 SMITHCO SPRAYER VIN 300G
12447 EUGINIA GOGGIO											
113810		02/02/2021		0221-2	243359	25.00	25.00	02/12/2021	INV	PD	REIMBURSEMENT OF VEHICLE STICK

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:232471/232472		CHECKDATE:02/12/2021									
12448 MR. JOHN MCGURK											
113769		01/29/2021		0221-2	243379	5,650.00	5,650.00	02/12/2021	INV	PD	SANITARY SEWER LINE REPAIR - 5
INVOICE:113769		CHECKDATE:02/12/2021									
12449 MR. SCOTT MCCOLLUM											
113767		02/04/2021		0221-2	243406	2,340.00	2,340.00	02/12/2021	INV	PD	PROPERTY DRAINAGE IMPROVE. COS
INVOICE:113767		CHECKDATE:02/12/2021									
12450 MR. AND MRS. OWEN SHOGER											
113773		02/04/2021		0221-2	243399	210.00	210.00	02/12/2021	INV	PD	PROP. DRAINAGE IMPROV. COST SH
INVOICE:113773		CHECKDATE:02/12/2021									
12456 NUTOYS LEISURE PRODUCTS, INC.											
113883		02/02/2021		0221-2	243393	2,310.00	2,310.00	02/12/2021	INV	PD	STREET FURNITURE FOR CBD STREE
INVOICE:51203		CHECKDATE:02/12/2021									
						2,310.00					
172 INVOICES						1,165,691.85					

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



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

Meeting 2/22/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Appointment
Prepared By:

AGENDA ITEM (ID # 2021-916)

DOC ID: 2021-916

Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Student Commissioner, Katie Hardesty, for a Term Ending May 31, 2022 and Appointment of Recreation Student Commissioner, Patrick Hohe, for a Term Ending May 31, 2022

Statement of the Issue:

The Environmental Commission and Recreation Commission have vacancies for their Student Commissioner positions.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Student Commissioner, Katie Hardesty, for a Term Ending May 31, 2022 and Appointment of Recreation Student Commissioner, Patrick Hohe, for a Term Ending May 31, 2022.

Attachments:



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

Meeting 2/22/2021 7:00 PM
Department: Finance
Department Head:
Category: Purchase
Prepared By:

AGENDA ITEM (ID # 2021-909)

DOC ID: 2021-909

Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute a Contract with G.E. Riddiford of Arlington Heights, Illinois via the OMNIA Partners (U.S. Communities) Purchasing Cooperative for a 20-Year Roof Restoration for the Reno Facility in an Amount Not-to-Exceed \$382,017, to be Expensed to the Facilities Maintenance Reserve Fund (Finance Director Coyle)

Statement of the Issue:

The roof at the Public Works Reno Center is in need of rehabilitation. This agenda item requests the Village Board's authorization to purchase a 20-year roof restoration from G.E. Riddiford through the OMNIA Partners purchasing cooperative for an amount not to exceed \$382,017. This purchase will be funded from the Facilities Maintenance Reserve Fund.

Analysis:

Village records show that the Reno Center roof was last renovated in 1997, with a smaller update completed in 2002. The roof has gone past its useful life of 20 years. Staff requested a roof asset management report for the roof in 2015. At that time, a roof restoration project did not move forward. Staff has since requested an updated report which is attached to this memo. Also, staff obtained infrared scans of the roof which are also attached. The report as well as the scans show that the roof is in need of restoration. Staff is recommending a roof restoration rather than a full roof replacement.

Staff utilized a purchasing cooperative, OMNIA Partners, to obtain the cost of a roof restoration. Purchasing cooperatives are authorized by the Village's purchasing code, specifically Section 1-10-7. Attached is the bid report from OMNIA. Staff requested that both a 10-year and 20-year restoration be bid. Four (4) contractors bid on the 10-year restoration and three (3) contractors bid on the 20-year restoration. The low bidders with costs is listed below. The full list of bids is also attached to this agenda item. Staff has also provided a cost per year to evaluate the difference between a 10-year and 20-year option.

Bidder	Cost	Cost per year
Malcor Roofing - 10 year restoration	\$227,805	\$22,780.50
G.E. Riddiford - 20 year restoration	\$382,017	\$19,100.85

Staff is recommending the 20-year restoration. Reno Center will continue to be a Village building over the next 20 years and the cost per year of the 20 year restoration is lower. The low bidder on the 20-year restoration was G.E. Riddiford. This company replaced the roof on Fire Station #2 in 2015 and the Village was satisfied with their work. The 20-year restoration includes a 20 year warranty on the roof.

Budget Impact:

The Facilities Maintenance Reserve Fund budgeted \$300,000 in 2021 to replace the roof at Reno Center. While the 20-year restoration is above budget, it is the most financially prudent choice over the life of the roof. The Facilities Reserve Fund does project having available cash to cover this additional cost in 2021. Over the life of the roof, the 20-year option will provide savings over performing two 10-year restorations.

Action Requested:

Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to execute a contract with G.E. Riddiford of Arlington Heights, Illinois via the OMNIA Partners (U.S. Communities) purchasing cooperative for a 20-year roof restoration for the Reno Facility in an amount not-to-exceed \$382,017, to be expensed to the Facilities Maintenance Reserve Fund.

Attachments:

1. OMNIA Project Manual- Village of Glen Ellyn - Public Works
2. Omnia Proposal Results
3. Glen Ellyn PW Infrared Scan Report
4. Glen Ellyn - Public Works Roof Report

Project Manual For:

**VILLAGE OF GLEN ELLYN
PUBLIC WORKS FACILITY
ROOF REPAIR & RESTORATION PROJECT**



OMNIA Project #: 25-IL-200887

Project Owner:
VILLAGE OF GLEN ELLYN
535 Duane St.
Glen Ellyn, IL 60137



Table of Contents

1	Instruction to Proposers	3
2	Proposal Forms.....	5
3	Prevailing Wage Requirements	6
4	Supplemental Conditions (Sample Contract)	7
5	Specifications, Details, & Drawings	8



1 Instruction to Proposers

In accordance with the Invitation to Proposal, the Proposal form must be submitted in accordance with the following:

**PROJECT LOCATION: Public Services Building
30 S. LAMBERT RD.
GLEN ELLYN, IL 60137**

1. Proposals can be submit in one of the following two formats using the Proposal forms as provided herein:
 - a. E-mail proposals to: DBSbids@garlandind.com
2. If you have any questions regarding the Proposal documents, please email Justin Reed (jreed@garlandind.com)
3. Coordination with the Owner, as specified hereinafter, shall be made exclusively through the General Contractor's Representative: Justin Reed (jreed@garlandind.com)
4. Proposal Bonds **are not** required for this project. Performance and Payment Bonds will **not be** required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc., herein referred to as "General Contractor" for the project.
5. Time is of the essence prior to contract signing, the number of consecutive working days necessary for the completion of the project shall be established by both parties. The Contractor agrees that failure to complete the scope of work within that stipulated period shall result in the assessment liquidated damages in the amount of \$300 per day past a date to be agreed upon during the pre-construction conference.
6. It is the General Contractor's intention to remit payment of approved invoice amounts within forty-five (45) days of General Contractor's acceptance. Deductions may be made for unapproved amounts invoiced and/or any penalties or damages incurred by the Owner or General Contractor.
7. The final invoice for retention will be paid upon the General Contractor's receipt of final payment by the Owner.
8. All Invoices must be submitted to General Contractor on AIA G702/G703 invoice forms or approved equal.
9. The contractor shall be prepared to submit a Certificate of Insurance with the Owner and General Contractor identified as the additional insured in accordance with the requirements as outlined in the Supplementary Conditions.
10. The Contractor shall be responsible for any building permits required by the Village of Niles



VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF REPAIR & RESTORATION

and must comply with all local, State, and Federal requirements.

11. Once the project is awarded the start date will be no later than 2021 and the contractor must continue to work, full-time and with a sufficient workforce able to faithfully prosecute the Work until final completion is issued by the General Contractor. Roofing must be performed in logical sequence and in accordance with the specification documents as provided herein, deviations will only be allowed under direction of the General Contractor or Owner.
12. **One Proposal sheet shall be completed in full for all buildings in scope.** Unit costs must be provided for additional / optional repair items to be completed on various buildings. Any expected latent or concealed site conditions should be identified upfront with unit pricing.
13. Proposers are reminded that the General Contractor is purchasing the Garland roof system materials for this project. Proposers should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
14. Proposers are reminded that the freight for the General Contractor supplied materials will be paid for by the General Contractor and will not be an expense to the Proposer.
15. Proposers are reminded that sales or use tax on the General Contractor supplied materials will be paid for by the General Contractor and will not be an expense to the Proposer.
16. Proposers are responsible for all materials not supplied by the General Contractor, as well as, the costs, freight, and sales or use taxes, if applicable.



2 Proposal Forms

SEE ATTACHED PRICING SPREADSHEET. FOLLOW PROPOSAL SUBMISSION PROCEDURES OUTLINED IN SECTION 1 OF THIS PROJECT MANUAL



3 Prevailing Wage Requirements

This project requires the use of Cook County Prevailing Wages Rates as per the accordance with the Illinois Prevailing Wage Act (Illinois Compiled Statutes, Chapter 820, par. 130-1 to 130-12).



4 Supplemental Conditions (Sample Contract & Exhibits)

Proposer is responsible for ensuring that their Proposal is in compliance with all of the requirements as listed in the supplemental conditions (sample contract) as provided in this section. Any deviations or exceptions taken to the contract terms must be noted in Proposal response before the Proposal closing.



5 Specifications, Details, & Drawings



SECTION 01010

SUMMARY OF WORK

PART 1 — GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. The following brief description is not intended to totally define the scope of work. Refer to the contract documents for an entire description of the project scope.
- B. The successful Proposer shall provide labor and non-Garland materials to repair any deficiencies with existing roof system, then prepare, and apply fluid applied restoration coating and/or specified repairs on the roofs identified below.

BASE BID: WHITE KNIGHT PLUS RESTORATION (10 YR WARRANTY)

The general scope of work is as follows:

1. Power wash entire roof section, including flashings and walls with Firestone EPDM Cleaner and thoroughly rinse. Be sure to rinse low areas and drains several times to ensure all cleaning residue is removed. For all areas that tend to hold water, clean with “weathered membrane cleaner” after power washing with EPDM Cleaner, to ensure all moisture has been dried prior to applying any coating.
2. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
3. All single-ply seams must be checked and any loose seams must be resealed, or if necessary, replaced with new single-ply material. Wrinkled single ply membrane areas must be cut out and replaced to ensure a smooth substrate. Repair any single ply membrane that has shrunk and is tenting at walls. Remove any walkway pads and make necessary repair with new single ply membrane.
4. All roof areas must promote positive drainage. Ensure roof is dry before prior to restoration application.
5. Make any necessary repairs to the membrane surface using cured membrane on flat surfaces and un-cured membrane on any horizontal to vertical transitions.
6. Apply 6” Uni-Bond Seam Tape to all seams and apply coat of White Knight Plus to saturate the polyester surface. Allow White Knight Plus to cure prior to installing Base Coat.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

7. Apply base coat of (Energy Star rated & LEED credited), White Knight Plus at a rate of 1.5 gal/100 sq. ft. 32 wet mills to cover entire roof.
8. Allow base coat to dry for 24-48 hours but no longer than 72 hours.
9. Apply White Knight Plus top coat at an additional 1 gal/100 sq. ft. to cover entire roof. Please note that the first layer of base coat may still be tacky at 24 hours, this is normal.
NOTE: Vertical flashings require multiple coats to obtain proper coverage.
10. Ensure Plumbing stacks are a minimum of 12" above roof height and wrapped in 4lb lead or Liquid Flashing (three course).
11. Paint drain baskets with Oil Based Enamel in Bright Red. Replace any drain rings and baskets that are plastic.
12. Paint all gas lines with Oil Based Enamel in Safety Yellow.

ALTERNATE #1: LIQUITEC RESTORATION (20 YR WARRANTY)

The general scope of work is as follows:

1. Power wash entire roof section, including flashings and walls with Firestone EPDM Cleaner and thoroughly rinse. Be sure to rinse low areas and drains several times to ensure all cleaning residue is removed. For all areas that tend to hold water, clean with "weathered membrane cleaner" after power washing with EPDM Cleaner, to ensure all moisture has been dried prior to applying any coating.
2. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
3. All single-ply seams must be checked and any loose seams must be resealed, or if necessary, replaced with new single-ply material. Wrinkled single ply membrane areas must be cut out and replaced to ensure a smooth substrate. Repair any single ply membrane that has shrunk and is tenting at walls. Remove any walkway pads and make necessary repair with new single ply membrane.
4. All roof areas must promote positive drainage. Ensure roof is dry before prior to restoration application.
5. Make any necessary repairs to the membrane surface using cured membrane on flat surfaces and un-cured membrane on any horizontal to vertical transitions.
6. Apply base coat of Liquittec at a rate of 3 gal/100 sq. ft. to cover entire roof.
7. Embed 40" wide Grip Polyester Firm into base coat by rolling over the fabric surface to fully saturate and encapsulate, ensuring no wrinkles, voids, or vertical fibers.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

8. Allow base coat to cure but no longer than 72 hours.
9. Apply Liquitex top coat at an additional 2 gal/100 sq. ft. to cover entire roof. **NOTE:** Vertical flashings require multiple coats to obtain proper coverage.
10. Ensure Plumbing stacks are a minimum of 12" above roof height and wrapped in 4lb lead or Liquid Flashing (three course).
11. Paint drain baskets with Oil Based Enamel in Bright Red. Replace any drain rings and baskets that are plastic.
12. Paint all gas lines with Oil Based Enamel in Safety Yellow.

C. Contractor's duties:

1. Except as otherwise specifically excluded, provide and pay for:
 - a. Labor, equipment and required safety equipment.
 - b. Tools, construction equipment and machinery.
 - c. Water, heat and utilities required for construction (if applicable).
 - d. Other facilities and services necessary for proper execution and completion of the work, including proper disposal of removed roofing and waste.
 - e. Products used for the completion of the project.
2. Pay legally required sales, consumer and use taxes (if applicable).
3. Pay Prevailing wage rates in compliance with Cook County rates, and provide certified payroll documentation to the Owner upon request.
4. Secure and pay for, as necessary for proper execution and completion of the work.
 - a. Government fees.
 - b. Licenses and applications.
5. Give required notices.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

6. Comply with laws, codes, ordinances, rules, regulations, orders, and other legal requirements of public authorities that bear on performance of work.
7. Enforce strict discipline and good order among employees. All employees shall be properly clothed with appropriate foot wear. All workers must wear shirts and long pants during work construction.

1.2 CONTRACTORS USE OF PREMISES.

- A. Confine operations at site to areas permitted by:
 1. Law.
 2. Ordinances.
 3. Permits.
 4. Contract Documents.
 5. Owner's requirements.
- B. Do not unreasonably encumber job site with materials or equipment. Use specified areas for storage and equipment.
- C. Do not load any part of the structure with weight that will damage or endanger structure.
- D. Assume full responsibility for protection and safekeeping of products stored on premises. Protect materials against dispersion by wind forces.
- E. Move any stored products that interfere with operation of Owner.
- F. Obtain and pay for use of additional storage or work areas needed for operations
- G. Maintain good housekeeping at all times around site, around structure and while in the structure.
- H. Use of site: Comply with Owners requirements for:
 1. Access and egress procedures.
 2. Requirements for identification of workers.
 3. Procedures for transportation of workers.
 4. Safety and fire prevention requirements.
 5. Weather emergency procedures.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

6. And such other rules and procedures as the Owner may establish from time to time for the safety and security of the entire property, job site and the project.

1.3 OWNER SUPPLIED MATERIALS

- A. Contractor must submit to the Owner as part of the submittal package all quantities of owner supplied materials needed to complete this project per specification a minimum of (6) weeks prior to project start date. Contractor must provide all labor to install owner supplied materials as part of their Proposal. All materials not specifically included in the owner supplied materials in section 01640 will be the responsibility of the contractor to provide and install in compliance with section 01640. Contractor must provide an accurate list of owner supplied materials to the Owner, overages will be returned to the Owner and under estimated quantities will be the full responsibility of the contractor to supply and install in full compliance with this section. Freight charges of Owner supplied materials will be the responsibility of the Owner. Contractor must take delivery of materials, properly cover and store at jobsite. Contractor must be able to provide certification in writing from roof system manufacturer that the contractor is approved to install the specified roof system and provide all warranty requirements of sections 07563.

1.4 OWNERS RIGHT TO ACCESS FOR OBSERVATION

- A. Owner reserves the right of access to any part of the work, at any time, for the purpose of observation.
- B. Cooperate with the Owner during Owner's access for observation of work, and coordinate work with Owner's requirements.

1.5 FIELD QUALITY CONTROL

- A. The Owner shall have the right to inspect the material and workmanship of all items concerned with these specifications and drawings and shall have free access at all times to any part of the work.
- B. Inspection and testing will be by the Owner or material supplier. Inspection and test may be made on any components at any time.

END OF SECTION

BASE BID: WHITE KNIGHT PLUS RESTOARTION (10 YR WARRANTY)



SECTION 07563 - FLUID APPLIED ROOFING RESTORATION

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Single Ply Roof Restoration (1.4.E)(2.6)

1.2 SYSTEM DESCRIPTION

- A. Single Ply Roof Restoration Renovation: work includes:
 - 1. Surface preparation: Remove membrane chalking, dust, dirt, and debris.
 - 2. Fascia Edges: Inspect and make repairs to membrane
 - 3. Parapets and Vertical Surfaces: Inspect and make repairs to any splits or membrane deterioration.
 - 4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
 - 5. Roof Repairs: Repair blisters, stressed or cracked membrane. Cut back, patch with new membrane

1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.
- C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- D. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.

- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

1.5 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:
 - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
 - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
 - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
 - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
 - 5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
 - 6. Review required inspection, testing, certifying procedures.
 - 7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
 - 8. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply roofing system during inclement weather or when a 40 percent chance of precipitation or greater is expected.
- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
 - 1. Close air intakes into the building.
 - 2. Have a dry chemical fire extinguisher available at the jobsite.
 - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 40 degrees F (4 degrees C) and rising for solvent based materials and 50 degrees F (10 degrees C) and rising for water based.

1.8 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
 - 1. Warranty Period:
 - a. 10 Years: 5 years from date of acceptance plus 5 additional years after required inspection by Garland.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
 - 1. Warranty Period:
 - a. 3 years from date of acceptance.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Garland Company, Inc. (The), which is located at: 3800 E. 91st St.;



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

Cleveland, OH 44105; Toll Free Tel: 800-321-9336; Tel: 216-641-7500; Fax: 216-641-0633;
Email: [requestinfo \(\)](mailto:requestinfo@garlandco.com); Web: www.garlandco.com

2.2 ROOF RESTORATION SYSTEM FOR SINGLE PLY ROOFS

- A. White-Knight Plus/ White-Stallion Plus:
 - 1. Primer: None.
 - 2. Coating: White-Knight Plus/ White-Stallion Plus.
 - 3. Flashing: Repair or replace as needed.
 - 4. Reinforcement: Uni Bond on Seams. Apply White-Knight Plus Base Coat/ White-Stallion Plus Base Coat on field and flashing at full coverage
 - 5. Surfacing: None.

2.3 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Liquid Flashing - Tuff-Flash: An asphaltic-polyurethane, low odor, liquid flashing material designed for specialized details unable to be waterproofed with typical modified membrane flashings.
 - 1. Tensile Strength, ASTM D 412: 400 psi
 - 2. Elongation, ASTM D 412: 300%
 - 3. Density @77 degrees F 8.5 lb/gal typical
- G. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
 - 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- H. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
 - 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 ROOF PREPARATION AND REPAIR

- A. General:
 - 1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
 - 2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
 - 3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
 - 4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
 - 5. Re-roofing over coal tar pitch requires a mechanically attached recovery board or insulation and a base sheet prior to the application of roofing system.
 - 6. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that exiting conditions meet the following requirements:
 - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
 - 2. Application of roofing materials over a brittle roof membrane is not recommended.
- D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use Firestone EPDM Cleaner and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all solution. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- H. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.

3.3 INSTALLATION

- A. General Installation Requirements:
 - 1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
 3. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
 4. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
 5. All primers must be top coated within 24 hours of application. Re-prime If more time passes after priming.
 6. Keep roofing materials dry during application. Phased construction can be allowed as long as no, more than 7 days pass between coats excluding primers.
 7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
 8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.
- B. Single Ply Roof Restoration Renovation: work includes:
1. Surface preparation: Remove membrane chalking, dust, dirt, and debris.
 2. Flashing:
 - a. Fascia Edges: Inspect and make repairs to membrane.
 - b. Parapets and Vertical Surfaces: Inspect and make repairs to any splits or membrane deterioration.
 - c. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
 3. Reinforcement: Base coat and treatment of field seams and around penetrations:
 - a. Application of White-Knight Plus/ Stallion Plus – Full Coverage.
 - 1) Verify that the surface to be coated is properly prepared.
 - 2) Restore the surface to a suitable condition if roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings.
 - 3) Apply Uni Bond 6" seam tape to all seams and saturate polyester surface with White Knight Plus.
 - 4) Apply materials must be applied at specified dry film thickness.
 - 5) Apply Base Coat of White-Knight/ Stallion Plus over all field, flashings and around penetrations at 1.5 gallons per 100 SF.
 - 6) Allow to dry for a minimum of 24 hours before applying finish coats.
 - 7) On vertical surfaces to achieve proper application rate cut your application into two coats to avoid sagging and runs of coating.
 4. Coating: Application of White-Knight/ Stallion, White-Knight WC or White-Knight Plus/ Stallion Plus, White-Knight Plus WC finish coats.
 - a. Apply White-Knight Plus/ Stallion Plus in a uniform manner.
 - b. Use special attention to coating flashings and other critical areas to build adequate membrane thickness.
 - c. Use multiple coats on verticals to prevent sagging.
 - d. Apply top coat at 1.0 gallons per 100 SF over the entire roof surface.

3.4 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. Fabricated Flashings: Fabricated flashings and trim are provided as specified in Section 07620.
1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the Copper Development Association "Copper in Architecture - Handbook" as applicable.
- B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.
1. Manufactured roof specialties shall conform to the detail requirements of SMACNA



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

"Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.

3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.
- B. Perform field inspection and [and testing] as required under provisions of Section 01410.
- C. Correct defects or irregularities discovered during field inspection.

3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.
- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to a produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- E. Architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

ALTERNATE #1 – LIQUITEC RESTORATION (20 YR WARRANTY)

SECTION 075630 – FLUID APPLIED ROOFING RESTORATION

PART 1 – GENERAL

1.1 RELATED DOCUMENTS



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

1. Single Ply Roof Membrane Restoration.
 - a. Surface preparation: Remove membrane chalking, dust, dirt, and debris.
 - b. Fascia Edges: Inspect and make repairs to membrane
 - c. Parapets and Vertical Surfaces: Repair or replace flashing membrane as needed.
 - d. Metal Flashings: Repair/Replace metal flashings as needed, pitch pockets, etc.
 - e. Roof Repairs: Repair blisters, stressed, deteriorated or cracked membrane.
 - f. Primer: Prime over new asphaltic or metal materials only.
 - g. Install base coating and fabric reinforcement on flashings and entire roof surface. Let cure, and top coat flashings and entire roof surface.

- B. Related Requirements:

1. Section 061053 "Miscellaneous Rough Carpentry" for wood blocking, curbs, cants, and nailers.
2. Section 076200 "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
3. Section 079200 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.

1.3 DEFINITIONS

- A. Roofing Terminology: Definitions in ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Roofing Conference: Conduct conference at Project site.

1. Meet with Owner, Architect, roofing Installer, roofing system manufacturer's representative, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

5. Review structural loading limitations of roof deck during and after roofing.
6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protection requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roofing installation.

B. Manufacturers Inspections:

1. The Roofing Systems Manufacturer shall provide Daily jobsite inspections with weekly written reports progress reports with photographs of work in progress. One manufacturer's representative shall provide all inspections.
2. Confirm, whenever called upon by the Architect or Owner that no application procedures were in conflict with the published specifications other than those that may have been previously reported and corrected.
3. Inspections: performed only by a full time employee of the Roofing System Manufacturer. The Representative: has been in the employ of Manufacturer a minimum of 5 years and live within 100-mile radius of the jobsite.
4. The Roofing System Manufacturer provide inspections of the roofing system, whenever called upon by the Architect or Owner, for the duration of the delivered warranty period

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include data substantiating that materials comply with requirements.

1. Descriptive product data including MSD sheets.
2. Certification of Class A roof system.
3. Sample copy of contractor's workmanship warranty.
4. Sample copy of specified Manufacturer's warranty.
5. Sample copy of Manufacturer's Architectural indemnification Agreement.

B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work, including:

1. Base flashings and membrane terminations.
2. Tapered insulation, including slopes.
3. Crickets, saddles, and tapered edge strips, including slopes.
4. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.

C. Samples for Verification: For the following products:

1. 12-by-12-inch (300-by-300-mm) dry sample of Fluid Applied System
2. 12-by-12-inch (300-by-300-mm) square of roofing insulation.
3. 6 insulation fasteners of each type, length, and finish.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- D. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install roofing system and is eligible to receive the standard roofing manufacturer's warranty.
- E. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
 - 1. Submit evidence of meeting performance requirements.
- F. Qualification Data: For firms and persons specified in the "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of Owners and Architects, and other information specified.
- G. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, indicate compliance of components of roofing system with requirements based on comprehensive testing of current product specification.
- H. Indicate compliance of bulk roofing asphalt materials delivered to Project with requirements. Include quantity and statistical and descriptive data for each product. Submit certificate with each load before it is used.
- I. Include continuous log showing time and temperature for each load of bulk bitumen, indicating date obtained from manufacturer, where held, and how transported before final heating and application in roof.
- J. Research/Evaluation Reports: Evidence of roofing system's compliance with building code in effect for Project from a model code organization acceptable to authorities having jurisdiction.
- K. Maintenance Data: Upon substantial completion of the project, deliver to owner three (3) copies of manufacturer's printed instructions regarding care and maintenance of roof.
- L. Warranties: Sample copy of standard roofing manufacturer's warranty stating obligations, remedies, limitations, and exclusions of warranty.
- M. Wind Uplift Calculation: Roofing system manufacturer's engineering department shall provide a ASCE 7-10 Calculation per IBC, Chapter 15. Calculations shall be diagrammatically show fastening pattern for insulation attachment.
- N. Plumbing calculation: roofing system manufacturer's engineering department shall provide a primary drain and overflow drain or overflow scupper calculation per IBC, Chapter 11. Calculations shall be stamped by a IL licensed engineer.
- O. Litigation and settlements: Provide a notarized statement from a corporate officer stating roofing system manufacturer has not settled litigation or paid fines to a public agency in excess of twenty million dollars.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For roofing system to include in maintenance manuals.
- B. Inspection Report: Copy of roofing system manufacturer's inspection report of completed roofing installation.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification.
- B. Installer Qualifications: Engage an experienced installer to perform Work of this Section who has specialized in installing roofing similar to that required for this Project; who is approved, authorized, or licensed by the roofing system manufacturer to install manufacturer's product; and who is eligible to receive standard roofing manufacturer's warranty. All bidding roofing contractors must have full-time roofing installers on the payroll of the company and have an established certified and verifiable apprenticeship-training program for minimum 5 years. Brokers or jobbers that subcontract roofing work are not acceptable for certification to bid. All contractors must provide an AIA Qualification Form with their roofing bid to be considered as a responsible bidder.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
 - 1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.
- E. Storage temperatures should be between 60°F to 80°F (15.6° to 26.7°C) and not exceed 110°F (43.3°C). Indoor ventilated storage is recommended. Ensure jobsite storage is in a shaded and ventilated area. Do not store in direct sunlight. Keep materials away from open flame or welding sparks.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

1.9 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.
- B. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
 - 1. Close air intakes into the building.
 - 2. Have a dry chemical fire extinguisher available at the jobsite.
 - 3. Post and enforce "No Smoking" signs.
- C. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- D. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- E. Take precautions to ensure that materials do not freeze.
- F. Minimum temperature for application is 50 degrees F (10 degrees C) and rising

1.10 WARRANTY

- A. Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period. The manufacturer shall provide to the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
 - 1. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. When a particular trade name or performance standard is specified it shall be indicative of a standard required.

Design is based on Liquitec, manufactured by Garland Co.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- B. Listing of specific manufactures is not an endorsement of compliance with the specifications. Each of the manufacturers must meet all of the performance requirements specified including but not limited to providing ASCE 7 engineering calculations, tensile/tear strengths, warranty requirements, manufacturer's requirements and the required manufacturer's inspections schedule. Proof of compliance must be received by the Architect 7 days prior to bid opening. Failure of the any roof system to meet all requirements of this specification will be determined to be an unresponsive bid.
- C. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed Reinforced, Fluid Applied Membrane shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and base flashings shall remain watertight.
 - 1. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
 - 2. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.
- B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.
- C. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
- D. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.

2.3 FLUID APPLIED MEMBRANE MATERIALS

- A. Top Coat: LiquiTec: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:
 - 1. Elongation, ASTM D 412: 433%
 - 2. Tensile Strength, ASTM D 412: 2300 psi
 - 3. Tear Resistance, ASTM D 624: 449 lbs./in
 - 4. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
 - 5. Hardness, ASTM D2240 (Shore A): 80
 - 6. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
 - 7. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
 - 8. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073, 274 lbf



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

9. Tensile Load Strain (Fully Reinforced System): ASTM D4073, 150 lbf/in.
10. Toughness: 193 ft.-lbf/ft²
11. Dry Film Thickness (Fully Reinforced System), 88 mils
12. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
13. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m³)
14. Flash Point: ASTM D 93, 110°F min. (43°C)
15. VOC: 0 g/l
16. Microbial Resistance: ASTM G21, No Microbial Growth
17. Initial Reflectance: 0.84
18. Initial Emittance: 0.88
19. Initial SRI: 105

- B. Base Coat: LiquiTec Base: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:

1. Elongation, ASTM D 412: 433%
2. Tensile Strength, ASTM D 412: 2300 psi
3. Tear Resistance, ASTM D 624: 449 lbs./in
4. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
5. Hardness, ASTM D2240 (Shore A): 80
6. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
7. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
8. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073, 274 lbf
9. Tensile Load Strain (Fully Reinforced System): ASTM D4073, 150 lbf/in.
10. Toughness: 193 ft.-lbf/ft²
11. Dry Film Thickness (Fully Reinforced System), 88 mils
12. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
13. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m³)
14. Flash Point: ASTM D 93, 110°F min. (43°C)
15. VOC: 0 g/l
16. Microbial Resistance: ASTM G21, No Microbial Growth

- C. Reinforcement: Grip Polyester Soft, strong, elastic, polyester reinforcing fabric.

2.4 ROOFING SHEET MATERIALS (FOR EPDM MEMBRANE REPAIRS)

- A. Self-Adhering, Reinforced, 60 Mil EPDM membrane: To be used for repairing seams, flashings, punctures.
- B. Field Membrane: 60 Mil non-reinforced membrane to meet ASTM D4637

2.5 AUXILIARY ROOFING MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
2. Bonding Adhesive: (Neoprene Bonding or Single-Sided Bonding Adhesive)
3. Splicing Cement: Buyt! Splicing Cement
4. Splice Tape and Primer: Splice Tape and Primer Splice Wash.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

5. Cleaning Solvent: Weathered Membrane Cleaner.
6. External seam sealant: Pliobond Lap Sealant

- B. Roofing Mastic: Trowel grade, Polyether, zero VOC, elastic white mastic. Kee-Lock.
- C. Wood Nailer Strips: Furnish wood nailer strips complying with requirements of Division 06 Section "Miscellaneous Rough Carpentry."
- D. Lead Flashings: 4lb for roof drains and vent pipes.
- E. Mastic Sealant: Polyisobutylene; nonhardening, nonmigrating, nonskinning, and nondrying.
- F. Miscellaneous Accessories: Provide those recommended by roofing system manufacturer.

2.6 ROOF INSULATION (FOR SATURATED AREA REPAIR)

- A. General: Preformed roof insulation boards manufactured or approved by roofing manufacturer, selected from manufacturer's standard sizes suitable for application, of thicknesses indicated in drawings.
- B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1, Grade 2, felt or glass-fiber mat facer on both major surfaces.
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Viking Products Group
 - b. Hunter Panels.
 - c. Johns Manville.
 - d. Rmax, Inc.
- C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches unless otherwise indicated.
- D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.

2.7 INSULATION ACCESSORIES

- A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with roofing.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer.
- C. Insulation Cant Strips: ASTM C 208, Type II, Grade 1, cellulosic-fiber insulation board.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work:
 - 1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
 - 2. Verify that wood cants, blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
 - 3. Verify that surface plane flatness and fastening of steel roof deck complies with requirements in Section 053100 "Steel Decking."
 - 4. Verify that deck is securely fastened with no projecting fasteners and with no adjacent units in excess of 1/16 inch out of plane relative to adjoining deck.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.
- B. General: All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
 - 1. If wet, Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. If wet, Remove existing flashings at roof drains and roof penetrations.
 - 2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
 - 3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
 - 4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
 - 5. Newly installed roof surfaces shall be primed as necessary and allowed to dry prior to installing the fluid-applied roofing system.



**VILLAGE OF GLEN ELLYN
PUBLIC WORKS
ROOF RESTORATION PROJECT**

- C. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- D. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- E. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that exiting conditions meet the following requirements:
 - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
 - 2. Application of roofing materials over a brittle roof membrane is not recommended.
- F. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- G. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- H. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a Weathered Membrane Cleaner and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all solution. Allow roof to dry thoroughly before continuing.
- I. Repair existing roof membrane as necessary to provide a sound substrate for the fluid-applied membrane. All surface defects (loose Seams, blisters, tears) must be repaired with similar materials.
 - 1. Tears/Loose Seams: Clean existing membrane with Weathered Membrane Cleaner and install new self-adhered, reinforced EPDM Membrane and seal the perimeter of the new patch with Lap Sealant. Replace any loose or deteriorated EPDM pipe boots with new.
 - 2. Wet Areas Replacement: Should wet substrates be discovered, replace with new polyisocyanurate insulation to match existing thicknesses. Add any insulation necessary to match thickness of existing insulation and to ensure that replacement area does not pond water. All wet areas shall be confirmed by the Architect. Replace wet areas with one ply of 60 Mil EPDM to match existing. Replace in kind if saturated or deteriorated areas are found.
 - a. Replace additional insulation with polyisocyanurate to match existing insulation, as per unit costs, per Bid Forms. Allowance to cover additional insulation, if not already noted on drawing.
 - b. Replace rotted or deteriorated metal decking, as per unit costs. Allowance to cover metal decking if not already noted on drawing.
- J. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.



3.3 INSTALLATION, GENERAL

A. General Installation Requirements:

1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
3. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
4. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
5. All primers must be top coated within 24 hours of application. Re-prime if more time passes after priming.
6. Keep roofing materials dry during application.
7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.

3.4 FLUID APPLIED SYSTEM INSTALLATION

A. EPDM Roof Restoration:

1. Surface preparation: Remove dirt, and debris.
2. Fascia Edges: Strip in with new EPDM membrane prior to Coating if necessary.
3. Parapets and Vertical Surfaces: Replace damaged flashing membrane as required.
4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
5. Gutter Edge: Properly clean, prepare, and apply 6" Uni-Bond self adhered, polyester embedded membrane.
6. Roof Repairs: Repair blisters, stressed or cracked membrane, wrinkles and tenting. Cut back, patch with new membrane
7. Coating Mixing Procedure:
 - a. Mix Part A liquid for one minute using an electric heavy duty power drill and Jiffy mixer blade.
 - b. Slowly pour contents of Part B jug, located inside the Part A pail, into the Part A container and mix the two components together for two minutes moving the Jiffy blade from top to bottom and along the sides to ensure the product is thoroughly mixed.
 - c. Always mix entire kit contents together as packaged. Do not break down into smaller quantities.
8. Application of LiquiTec Base or LiquiTec and Reinforcement:
 - a. On field surfaces run fabric reinforcement parallel to the low edge using a shingling method up the slope with minimum 3 inch fabric laps.
 - b. After positioning reinforcement to roll out, apply LiquiTec Base or LiquiTec about 40 inches wide to surface where reinforcement ply is to be applied at a rate of 2.5 - 3 gallons per 100 SF over modified bitumen.
 - c. Use a notched squeegee to spread coating and roller apply with ¾" nap roller to obtain uniform coverage.
 - d. Do not apply coating too far ahead of fabric so coating does not dry before fabric can be embedded.
 - e. Immediately roll reinforcement into wet coating.
 - f. Ensure roller is fully saturated with coating and backroll over the reinforcement surface to fully saturate.
 - g. Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.



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PUBLIC WORKS
ROOF RESTORATION PROJECT**

- h. Lap adjacent rolls of reinforcement 3 inches and end laps 6 inches.
 - i. Allow to dry, but no more than 72 hours before applying top coat.
 - 9. Application of Top Coat
 - a. Apply top coat of LiquiTec at 2.0 gallons per 100 SF to clean and dry reinforced base coat application.
 - 10. Liquid Flashings:
 - a. All flashings are coated in the same manner as the field prior to field application.
 - b. Vertical liquid flashings shall run a minimum of 4" onto the horizontal surface
 - 11. Application of Non-Skid Surface for Walkways (if applicable)
 - a. Apply LiquiTec or LiquiTec Base at a minimum of 1.0 gal./100 sq. ft. (0.41 l/m²) to dry top coat within 72 hours of its application.
 - b. Broadcast dry roofing granules or 20-40 mesh silica sand into wet coating and immediately back-roll to set.

3.5 FIELD QUALITY CONTROL

- A. Daily Roof Inspections: Coordinate with roofing system manufacturer's technical personnel to inspect roofing installation on a daily basis until completion and submit report to Architect. A manufacturer's representative must be onsite full time to start the project.
- B. Notify Architect and Owner 48 hours in advance of the date and time of Final inspection.

3.6 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075630



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Public Works Facility
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Date Submitted: 11/05/2020

Proposal #: 25-IL-200887

MICPA # PW1925

Illinois General Contractor License #: 104.015673 Ref.# 105.005715

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: White Knight 10 Year Warranty

1. Power wash entire roof section, including flashings and walls with Firestone EPDM Cleaner and thoroughly rinse. Be sure to rinse low areas and drains several times to ensure all cleaning residue is removed. For all areas that tend to hold water, clean with "weathered membrane cleaner" after power washing with EPDM Cleaner, to ensure all moisture has been dried prior to applying any coating.
2. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
3. All single-ply seams must be checked and any loose seams must be resealed, or if necessary, replaced with new single-ply material. Wrinkled single ply membrane areas must be cut out and replaced to ensure a smooth substrate. Repair any single ply membrane that has shrunk and is tenting at walls. Remove any walkway pads and make necessary repair with new single ply membrane.
4. All roof areas must promote positive drainage. Ensure roof is dry before prior to restoration application.

5. Make any necessary repairs to the membrane surface using cured membrane on flat surfaces and un-cured membrane on any horizontal to vertical transitions.
6. Apply 6" Uni-Bond Seam Tape to all seams and apply coat of White Knight Plus to saturate the polyester surface. Allow White Knight Plus to cure prior to installing Base Coat.
7. Apply base coat of (Energy Star rated & LEED credited), White Knight Plus at a rate of 1.5 gal/100 sq. ft. 32 wet mills to cover entire roof.
8. Allow base coat to dry for 24-48 hours but no longer than 72 hours.
9. Apply White Knight Plus top coat at an additional 2 gal/100 sq. ft. to cover entire roof. Please note that the first layer of base coat may still be tacky at 24 hours, this is normal. NOTE: Vertical flashings require multiple coats to obtain proper coverage.
10. Ensure Plumbing stacks are a minimum of 12" above roof height and wrapped in 4lb lead or Liquid Flashing (three course).
11. Paint drain baskets with Oil Based Enamel in Bright Red. Replace any drain rings and baskets that are plastic.
12. Paint all gas lines with Oil Based Enamel in Safety Yellow.

Garland/DBS Price Based Upon Local Market Competition: White Knight 10 Year

Malcor Roofing of Illinois Inc.	\$ 227,805
R.B. Crowther Co.	\$ 234,795
G.E. Riddiford Co.	\$ 286,413
Waukegan Roofing Co., Inc.	\$ 341,853

Scope of Work: Liquitex Restoration 20 Year Warranty

1. Power wash entire roof section, including flashings and walls with Firestone EPDM Cleaner and thoroughly rinse. Be sure to rinse low areas and drains several times to ensure all cleaning residue is removed. For all areas that tend to hold water, clean with "weathered membrane cleaner" after power washing with EPDM Cleaner, to ensure all moisture has been dried prior to applying any coating.
2. All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
3. All single-ply seams must be checked and any loose seams must be resealed, or if necessary, replaced with new single-ply material. Wrinkled single ply membrane areas must be cut out and replaced to ensure a smooth substrate. Repair any single ply membrane that has shrunk and is tenting at walls. Remove any walkway pads and make necessary repair with new single ply membrane.
4. All roof areas must promote positive drainage. Ensure roof is dry before prior to restoration application.
5. Make any necessary repairs to the membrane surface using cured membrane on flat surfaces and un-cured membrane on any horizontal to vertical transitions.
6. Apply base coat of Liquitex at a rate of 3 gal/100 sq. ft. to cover entire roof.
7. Embed 40" wide Grip Polyester Firm into base coat by rolling over the fabric surface to fully saturate and encapsulate, ensuring no wrinkles, voids, or vertical fibers.
8. Allow base coat to cure but no longer than 72 hours.

9. Apply Liquitex top coat at an additional 2 gal/100 sq. ft. to cover entire roof. NOTE: Vertical flashings require multiple coats to obtain proper coverage.
10. Ensure Plumbing stacks are a minimum of 12" above roof height and wrapped in 4lb lead or Liquid Flashing (three course).
11. Paint drain baskets with Oil Based Enamel in Bright Red. Replace any drain rings and baskets that are plastic.
12. Paint all gas lines with Oil Based Enamel in Safety Yellow.

Garland/DBS Price Based Upon Local Market Competition: Liquitex 20 Year

G.E. Riddiford Co.	\$ 382,017
Malcor Roofing of Illinois Inc.	\$ 390,164
Waukegan Roofing Co., Inc.	\$ 424,238
R.B. Crowther Co.	Decline to Bid

Unforeseen Site Conditions: Malcor Roofing

Additional Insulation Replacement	\$ 8.55 per Sq. Ft.
Decking Replacement	\$ 13.11 per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid to 12/31/2020

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Steve Rojek

Steve Rojek
Garland/DBS, Inc.
(216) 430-3613

Measurements

Sp1	56.4 °F
Sp2	42.2 °F

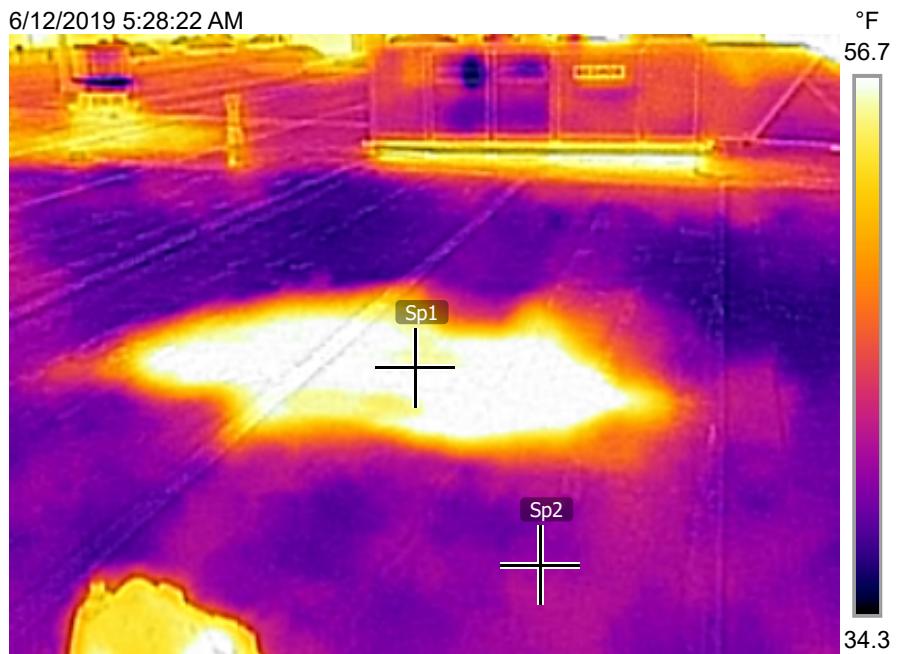
Parameters

Emissivity	0.95
Refl. temp.	73 °F

Moisture area # 1 located near the western RTU.

Approximately 45 square feet

6/12/2019 5:28:22 AM



FLIR0157.jpg

FLIR C2

720085479

6/12/2019 5:28:22 AM



FLIR0157.jpg

FLIR C2

720085479

Measurements

Sp1	51.9 °F
Sp2	36.2 °F

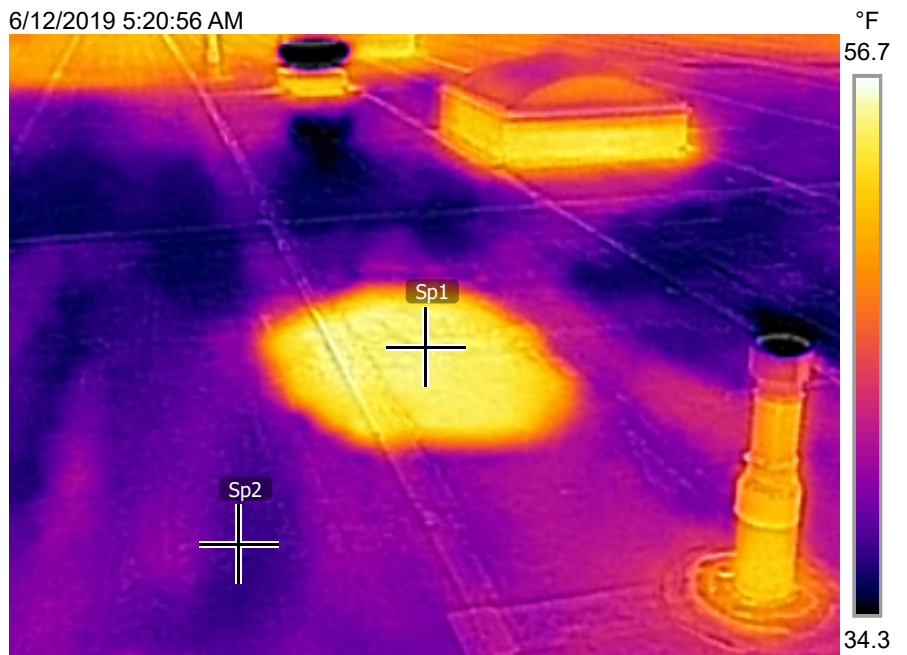
Parameters

Emissivity	0.95
Refl. temp.	73 °F

Moisture area #2 in the northwest quadrant of the roof field.

Approximately 20 square feet

6/12/2019 5:20:56 AM



FLIR0143.jpg

FLIR C2

720085479

6/12/2019 5:20:56 AM



FLIR0143.jpg

FLIR C2

720085479

Measurements

Sp1	45.9 °F
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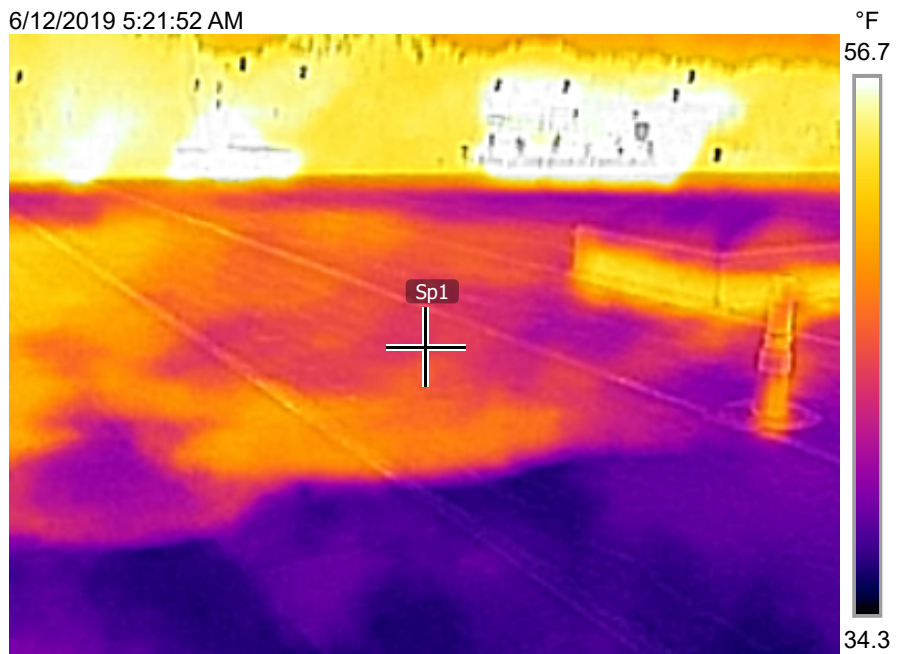
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Emissivity	0.95
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Moisture area #3 located in the
northwestern corner of the roof
field.

Approximately 1,400 square feet

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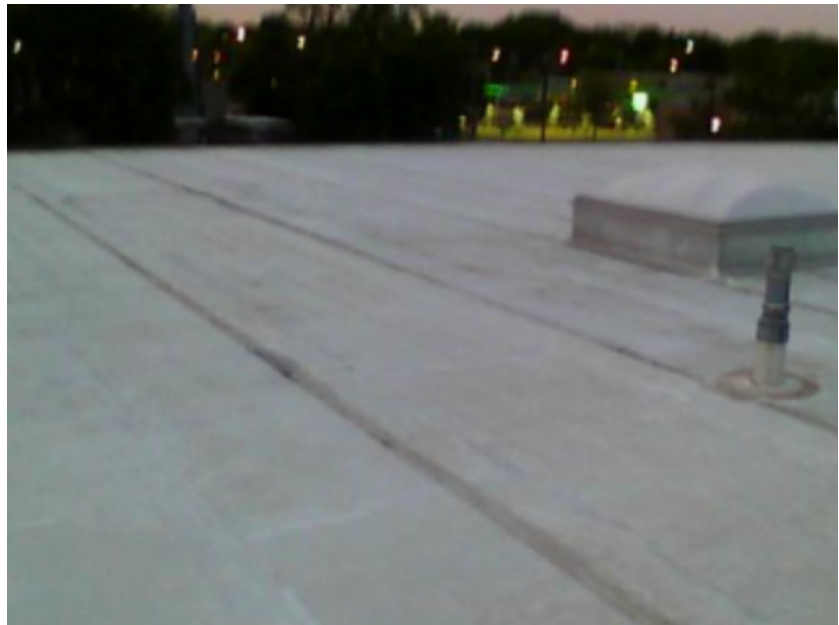


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FLIR C2

720085479

6/12/2019 5:21:52 AM



FLIR0145.jpg

FLIR C2

720085479

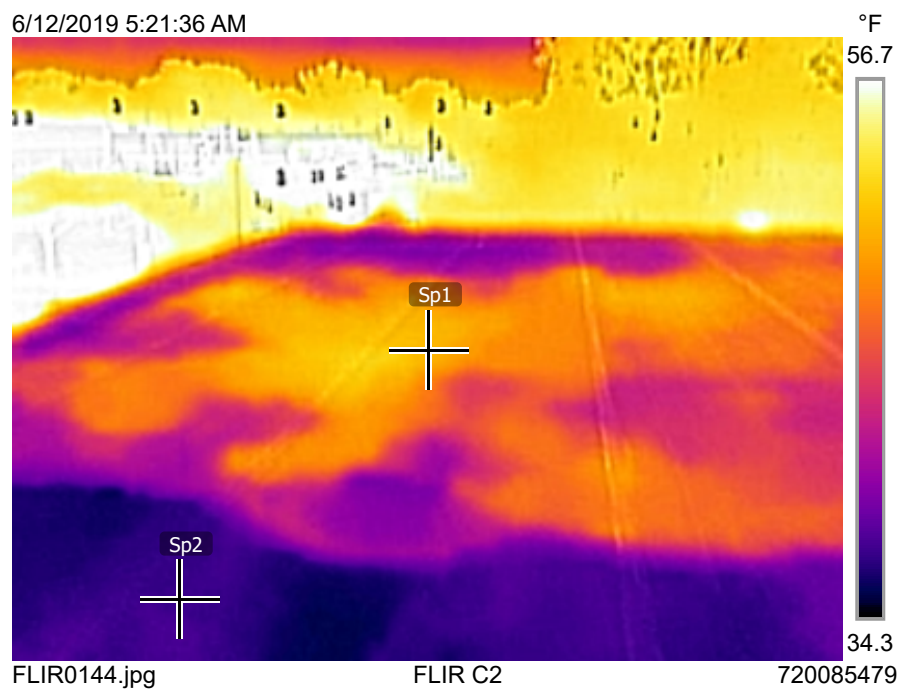
Measurements

Sp1	51.6 °F
Sp2	38.9 °F

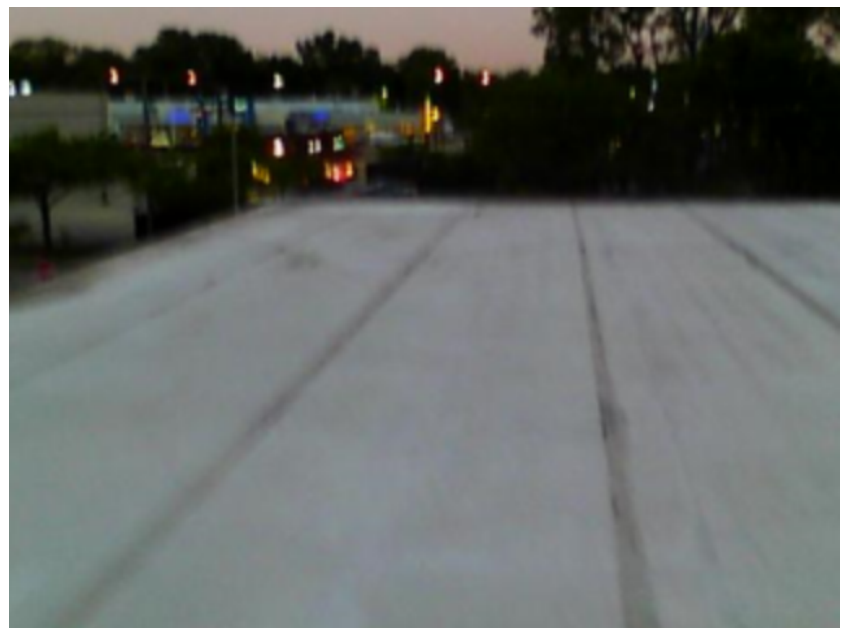
Parameters

Emissivity	0.95
Refl. temp.	73 °F

Additional view of moisture area #3.



6/12/2019 5:21:36 AM



FLIR0144.jpg FLIR C2 720085479

Measurements

Sp1	52.6 °F
-----	---------

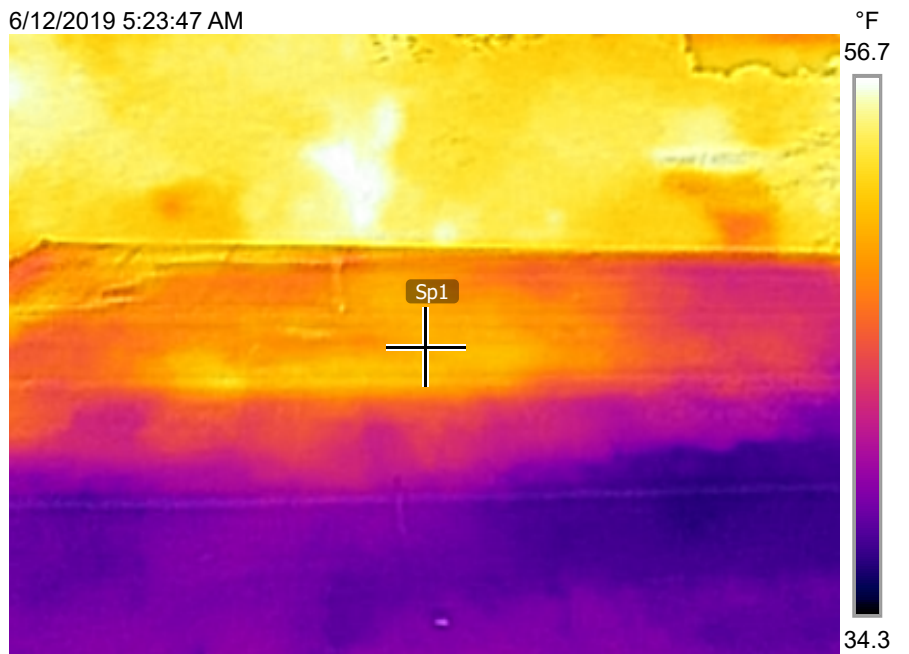
Parameters

Emissivity	0.95
Refl. temp.	73 °F

Moisture area #4 in the northeastern corner of the roof field

Approximately 500 square feet

6/12/2019 5:23:47 AM



6/12/2019 5:23:47 AM



Measurements

Sp1	54.2 °F
-----	---------

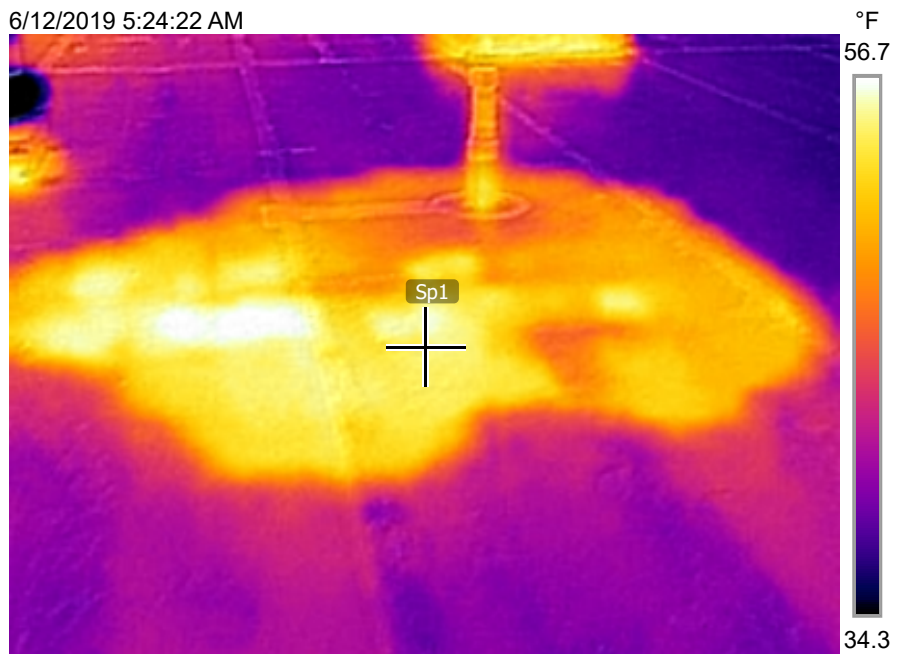
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Emissivity	0.95
Refl. temp.	73 °F

Moisture area #5 near the pipe penetration in the northeast quadrant of the roof field

Approximately 50 square feet

6/12/2019 5:24:22 AM



FLIR0150.jpg

FLIR C2

720085479

6/12/2019 5:24:22 AM



FLIR0150.jpg

FLIR C2

720085479

Measurements

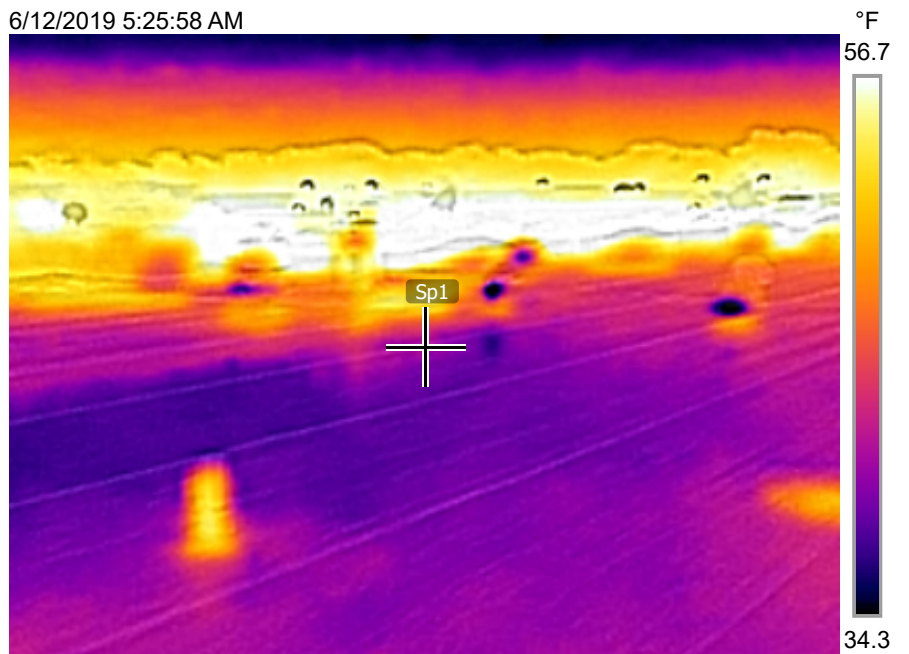
Sp1	40.8 °F
-----	---------

Parameters

Emissivity	0.95
Refl. temp.	73 °F

Overall view of the center of the roof field showing the ambient roof temperatures for comparison

6/12/2019 5:25:58 AM



6/12/2019 5:25:58 AM



Measurements

Sp1	52.9 °F
Sp2	44.9 °F

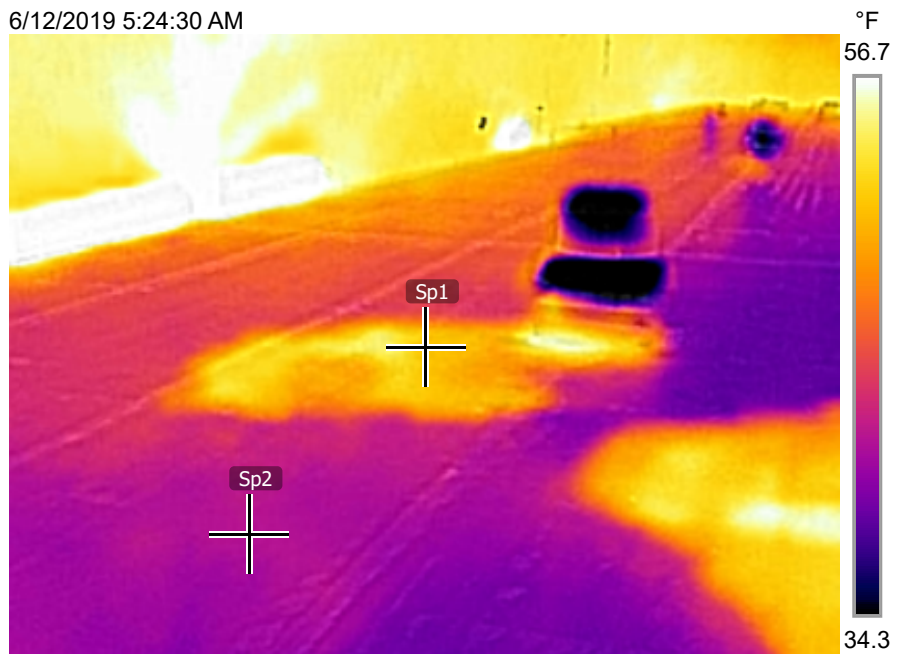
Parameters

Emissivity	0.95
Refl. temp.	73 °F

Moisture area #6 located near the exhaust fan along the eastern edge of the building on the northern half

Approximately 20 square feet

6/12/2019 5:24:30 AM



FLIR0151.jpg

FLIR C2

720085479

6/12/2019 5:24:30 AM



FLIR0151.jpg

FLIR C2

720085479

Core sample taken at location 2



Core sample taken at location 3. Note the darker-colored wood fiber recovery board that is completely saturated with moisture



A complete core cut showing the following construction:

- Sloped Metal Deck
- Polystyrene insulation (in deck channels)
- 1.5" polyisocyanurate insulation
- .5" wood fiber recovery board
- Fully-adhered TPO membrane



The Garland Company, Inc.

Roof Asset Management Program



GLEN ELLYN - PUBLIC WORKS ROOF REPORT

Prepared By
Justin Reed

Prepared For
BRIAN BALTUDIS

Table of Contents

Village of Glen Ellyn / Client Data 3

Public Works / Facility Summary 4

Public Works / Main Building / Construction Details 5

Public Works / Main Building / Roof Section Photo 6

Public Works / Main Building / Inspection: Dec 8, 2015 7

Public Works / Main Building / Solution: Jan 3, 2016 12



Client Data

Client: Village of Glen Ellyn

Client Data

Name	Village of Glen Ellyn		
Address 1	535 Duane Street		
City	Glen Ellyn	State	Illinois
ZIP	60137	Country	United States

Contact Info

Contact Person	Brian Baltudis	Title	Facilities Manager
Mobile Phone:	-	Office Phone:	630-547-5209
Email:	bbaltudis@glenellyn.org		



Facility Summary

Client: Village of Glen Ellyn

Facility: Public Works

Facility Data

Address 1	30 S. Lambert
City	Glen Ellyn
State	Illinois
ZIP	60137
Type of Facility	Municipal
Square Footage	29,500
Contact Person	Brian Baltudis

Notes

Public Services Facility housing offices, Mechanics Garage, Storage, Salt Storage

Asset Information

Name	Date Installed	Square Footage	Roof Access
Main Building	??	29,500	Internal Roof Hatch



Construction Details

Client: Village of Glen Ellyn

Facility: Public Works

Roof Section: Main Building



Information

Year Installed	??	Square Footage	29,500
Slope Dimension	Low Slope	Eave Height	40'
Roof Access	Internal Roof Hatch	System Type	TPO

Details

Perimeter Detail	Metal Edge, Drip Edge
Flashing Material	TPO
Drain System	Gutter System
Coping Cap	None





Inspection Report

Client: Village of Glen Ellyn

Facility: Public Works

Report Date: 12/08/2015

Roof Section: Main Building

Inspection Information

Inspection Date	12/08/2015	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Poor	Wall	N/A
Projections	Poor	Counterflashing	Fair

Miscellaneous Details

Reglets	N/A	Debris	No
Control Expansion Joints	N/A	Ponding Water	Moderate
Parapet Wall	N/A	Coping Joints	N/A

Perimeter

Rating	Poor
Condition	Per inspection, a majority of the problem areas (punctures, ponding water, deterioration, etc.) were located around the perimeter. There were several punctures repaired at the time of inspection.

Field

Rating	Fair
Condition	Per visual observation, it appears as though the field membrane is in fair condition given its age. There were several groupings of punctures and tears noted, as well as signs of general membrane deterioration which is typical for a single ply membrane of this age. Per an Infra-red scan analysis, this roof system could be a candidate for a restoration rather than replacement which would extend the life of the existing system while gaining a new watertight warranty.

Penetrations	
Rating	Fair
Condition	Per visual observation, it appeared as though a majority of penetrations are skylights throughout the roof system. Skylights are notorious for experiencing leak issues as they age. A majority of the time, the issue derives from the skylight itself, or an installation error. These skylights appeared to be in good condition with an adequate drainage system built into the framing. There was an active leak in a South West Skylight at the time of inspection and it turned out to be a tear in the membrane located near the penetration. The tear was temporarily repaired at the time of inspection. There were also several other penetrations and skylights that appeared to have had repairs made in the past, as well as, some corner curb flashings that were showing signs of fracturing and deteriorating.

Drainage	
Rating	Fair
Condition	In general, the roof system appeared to drain well. There were several areas in teh corners where it appeared as though the insulation had become deflected over time with water collecting and ponding.

Overall	
Rating	Poor
Condition	Per visual inspection, it appears as though the Public Works - Main Building roof (TPO - Single Ply) is in fair condition given its age. However, there are several immediate areas of concern where active leaks are occurring. The roof composition consists of a metal structural roof deck, Rigid Polyiso insulation, and a single ply layer of TPO (Thermoplastic polyolefin) membrane. The single layer of TPO is generally around 45mils in thickness which compares to something like a pool liner. With that said tears, cuts, and punctures are a common occurrence and were noted in several areas throughout the roof. Several were addressed and temporarily repaired at the time of inspection. Cuts and punctures can be caused by a number of sources (birds, foot traffic, screws, etc.) which are hard to avoid but must be kept up on with a vulnerable system like this. Over the years, there have been numerous leak areas and repairs made. Per infrared scan in 2016, there were several areas of saturation detected and repairs made. Overall, the roof does have good slope to a gutter edge with only a couple of low areas where water appears to collect and pond. These areas would need to be addressed at the time of any maintenance or restoration. The membrane itself does appear to be aging and starting to deteriorate. The typical life expectancy of a single ply roof membrane in our climate is 8-13yrs and this roof is near the end of its useful life without restoration.



Photo 1

A general view of the roof.



Photo 2

Per observation, it appears as though the surface membrane is showing signs of deterioration



Photo 3

A view of the Northern elevation where there appears to be water/debris collecting in the corner causing expedited seam and membrane deterioration.



Photo 4

A general view looking down the ridge (Center) of the roof section. The membrane is in fair condition but starting to deteriorate. The white circles are insulation fasteners that are wearing through...eventually these will create punctures.



Photo 5

A close up view of a skylight. This detail is typical throughout the roof system.



Photo 6

A close up view of the field membrane. This view shows the general deterioration of the surface waterproofing layer as it wears thin.



Photo 7

A close up view of a loose curb flashing membrane. This should be cleaned and re-flashed properly with new membrane.



Photo 8

Another general view of the Public Works main building roof.



Photo 9

A view of a tear in the roof membrane that was causing an active leak. This area was temporarily repaired at the time of inspection.



Photo 10

A closer view of ponding water that collects in the Northern corners of the roof system.



Photo 11

A close up view of tears in the single ply surface membrane that were noticed during inspection and currently causing leaks. This area was temporarily repaired at the time of inspection.



Solution Options

Client: Village of Glen Ellyn

Facility: Public Works

Roof Section: Main Building

Inspection Options

Solution Option:	Inspection	Action Year:	2016
Square Footage:	29,500	Expected Life (Years):	-
Budget:	\$1,500.00		

INFRARED/NUCLEAR THERMAL SCAN

The first step toward completing a restoration of your roof system is to perform an accurate Infrared and Nuclear Thermal Scan. The Scan is a diagnostic tool and acts very much like an X-ray to determine the condition of the roof and insulation that are not visible to the naked eye. It will detect areas of wet insulation and invisible roof leaks. Since this roof section appears to be an ideal candidate for a restoration, the thermal scan will provide scientific data to confirm the roof is in a restorable condition, as well as, identify the exact areas of saturated insulation and substrate that would have to be removed as part of the restoration process. This mitigates any uncertainties left up to a roofing contractor and provides the information necessary to properly budget and estimate the cost of wet roofing replacement, rather than a sqft. price once any restoration is underway.

Utilizing the most up to date equipment and performing the scan at the optimal time will ensure the most accurate readings. The use of a thermal scan assists in setting priorities. Funds are spent on correction of wet insulation thereby correcting leaks and minimizing long-term costs.

Scope of Work:

1. A complete scan of the designated roofs with any problem areas marked directly on the roof surface.
2. A scale drawing of the roof with all sections of wet insulation marked to scale.
3. Built up membrane analysis determining the roof felt condition, number of plies of roofing felt, adhesion between plies, pliability of the core(s) taken and adhesion of the gravel on the surface.
4. Analysis of the flashing at all areas including all perimeters and projections. Additionally, all metal counter flashing, expansion/control joints, reglet joints, copings, plumbing vents, pitch pockets, skylights, drains, and air intake and exhaust units. Notation of areas of exposed roofing felt, ridging of the roof membrane, blisters, ponding and other weaknesses.
5. Core cuts determining the type, thickness, R-value and condition of the insulation. Type of deck and air/vapor retarder noted.
6. Thermograms and photos of all problem areas.

Once the scan is completed you will have the scientific information you require to make proper maintenance and capital decisions regarding your roof system.

Restore Options

Solution Option:	Restore 	Action Year:	2020
Square Footage:	29,500	Expected Life (Years):	20
Budget Range:	\$250,000.00 - \$310,000.00		

Overall this and all other roof sections appear to be near the end of their useful life. The roof does however appear to have some decent qualities going for it such as good slope, few areas that are currently leaking, and skylight penetrations that appear to be in functionally fair condition.

Although on the other hand the roof is approaching its useful age limits and is starting to show in many areas, especially around the perimeter edge. However, the roof is at an excellent point and can be saved and restored, which would be far less costly than replacing or re-roofing which could be a heavy burden based on the buildings' operations and restrictions. (Roof Replacement would be approx. \$525k - \$700k depending on new system).

Also, a restoration is not a roof, so you can still have only one roof with a water tight warranty. The restoration can continue to be reapplied for many years over without adding much weight or a second roof. Further, any areas that are determined to be saturation through Infrared scan analysis will be removed and replaced in kind. Additionally, any areas with low spots holding ponding water will be addressed and re-designed. If not restored, leaks will most likely begin to show in the roof assembly as the life cycle of Single Ply membrane like the existing, in this region is 8-13 years. It is highly suggested to preserve the roof with a restoration versus any other options as to keep from costly, painful roof replacement. A proactive restoration, coating the roof prior to failure, is dramatically more cost effective as single ply roofs fail very quickly once they begin to lose their internal strength.

Please note the above cost is a budget number not a firm price. A firm price would be determined by a bid process. This restoration includes the following and is performed by a contractor. The budget above also incorporates an approximate budget for any insulation/roofing replacement areas necessary per pending Infrared scan results:

WHITE KNIGHT RESTORATION - Scope of Work:

- Make all necessary repairs to the Single Ply surface such as open seams, punctures, loose flashings, etc.
- Clean the roof thoroughly with pressure washer, brush and TSP cleaner and rinse, collect all water
- Allow to dry for 24-48 hrs
- Apply base coat of polyurethane coating at a rate of 2.5 gallons per 100 sq ft on all seams 8 inches wide
- Install a 4 inch wide polyester soft fabric into the polyurea at all seems, flashing and edges immediately with approximately 60% bleed through
- Allow to cure for 24 hours
- Install a top coat of Polyurea across the entire roof at a rate of 2 gallons per 100 sq ft

This system comes with a 10-20 yr water tight warranty depending on full reinforcement or partial reinforcement.



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-901)**

DOC ID: 2021-901

Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit Development Plans for the Apex 400 Mixed Use Development at 400 & 418-424 N. Main Street (Community Development Director Springer)

Statement of the Issue:

Please see attachments.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. VB Memo 020521 PUD Amendment
2. 1. Ordinance PUD Amendment
3. 2. Draft Minutes from the January 28, 2021 Plan Commission Meeting - Exhibit A
4. 3.. Ordinance No. 6672 - Approving the Preliminary PUD, Deviations & Exterior Appearance
5. 4. Ordinance No. 6690 - Approving the Final PUD
6. 5. Urban Social House Concept Plan
7. 6. Application for Preliminary & Final PUD Plan Approval
8. 7. Supplemental Application Information
9. 8. Petitioner's Narrative Statement dated 12-1-20

10. 9. Building Elevations dated 12-21-20, Exhibit B
11. 10. Roof Plan dated 12-21-20, Exhibit C
12. 11. Site Context Aerial dated 12-21-20
13. 12. Main Street Elevation Study dated 12-21-20
14. 13. Street View Exhibit dated 12-11-20

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager

DATE: February 2, 2021

FOR: February 22, 2021 Village Board Meeting

SUBJECT: Apex 400 Planned Unit Development Amendment

Request: Sam Vlahos, together with 400 Main, LLC, owner of the properties located at 400, 418-424 N. Main Street, are requesting approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by Ordinances No. 6672 and No. 6690 (ordinances attached). The proposed requests are being made in part to accommodate a new restaurant tenant in one of the first floor commercial areas of the development and to allow the installation of necessary mechanical equipment on the rooftop of the development.

The petitioners are specifically requesting approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

The subject properties are located at the northwest corner of Main Street and Hillside Avenue. The total site is comprised of 1.55 acres and includes a lot extending to Glenwood Avenue. A majority of the property is zoned C5A Central Business District, Central Retail Core. The parcel extending to Glenwood Avenue is zoned C5B Central Business District, Central Service Subdistrict.

Project Summary: Sam Vlahos is a restaurant owner who is interested in locating a new restaurant concept (Urban Social House, see attached concept plan) in the first floor commercial

space of the development. Additional HVAC equipment and exhaust fan assembly equipment would be required per Building Code in order for the restaurant use to be located in the space.

As requested by the Village Board during the review of the Preliminary PUD Plan for the project, the height deviation request was reduced from 65 feet to 61 feet. Because Village height regulations include all mechanical equipment that is permanently affixed to the building, it was determined during the building permit review that the HVAC equipment for the building could not be accommodated on the roof and therefore the equipment was placed in the first floor garage area of the development. Please note that staff does not review detailed mechanical, electrical, plumbing or structural plans until the building permit phase of the project review.

In the attached narrative statement, it is noted that the proposed restaurant use will require HVAC units and additional equipment (exhaust fans), and the property owner, 400 Main LLC, would like to move HVAC mechanical equipment planned for installation in the garage to the rooftop along with the necessary exhaust fans for the restaurant use. Staff understands that Glen Ellyn is unique in requiring mechanical equipment to be included in the overall building height dimension. Most other communities measure height to the roof. Due to this, it was not known until the building permit phase that the mechanical equipment would be impacted by the reduction in the overall height deviation for the building.

The total height deviation needed to accommodate the petitioner's request is 64 feet from the average existing grade (3 feet more than was approved as part of the Preliminary and Final PUD Plans). The tallest piece of equipment would extend approximately 6 feet 6 inches from the top of the roof, and approximately 3 feet 6 inches above the top of the parapet (see attached building elevations).

All mechanical equipment proposed to be placed on the rooftop is to be located toward the center of the roof (see attached roof plan) approximately 25 feet from the sides of the building and should not be visible from the street. Exhibits have been provided which show three street level views of the proposed building including the requested rooftop equipment. The images suggest that the mechanical equipment will not be visible from street level. If any of the units are visible from street level upon completion of the project, the property owner would be required to screen them, as is required in the Ordinances approving the development.

All exhibits related to the building height have been updated to reflect the revised height deviation request and are attached.

Plan Commission Recommendation: The Plan Commission considered the petitioner's request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans to allow the rooftop mechanical equipment to be installed on the building which is currently under construction. By a roll call vote of 9 "yes" and 0 "no", the Plan Commission recommended approval of the request subject to the following conditions:

- A. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees; and
- B. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place; and
- C. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

Village Board Action: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by adoption of Ordinance No. 6672 and Ordinance No. 6690. Staff has prepared a draft Ordinance approving this request for consideration at the February 22, 2021 Village Board meeting in accordance with the Plan Commission's recommendation.

Attachments:

- Draft Ordinance to Approve the Planned Unit Development Amendment
- Plan Commission draft meeting minutes from January 28, 2021 – Exhibit “A”
- Ordinance No. 6672
- Ordinance No. 6690
- Urban Social House Concept Plan
- Application for Preliminary and Final Planned Unit Development Plan Approval (Amendment)
- Supplemental Application Information
- Petitioner's Narrative Statement dated 12-1-20
- Building Elevations dated 12-21-20
- Roof Plan dated 12-21-20
- Site Context Aerial dated 12-21-20
- Main Street Elevation Study dated 12-21-20
- Street View Exhibit dated 12-11-20



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending Ordinance No. 6672 and No. 6690
Which Granted Approval of the Preliminary and Final Planned
Unit Development Plans for the Apex 400 Mixed Use Development
at
400 & 418-424 N. Main Street
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**

Ordinance No. _____

**An Ordinance Amending Ordinance No. 6672 and No. 6690
Which Granted Approval of the Preliminary and Final Planned
Unit Development Plans for the Apex 400 Mixed Use Development
at
400 & 418-424 N. Main Street
Glen Ellyn, IL 60137**

Whereas, on January 28, 2019, the Village Board of Trustees of the Village of Glen Ellyn adopted Ordinance No. 6672 which granted approval of the Preliminary Planned Unit Development Plan for the Apex 400 mixed-use development; and

Whereas, on April 8, 2019, the Village Board of Trustees adopted Ordinance No. 6690 which granted approval of the Final Planned Unit Development Plan for the Apex 400 mixed-use development; and

Whereas, a deviation to allow the overall building height of 61 feet from average existing grade was granted as part of the Preliminary and Final Planned Unit Development Plans for the project; and

Whereas, Sam Vlahos, together with 400 Main, LLC, owner of the properties located at 400, 418-424 N. Main Street, have petitioned the Village Board of Trustees for approval of an amendment to the Preliminary and Final Planned Unit Development Plans granted by Ordinance No. 6672 and Ordinance No. 6690 to allow mechanical equipment to be installed on the rooftop of the structure which would require a deviation; and

Whereas, the petitioners are specifically requesting an amendment to a deviation from Section 10-4-17-1(E) to allow rooftop mechanical equipment and any necessary screening, to be installed on the building up to a height of 64 feet from the average existing grade, exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690; and

Whereas, all other aspects of the Preliminary and Final Planned Unit Development Plans will remain in substantial conformance with the approvals granted by Ordinance No. 6672 and Ordinance No. 6690; and

Whereas, the requested amendment to the Preliminary and Final Planned Unit Development Plan is being requested in accordance with Section 10-10-15 of the Zoning Code; and

Whereas, the subject property is zoned C5A and C5B Central Business District and is legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016

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 28, 2021 at which hearing the petitioners presented evidence and testimony in support of the request, and at which hearing, zero (0) people spoke either in favor or against the request; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a roll call vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the January 28, 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 recommendations of the Plan Commission and hereby make the following findings of fact in regarding to the requests;

1. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board hereby finds:
 - a. 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 the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the building. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate and encouraged use for the district.
 - b. The project 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 the mechanical equipment and black iron duct fan assemblies will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.
 - c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
 - d. 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 HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
 - e. 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 proposed HVAC and black iron duct fan

assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.

- f. 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 the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
 - g. 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 proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
 - h. 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 proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
 - i. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.
2. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-7-7 of the Glen Ellyn Zoning Code, the Village Board hereby finds:
- a. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because they will not alter the intensity of use of the building and these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.
 - b. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear

yard definitions and they will have no impact on the uses at the development's periphery.

- c. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
- d. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvements being made by the Village including streets, lighting or parking.

Whereas, the President and Board of Trustees have determined that granting the requested amendment to the Preliminary and Final Planned Unit Development Plans is consistent with the goals of the Glen Ellyn Zoning Code 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 28, 2021, Exhibit "A" attached hereto, and the findings and recommendations 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 recommendations of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the petitioner's request for an amendment to the Preliminary and Final Planned Unit Development Plan as set forth in Section Three, Four and Five below.

Section Three: Ordinance No. 6672 and is hereby amended to grant approval of the requested height deviation of 64 feet from the average existing grade. A blacklined, amended list of the deviations granted by Ordinance No. 6672 is below:

1. A deviation from Section 10-4-17-1(E) to permit a building height up to ~~61~~**64** feet from average existing grade in lieu of 45 feet; and
2. A deviation from Section 10-5-8(I) to allow:
 - a. Parking spaces 18 feet in length in lieu of 19 feet; and
 - b. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and
 - c. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
3. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
4. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
5. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line.

Section Four: Section Three, Subsection A.1. of Ordinance No. 6672, which lists the approved preliminary plans and materials for the Apex 400 mixed-use development, is hereby blacklined and amended as shown below:

- Petitioner's Application Packet, including the following materials:
- Preliminary PUD Application dated ~~November 1, 2018~~ **December 10, 2020**
- Exterior Appearance Application dated November 1, 2018

- Narrative Statement from Larry Debb, dated ~~November 21, 2018~~ **December 1, 2020**
- Proof of Ownership
- Disclosure of Interest form, dated July 17, 2018 and December 12, 2018
- Reimbursement of Fees Agreement, dated July 17, 2018
- Site Statistics Summary
- List of Deviations
- Alta Surveys prepared by Manhard Consulting, Ltd., dated June 26, 2018
- Existing Conditions Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018
- On-street Parking Demolition Plan (PDR 0) prepared by FitzGerald Associates, last revised November 19, 2018
- Site Plan Option A (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit “B”
- Site Plan Option B (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit “C”
- Floor Plan - Floor 1, Plan Option A (PDR 2) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit “D”
- Floor Plan – Floor 2, Plan Option A (PDR 3) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit “E”
- Floor Plan – Floor 3 (PDR 4) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit “F”
- Floor Plan – Floor 4 (PDR 5) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit “G”
- Floor Plan – Floor 5 (PDR 6) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit “H”
- Building Elevations (~~PDR 8 – PDR 10~~) (**A2-02 through A2-03**) prepared by FitzGerald Associates, last revised ~~February 8, 2019~~ **December 21, 2020**, attached ~~hereto to this Ordinance~~ as Group Exhibit ~~“I”~~ **“B”**
- Sign Plan (PDR 11) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit “J”
- Renderings (PDR 19 – PDR 21) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit “K”
- Landscape Plans, prepared by David R. McCallum Associates, Inc., last revised November 19, 2018, attached hereto as Group Exhibit “L”
- Right-of-Way Cross Section prepared by Manhard Consulting Ltd., dated June 19, 2018
- Grading Plan prepared by Manhard Consulting Ltd., dated June 19, 2018, attached hereto as Exhibit “M”
- Utility Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018, attached hereto as Exhibit “N”
- Photometric Plan prepared by Eco Lighting Solutions, dated November 19, 2018, attached hereto as Exhibit “O”
- Light Fixture Cut Sheets from Ligman Lighting USA

- **Roof Plan (A1-06) prepared by FitzGerald Associates, last revised on 12/21/20, attached hereto as Exhibit “C”**
- **Site Context Aerial (PDR 15) prepared by FitzGerald Associates, last revised on 12/21/20**
- **Street Elevation Study (PDR 17) prepared by FitzGerald Associates, last revised on 12/21/20**
- **Street View Exhibit (PDR 22) prepared by FitzGerald Associates, dated 12/11/20**

Section Five: Section Three, Subsection A. of Ordinance No. 6690, which lists the approved final plans and materials for the Apex 400 mixed-use development, is hereby blacklined and amended as shown below:

- Application for Approval of a Final PUD Plan dated, ~~July 17, 2018~~ **December 10, 2020**
- ALTA/NSPS Land Title Survey for 400 N. Main Street, dated May 31, 2018 (2 pages)
- ALTA/NSPS Land Title Survey for 424 N. Main Street, dated June 26, 2018 (2 pages)
- Topographic Survey of Existing Conditions, dated June 19, 2018
- PDR-0 On/Off-Street Parking Demolition Plan, dated November 19, 2018
- PDR-1 Site Plan, Option A, dated March 18, 2019, attached hereto as Exhibit “B”
- PDR-1 Site Plan, Option B, dated March 18, 2019, attached hereto as Exhibit “C”
- PDR-2 First Floor Plan, Option A, dated March 18, 2019, attached hereto as Exhibit “D”
- PDR-3 Second Floor Plan, Option A, February 8, 2019, attached hereto as Exhibit “E”
- PDR-4, Third Floor Plan, dated November 19, 2018, attached hereto as Exhibit “F”
- PDR-5, Fourth Floor Plan, dated February 8, 2019, attached hereto as Exhibit “G”
- PDR-6, Fifth Floor Plan, dated February 8, 2019, attached hereto as Exhibit “H”
- ~~PDR-8 through PDR-10~~ **A2-02 through A2-03**, Exterior Elevations, dated ~~March 18, 2019~~ **December 21, 2020**, attached ~~hereto to this ordinance~~ as Group Exhibit ~~“I”~~ **“B”**

- PDR-11, Exterior Signage, dated February 8, 2019, attached hereto as Exhibit “J”
- PDR 19-21, Renderings, dated February 8, 2019, attached hereto as Group Exhibit “K”
- Photometric Plan, dated November 19, 2018, attached hereto as Exhibit “L”
- UMV-30021 Marvik 3 Surface Downlight, Light Fixture Cut Sheets (2 pages)
- UJE-80051 Jet 41 Cylindrical Ceiling Downlight, Light Fixture Cut Sheets (2 pages)
- L1-L2, Landscape Plans, dated March 18, 2019, Group Exhibit “M”
- Utility Plan, dated June 19, 2018, Exhibit “N”
- Grading Plan, dated June 19, 2018, Exhibit “O”
- Right-of-Way Cross Section Exhibit, dated June 19, 2018
- Turning Exhibits (no dates) for a Rear-Load Garbage Truck, SU-30 Truck and WB-40 Truck (3 pages)

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

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

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

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

Ayes		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\PLANNING\DEVELOPMENT PROJECTS\Main\Main 400, Apex 400 PUD
Amd\VB\Ordianance PUD Amendment.doc

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
January 28, 2021

Call to Order and Roll Call

The meeting was convened at 7:00 p.m. by Chairperson Mary Loch, who explained the advisory function of the Plan Commission, as well as outlined procedures for conducting the evening's meeting remotely – including public participation – due to the Covid-19 disaster declaration. She introduced meeting participants Village Board Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Associate Planner Cole Jackson and Recording Secretary Barbara Dutton.

Roll call was taken: Chairperson Loch and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Saeed and seconded by Commissioner Heming-Littwin. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Draft Plan Commission Meeting Minutes

A motion to approve the minutes of the January 7, 2021 was made and seconded by Commissioners Saeed and Heming-Littwin, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

A motion to approve the minutes of the January 14, 2021 as amended was made by Commissioner Heming-Littwin and seconded by Commissioner Brown. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single family residence

A motion to open the Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single-family residence was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis and Community Development Director Staci Springer, 535 Duane Street, were sworn in. Associate Planner Jackson provided an overview of the property at 454 Duane Street, for which a Special Use Permit is sought to allow the property to be converted from an office use – recently as a financial services business – to a single-family residence in the C5B District. He stated that the property backs up to the Prairie Path on the north, and has a short setback in the front; a parking lot sits to the east, a commercial use is on the west, and residences lie to the south. Behind the building is parking, stated Associate Planner Jackson, who related that the Comprehensive Plan defines the section of town as appropriate for small offices and the like. He stated that the Plan mentions the building, which is outside the retail core, as a contributing historic structure. Associate Planner Jackson listed suggested conditions of approval, including removal of a monument sign, should the applicant opt to make the building a single-family use. In the C5B Zoning District, he stated, properties built or altered abutting residentially zoned properties are required to meet the 20 foot setback requirements. Therefore, the neighboring property were it to be redeveloped, would have to meet the 20 foot setback requirement.

Commissioner Heming-Littwin asked if the Petitioner would need approval for commercial rather than residential use, even if the latter application is approved. Planning Manager Purvis said no, as long as the business use is a permitted use in the district. Development Director Springer stated that the ordinance governing this Special Use Permit being requested carries a 24-month time limit to apply for a building permit. She cautioned that an argument could be made that the property is zoned residential due to its listing as a special use in the C5B District, so language should probably be reviewed. Commissioner Berry asked if the response to the action requested by a potential property seller is typical, to which Director Springer said this instance is different as it is pre-emptive, and that the issue is related to the use, not the applicant. Commissioner Berry asked if granting the permit would set additional restrictions on the property to the west. “Yes,” stated Director Springer, unless a text amendment is enacted. Planning Manager Purvis noted that additional restrictions to the westerly property would only come into play if that property was to be redeveloped. Commissioner Rodemann said if the Special Use is granted, and the next buyer is a commercial user, he wants to make sure any restrictions associated with a residential use don’t impact the neighboring property. Director Springer said a variation would be needed if a new commercial owner wanted to do something, such as an addition or an expansion, requiring Plan Commission approval. Plan Commissioners requested that staff bring forth a text amendment to address the setback issue. Planning Manager Purvis stated that modifications to the Code text could be brought before the Commission for consideration. She answered “No” to a question from Commissioner Heming-Littwin as whether the Special Use under consideration would allow turning the 454 Duane property into a multi-family dwelling.

Petitioner’s Presentation

Petitioners Tom and Laura Rose, 557 Carlisle Ct., Glen Ellyn, and Behrnt Aaberg, of the architecture firm Aptus, 325 W. Huron, Chicago, were sworn in. Mr. Aaberg explained that the Special Use Permit is being requested to broaden the pool of potential buyers in the real estate market. He stated that the conversion is a good choice, and that making the property more saleable will hopefully contribute to

downtown vibrancy. Mr. Rose stated that after purchasing the property some 20 years ago he converted it to an office from its original use as a single-family home.

Commissioner Questions

Commissioner Heming-Littwin asked if the interior configuration presented was yet to be created. Architect Aaberg said the drawing shown approximated the spatial layout, but that a buyer would determine a plan. No kitchen is in place at present, he stated.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Fanella said she had no problem granting the Special Use Permit, though was concerned about the impact on the neighbor to the west. Lest the Commission “put the cart before the horse,” she thought it sensible to first craft a text amendment to the code, but can’t vote in good faith for Special Use now. Chairperson Loch asked what could be done this evening relative to amending the text. Director Springer stated that the Commission could ask Staff to delay forwarding the Commission’s recommendation to the Board until after the text is amended, and continue the hearing. But, she pointed to Zoning Code timeframes in place to guarantee “swift action” for a Petitioner. Commissioner Vondruska asked if a text amendment could be created that would solve this problem clearly. Director Springer stated this would need to be examined. Chairperson Loch asked whether there could be a condition unique to these two lots. Director Springer stated there’s no condition that could be placed that would allow the neighbor to the west to not meet a setback that would be required because of a change in use. She explained that the Village regularly allows change of use, sometimes triggering legal non-conforming status. She said she understood the hesitation, and that the discussion could be continued to explore options.

Commissioner Mulherin saw the issue as a “solution in search of a problem,” and said the Village owes it to the Petitioner to move ahead and grant the permit. He said he can’t imagine a situation where, say if the neighboring building were destroyed, the Commission wouldn’t grant a variance to rebuild on this specific footprint or close to it, and added that the Commission should not worry about what may happen in the future. Commissioner Heming-Littwin observed that the direction does not seem the common way the Commission grants special uses, suggesting that the action is premature. Chairperson Loch acknowledged that typically a buyer absorbs the upfront cost, but in this case the Petitioner is absorbing some of the cost currently. Commissioner Heming-Littwin raised a point about approval upon condition of meeting substantial conformance to information presented, when in fact the subject property interior layout is not set. Chairperson Loch said that no variations are being requested, but only

the special use. Director Springer stated that the plan provided is only conceptual, and the Village usually doesn't require conformance with floor plans, anyway.

Commissioner Saeed asked if the Petitioner has only 24 months to fulfill the Special Use Permit, to which Director Springer responded that is the amount of time given to pull a building permit, and that a time period of between a year and a half and two years is generally given for completion of work.

Commissioner Berry declared that he agreed with Commissioner Fanella. Commissioner Rodemann asked if the building would not be residential use until occupied as such. Director Springer stated this is correct, and that the clock for the trigger of the two years before which a building permit needs to be submitted is the date the ordinance is signed – usually the day of the Village Board meeting or the following day.

Commissioner Vondruska asked if granting a Special Use Permit affects the neighbor the same way as if the Village changed the zoning, and whether doing so creates a problem or not. He said he didn't have a problem with converting the building to a residence, but is concerned about how the use might affect the neighbor. Director Springer said she can't imagine the Commission or the Board having a problem with the neighbor converting to single-family home, next to a single-family home, and that it's expected that the buildings might go back and forth between commercial and residential uses. A hardship might come in, she stated, in the case of an addition or a teardown to rebuild, both of which would trigger Plan Commission review. Commissioner Vondruska asked if both properties are currently legally non-conforming, to which Director Springer replied affirmatively. Planning Manager Purvis discussed distinctions between C5B commercial and residential requirements, explaining that the conversion of use yields non-conformance.

Commissioner Brown said she had no problem converting the subject property into residential, but asked if making it mixed-use of residential and office would make it a different use yet again. Planning Manager Purvis stated that this would be a significant alteration and would make it a different use than what is currently proposed. This would require the proposal come before the Plan Commission for further review. Commissioner Brown thought the plan sensible because of demand she cited for housing in Glen Ellyn.

Commissioner Heming-Littwin, seconded by Commissioner Saeed, moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Behrnt Aaberg, on behalf of the property owner, Laura Rose, for approval of a Special Use Permit, to allow the property at 454 Duane Street to be used as a single-family residence 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 28, 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 building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
3. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.

The motion passed by roll call vote, with six (6) yes votes and three (3) no votes as follows:

Commissioners Saeed, Brown, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Commissioners Heming-Littwin, Berry and Fanella voted “no.”

Chairperson Loch voiced the need for clarification, or a text amendment.

Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard

A motion to open the Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard was made by Commissioner Heming-Littwin and seconded by Commissioner Mulherin. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Recording Secretary Barbara Dutton, now Barbara Dutton-Thomas, disclosed that she resides in the home just to the north and adjacent to the proposed food pantry.

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis, Community Development Director Staci Springer, 535 Duane St., were sworn in. Associate Planner Jackson summarized the Food Pantry project activity to date, noting that the current pantry operates at 493 Forest in downtown Glen Ellyn, and that a pre-app concerning relocation was held December 12, 2019. This evening’s hearing is for approval of Zoning Code Text Amendments to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the Zoning Code. He provided an overview of the new location envisioned – a building on the property of Faith Lutheran Church – and provided an overview of the driveway accesses to the site, including one slated for demolition on the 55 N. Park Blvd. lot. Setbacks and variations are viewed, he explained, in the light of the site’s frontage, on Exmoor Ave., adding that a requested lot consolidation is factored into calculations.

Associate Planner Jackson stated that the subject property has townhomes to the west and east, single-family residential to the north, a commercial district to the south, and is near two bus routes. He stated that the Village’s storm-water engineer reviewed the project and does not have any concerns about storm-water impact on any neighboring properties. The Comprehensive Plan lists the subject property as single-family residential, he noted, but said this was mislabeled as the property was used for church functions at the time the last Comprehensive Plan was adopted. The Plan, he continued, mentions working with support organizations, as well as discusses integrating institutional uses and providing buffers between commercial and residential. He gave an overview of site operations, stating that the Pantry is staffed with nine part-time employees and more than 350 volunteers; operates by

appointment only (other than emergencies); and collaborates with grocery stores, the Northern Illinois Food bank, churches and schools, and the broader community. He stated that the proposed development – to include driveway and pavement demolition, parking updates, alterations to the existing building, and the introduction of a driveway connecting to a loading zone at the east side of the structure and to the existing church parking lot that would connect to Exmoor – would increase Pantry capacity to serve clients.

Associate Planner Jackson reviewed a proposed Zoning Code text amendment to the Glen Ellyn Zoning Code to add a definition for “food pantry;” an amendment to Section 10-4-8(B) to allow them as a special use when accessory to a church in the R2 district, and an amendment to Section 10-4-8(H) to create parking requirements for food pantries. He noted that the Petitioner is requesting approval of zoning variations as well.

A screened refuse and HVAC component, he stated, requires a variation to allow it to be 21 feet from the property line in lieu of the 37-ft. 11-in. setback for the refuse enclosure. A 5-ft. 7-in. building setback and a 2-ft. 6-in. impervious surface setback from the curb of the new driveway to the north property line are proposed, both calling for variations. Crabapple trees are specified for Park Blvd. street trees, and arborvitae and an Eastern Redbud for placement on the north lot line, according to Jackson, acting as screening. A screening variation is requested for the north property line: While an existing fence does provide some screening, stated Jackson, it does not count as screening for the project as it is on the neighboring property, and code requires a 6-7 ft. opaque screen on the Pantry property.

Associate Planner Jackson stated that no signs are proposed facing Park Blvd., but one is specified for the south façade of the building. He displayed elevation drawings showing the exterior appearance envisioned, which he said is traditional in design, and is to feature woodgrain siding and asphalt roof shingles. Two chimneys are to remain, an accessible walkway is to be constructed of concrete block, and the amount of north elevation windows, he stated, was minimized to increase privacy for the neighboring home to the north. The basement will accommodate storage, the first floor will house the warehouse and pantry use, and the second floor will have storage and office space, and a multi-purpose room envisioned to host community nutrition classes.

Associate Planner Jackson read proposed text that defines “Food Pantry” as a standalone use, as well as text amendment language to allow one as an R2 special use, and to add a parking requirement for such. He listed suggested conditions of approval, and explained that the move to the new standalone location prompted Staff to request the Petitioner go through the review process.

After seeking clarification on the proposed driveway demolition, Commissioner Heming-Littwin asked if the text amendment language concerning prepared meals applies to meals taken away or served onsite. Associate Planner Jackson said, either. Citing the north elevation, Commissioner Berry asked if the building is currently two-story, to which Associate Planner Jackson explained that this is where the garage, which is one-story, is currently located. Commissioner Berry asked if the elevation is going to be 5 ft. 7 in. from the property line; Associate Planner Jackson stated that it’s currently 5 ft. 2 in. from the property line.

Commissioner Fanella asked for confirmation that most of the variations are due to how the front lot line is being defined. Associate Planner conveyed that the way the setbacks are calculated as a percentage of the lot width, and having Exmoor as the front yard, accounts for most of the variations, including the trash enclosure. Commissioner Heming-Littwin asked if there would be an excavation, to which Planning Manager Purvis responded that since the basement is being expanded, the Petitioner will need to excavate to some extent. Relative to the driveway/loading zone depicted, Commissioner Rodemann asked if it was the intent that a commercial truck back in all the way to the structure. Associate Planner Jackson was unsure but thought so. Commissioner Rodemann expressed concern about having a running commercial vehicle to be in such a position next to the property to the north. He said that when deliveries get made and how they get scheduled can make use of other pavement and means by which to unload a truck.

He wondered, too, if the "Food Pantry" definition reference to meal preparation implied that the premises would feature a commercial kitchen. Association Planner Jackson replied, no, that the definition text was written to allow flexibility in application. Director Springer asked how the definition had been developed, to which Cole explained that it was based on definitions from other communities. Director Springer reminded the Commission that it could modify the language. Commissioner Mulherin recalled that discussion of preparing food centered on teaching activities, and indicated that restaurant/food service is beyond the scope of this application.

Commissioner Brown asked if an area had been designated for Village residents and others to park and drop off food. Associate Jackson wasn't sure, but Planning Manager Purvis pointed to a small cut-out area on the south side that she believed could serve this function. Director Springer asked if customers could load their cars from this area. Associate Planner Jackson replied affirmatively. Commissioner Rodemann asked if a ramp would serve this area, and was told one is to connect it to accessible parking.

Commissioner Berry asked what setbacks would apply if the church sold the property to a buyer who wished to replace the building with a new residential structure. Associate Planner Jackson stated that it would depend on how it was subdivided; with the current lot width it would be a large requirement, but that if the parcel was subdivided, presumably the regular R2 setback of approximately 6.6 feet. Director Springer said a subdivision would likely be needed to rebuild.

Petitioner's Presentation

Sworn in, Paula Nugent, 75 Citation Circle, Wheaton, Ill., stated that the Pantry has worked with professionals almost two years to create a facility that not only works for the Pantry but continues to maintain the character of the neighborhood. All the Pantry activities and clients will be to the side and back of the house to minimize disturbing the neighbors, she stated, adding that traffic will be contained to the church property to minimize the impact on Park. Ms. Nugent, president of the Pantry's Board of Directors, stated it was the organization's goal to create a facility that provides needed food and support to the community while being a good neighbor to the homes, the church, and the businesses nearby.

She related that two years ago the Pantry had been urged to look for a new home by the Pastor of Grace Lutheran Church, where the Pantry had operated for nearly 40 years, but faced space constraints. A team was formed to evaluate alternatives, and an initial design finalized in the summer of 2019.

Outreach was made to neighbors in the area of the subject project site, including the direct neighbor, Bruce Thomas, who Ms. Nugent said didn't see a problem with the plan. She recalled a concern voiced by his then-girlfriend, now wife, about garbage attracting raccoons; The Pantry, stated Ms. Nugent, chains its dumpsters to keep varmints out. The Pantry launched a capital campaign, said the Petitioner, but explained that it had to "retool" the fund-raising effort because of the Covid19 crisis which also caused the Pantry to alter operations. By the end of 2020, Ms. Nugent reported, \$809,000 of the Pantry's \$900,000 goal had been raised, and subsequently was awarded a challenge grant by the DuPage Foundation. The Pantry is now in the process of finalizing contractors, she said. During this year the Pantry provided food to more than 3,000 people every month, reported Ms. Nugent, who said that while some previous clients didn't visit the Pantry during Covid, in 2020 the Pantry added two to four families each day it was open. She said the Pantry had partnered with a refugee-support program and as well as with Kiwanis, and emphasized that food distribution stays local.

The Pantry has been paying \$18,000 annually in rent, said Ms. Nugent, but will be paying an additional \$500 a month to Grace, starting in February; Faith Lutheran gave the Pantry the house and will rent it the parking lot for \$55 a year. The new location, said the Petitioner, will allow the Pantry potentially to double the number of client appointments offered, as well as offer classes. She reiterated the desire to be a good neighbor, explaining that other locations considered for the Pantry move were cost-prohibitive.

Commissioner Questions

Chairperson Loch asked about delivery trucks backing up in the driveway. The Petitioner stated that currently a 20-ft. long dairy truck delivers on Tuesday, and a "giant semi" on Thursday as part of a shared delivery, but that a 22-ft or smaller, single-delivery truck has been requested of the Northern Illinois Food Bank, which then can't confirm Thursday delivery. A truck study, she stated, showed the smaller truck can back straight into the driveway. She stated that the truck will enter from Park Blvd., travel between the house and church to the east end of the parking lot, and then back into the delivery drive, and exit south behind the church, out to Park. She also outlined how groceries will be retrieved by clients, who are to park in the lot behind the church.

Commissioner Rodemann asked about garbage pick-up frequency; Petitioner Nugent guessed it will be three times a week. Expressing concern about the neighbor to the north, Commissioner Rodemann thought the weekly large-truck delivery event could be worked out, but that frequent garbage pick-up could become a nuisance and noise issue. The Commissioner asked if large events are expected to be held near that neighbor, to which Petitioner Nugent responded that such events aren't held at the Pantry. Property limitations precluded having a short driveway, she stated, citing the house's high grade, and the need to maintain refugee gardens and handicap parking spaces for the church. Commissioner Mulherin asked if the truck driver could cut the engine while unloading; Ms. Nugent responded that this is reasonable and desirable, and could certainly be requested. He asked to review the location of the air-condition units. The Petitioner said these are sited where the refuse had originally been intended, and that placement options were limited. Commissioner Fanella requested confirmation that the conversation is about only two deliveries per week; Ms. Nugent replied that the Pantry has two truck deliveries per week.

Commissioner Rodemann hoped that lighting would not be excessive, would be properly shielded, and at lower levels. Ms. Nugent stated that the parking lot is already lit and the Pantry isn't adding to this; that the house currently has six exterior lights that the Pantry is proposing to replace with five residential-style ones; and that the Pantry has no need for any other exterior lighting.

Commissioner Heming-Littwin asked what time deliveries and garbage pick-up would happen. The Petitioner stated that the Pantry is told when garbage pick-up will occur, but that it's not picked up before 7 a.m. Dairy, she reported, comes at 9 a.m., while food now is around 8. She said that with the new truck arrangement anticipated, the Pantry will be able to specify to the Food Bank a delivery timeframe, though not a precise time. Observing that Park Boulevard traffic backs up during busy times, Commissioner Heming-Littwin asked if a traffic study was done to determine the feasibility of deliveries between certain hours. Ms. Nugent thought timing is something to be worked out with the Food Bank, and that a traffic study hadn't been performed, partly, she thought, as it was determined that two trucks wasn't a huge impact to Park Blvd. Associate Planner Jackson confirmed a study wasn't requested. The Petitioner stated that the Pantry is conscious of pre-school drop-off and pick-up needs.

Public Comment

Associate Planner Jackson read the following received written comment into the record:

Joe Bochenski, 76 N. Park Blvd.: *"Dear Planning Commission*

First, I would like to thank Ms. Nugent and the Food Panty for the continuous work that they do in and for our community. Further, I would like to thank Ms. Nugent for visiting us neighbors near the proposed site, in 2019, to help explain their plans and operations.

The change in use of the subject property is a major change. This will have a significant impact on the surrounding community and should not be taken lightly. The proposed use includes a mini-grocery store and areas for classes. This use brings typical commercial operations to the subject property – which include truck deliveries, loading dock operations and an increase in the number of trips to and from the subject property. In fact, by example the petitioner's plans include demolition of the existing single story garage and the construction of a new larger two-story structure, which is definitely a strong indication that this use change is to a commercial use (loading and warehouse areas). These activities are better suited for the commercial district along Roosevelt Road, which has vacancies or the downtown commercial district,

The petitioner's plans state that this new facility will greatly increase the services that they can provide to the community. These increases in the petitioner's services will result in much higher traffic counts than they currently experience and more importantly much higher traffic counts than an R-2 property experiences. These increased traffic counts will significantly change the character of this particular Glen Ellyn neighborhood. If you have not been submitted a traffic study, I would highly recommend that you request one before you make a final decision to proceed.

Neighborhoods in Glen Ellyn are important to the residents of Glen Ellyn. The Village does an excellent job protecting these neighborhoods through its zoning codes and ordinances. Transitional uses between commercially zoned areas and residential areas tend to be uses such as churches, schools, daycare,

multi-family and parks, which all help buffer the residential neighborhood from commercial uses. These transitional uses allow the home owners to enjoy the neighborhood feeling that the zoning codes and ordinances help protect. This application proposes a use change that requires a text amendment, Special Use and variations that are counter to this important component to the Village planning process.

In our residential zone neighborhood, this application is seeking (1) a Zoning Code Text Amendment (2) a Special Use Permit and (3) no less than nine Zoning Variations. I understand if such extensive requests were being made in a Commercially Zone District but this number of requests/variations within a Residential Zone District clearly indicates that the use should not be located within a Residential Zone District.

I ask that you not allow this commercial use in a residential neighbor. There are so many better places in Glen Ellyn's commercial districts for this user, whereby they can provide such great work for our community within our community.

Should this application proceed, please strongly consider the following enhancements to the development that will assist the applicant with creating a more residential feeling to its commercial development:

- Enhanced Landscaping Screening along the Park Blvd side – including larger evergreen trees to screen the warehouse area, which will also help buffer the sound from the increased traffic;*
- Enhance the Park Blvd side elevations to have more residential character. This change will complement our residential neighborhood; and*
- Request a full traffic study to make certain that everyone understands how best to plan for the increased truck and patron traffic including restricting deliveries to certain day time hours that will not*

Bruce Thomas, 63 N Park Blvd: *"Dear Commissioners,*

My name is Bruce Thomas, I own the property at 63 N Park Blvd.

After looking at the latest revision to the plan for the Glen Ellyn Food Pantry I must make a few objections. The latest plan has moved the refuse and recycling enclosures considerably north of their proposed location that we saw December 12, 2020. I am concerned about their location as the Food Pantry will be dealing with food and must assumedly have waste that could attract vermin. Also now just east of the refuse enclosures are three a/c units which would be quite noisy.

The access drive for semi-trailer deliveries has been widened and as it approaches the back of the property at 55 N Park it widens still. This indicates that large semi-trucks would be loading and unloading foodstuffs very adjacent to me.

So if I may be specific I object to variation requests 3b (5ft 6 inch setback from north lot line), 3c (5 foot tall landscape screening as opposed to opaque screening), 3d (variation to permit loading area without screening) and 3h (variation to HVAC and refuse setback).

I am very concerned about the proximity of all buildings and services being to my property and I hope the commission will consider my opinion before making a decision.

Thank you.”

K.C. Wigle, 64 Exmoor (the property immediately, diagonally northeast of the subject property), was sworn in. Acknowledging the busyness of Park Blvd. and concerns about the traffic impacts discussed, he stated that Exmoor is a quiet street, which is why his family moved there five and a half years ago. He expressed concern over the “two large commercial truck deliveries” and the three garbage pick-ups over the course of a week – five new disturbances he said residents of a quiet neighborhood don’t expect. While he supports the Pantry in its missions, he said he shares concerns voiced by other neighbors and commissioners, and doesn’t believe the use is appropriate for the area or this is the place for it.

Sworn in, Joe Yucha, 14 Walnut Rd., a pastor with Faith Lutheran, stated that the church has been part of the Pantry for a long time, and that his congregation is enthusiastic about the move. He said the church is accessible and recently brought its building up to fire code, and that it hosts events and wants to be part of the life of Glen Ellyn. He sees the Pantry as a way of living out this call.

Sworn in, Pete Ladesic, 615 Scott Ave., stated that the Pantry represents a “great repurpose” of the building at the site and that the project impact isn’t going to be great, but a perfect fit. Lighting can be managed through regulations, he stated, and said Faith Lutheran already receives semi deliveries and has garbage pick-up. He looks forward to helping as he can. Regarding the variation for the loading area without screening it from an adjoining property, Chairperson Loch asked him if this could be fixed. Mr. Ladesic said he thinks the Pantry has a landscape plan, and that landscape screening would be the best.

Sworn in, Leonard Swanson, 116 Sunset Ave., said, as a former member of the Plan Commission, he doesn’t see any major adverse effects on neighbors, and the neighborhood isn’t purely residential. He said the Pantry does a wonderful job in trying to route traffic and that the number of deliveries is not significant, and urged Commission approval.

Sworn in, Scott Winterstein, 75 N. Park Blvd., said that while the Pantry provides a great benefit for Glen Ellyn, he has reservations concerning garbage collection, the mini-grocery store, cooking classes, loading dock activities, traffic disruption and delivery timing, which he views as commercial operations that violate zoning. He said he would “like a lot more information” about details behind activities, and if these could be agreed upon, they could be allocated into the permit, he would be more comfortable, but at this point, there is too much uncertainty.

Sworn in, Matt McHale, 69 N. Park, referencing neighbors who have given public comment, he said he echoes the sentiments of his neighbors. Expressing an appreciation for the service the Pantry provides, he voiced reservations and concerns about food waste, noise, and traffic. He would like to better understand the schedule and have input into it, so to achieve one that “makes sense,” allowing the Food Pantry to operate effectively with minimal disruption to the neighborhood.

Sworn in, Rick Scheck, 678 Oak St., said that while he does not reside in the area of the development, he finds joy in seeing those in need helped and sees value in the opportunity the Pantry provides for volunteering. He lauded Faith Lutheran’s participation in the relocation effort, congratulated the Pantry and Village staff for putting together the plan discussed, and hopes the Pantry’s contribution to the community can continue.

Sworn in, Carol Asselmeier, 454 Whittier, thanked the Commission for listening to the “plusses and minuses of what the residents have to say.” A lifetime resident of Glen Ellyn and parishioner of Grace Lutheran, and a volunteer at the Pantry and a member of its board of directors, she said that, as much as the Pantry appreciates concerns raised, it has gone through a “meticulous process” with Staff and believes the Pantry has addressed all of the concerns raised throughout the process. The Pantry, she thinks, has community appeal, and that the property will afford a smooth transition without a lot of direct effect on the neighborhood, and will increase the benefit to people experiencing food insecurity.

Sworn in, Katherine Meagher, 433 Cottage Ave., stated that she, too, is a lifelong Glen Ellyn resident and a member of the Food Pantry board, which she said has been very thoughtful about the necessity of a new home, reiterating that other options were sought. She doesn’t think the Pantry will add much activity to what, between the church and the Pickwick Place commercial space, is already occurring in the area. The Pantry as proposed, she stated, will add value with little disturbance, and that its services are in great need.

Sworn in, John Berg, 22W166 McCarron Rd., stated that truck deliveries rarely exceed 30 minutes, and that garbage trucks are “in and out in minutes,” and will likely be tied to the existing church pick-ups, with maybe a one or two more. A member of the Pantry’s Board and a long-time volunteer, he stated that other options explored for relocating it were too expensive, that it is imperative the community embrace the Pantry, due to the need for its services.

Petitioner Nugent elucidated the screening change requested, stating that the Pantry asked to be allowed to not place arborvitae between the house and the fence and the garage and the fence, as the landscape architect for the project advised that the plants would die due to the north exposure. Also, she stated smaller plants were selected as they are cheaper and said to be healthier and grow faster.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Vondruska, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Heming-Littwin suggested the phrase “prepared meals at no cost” be dropped from the text of the “Food Pantry” definition, as cooking is only intended by the Pantry in the context of teaching. Commissioners Mulherin, Saeed, Brown and Rodemann concurred.

Chairperson Loch invited discussion of the Special Use Permit and the exterior appearance proposed; hearing none, she asked for input on the zoning code variations requested.

Commissioner Heming-Littwin said the screening situation needs to be addressed. Understanding the arborvitae growing issue (though it could be by the curb cut), she thought there might be an alternative buffer for visual and noise, and there should be landscaping all along the driveway between the curb and the fence. A more concrete schedule of deliveries and garbage pick-up with which the neighborhood feels comfortable is needed, she said. Chairperson Loch suggested a condition attached to approval could specify collaboration on scheduling. Commissioner Mulherin opined that too much

stress is being put on this concern, adding that he lives nearby in an area with apartments where garbage pick-up is swift, and that determination of garbage pick-up protocols is between the Village and the Food Pantry. Commissioner Vondruska figured that the church already gets garbage pick-ups, so the Pantry might only necessitate one additional weekly, and though he is sympathetic to the neighbors, he's not sure how much control can be exerted over garbage collection operators. Director Springer said a condition could call for notifying neighbors of the schedule, but the most the Commission could do is specify a number of deliveries a week or a timeframe, which the Village wouldn't enforce unless it received a complaint of violation. Chairperson Loch stated the Pantry will have a bigger problem working around the pre-school, and which they'll have to get right.

Commissioner Vondruska said he "loves the community spirit" the Pantry creates, but would like to see the driveway better screened. Commissioner Rodemann didn't think trucks would back up all the way, and if they would only go part way, further from the neighbor to the north, less noise "might naturally happen." Such limitations along with the likelihood that the Pantry and the church could share a garbage pick-up schedule, he said, can make the situation more palatable and are worth discussion to see what the Commission can do.

Commissioner Fanella conveyed that she is comfortable with the zoning variations and the changes Commissioner Heming-Littwin recommended, and issuing the Special Use Permit, but wants to see increased screening along the lot line and by the loading dock. She likes the residential appearance presented, and believes the Pantry will work out the delivery issues relative to the pre-school, and thinks the frequency of deliveries modest. Commissioner Berry said it's a "pipe dream" to think a 43-ft. trailer as depicted will make its way a winding driveway without hitting material on either side of the driveway, and hopes for a 22-foot truck. He thought trash containers will be need to be wheeled out of the enclosure and lifted, creating six noise events a week, and hence had a concern about the need for screening. Associate Planner Jackson clarified that a 21-foot truck is actually proposed.

Planner Purvis said she would strike a sentence from the "Food Pantry" definition, as per the suggestion by Commissioner Heming-Littwin, who summarized discussion of needing screening along the drive from the building to the east. Commissioner Heming-Littwin, seconded by Commissioner Mulherin, moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Paula Nugent on behalf of the Glen Ellyn Food Pantry, for approval of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow the development of a food pantry at 41-55 N. Park Blvd. in the R-2 Single Family Residential Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 that additional screening be added along the north property line to act as a buffer between the property to the north; 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; and
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.
5. That additional landscaping be added between the driveway and the north property line.
6. That the text amendment be approved as amended.

The motion carried by roll call vote, with nine (9) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Brown asked if the Pantry and church could give the neighbors to the North a landscape allowance for their side of the fence. Saying that this would have needed to be part of the Commission’s recommendation, Director Springer said the body could *ask* the Petitioners, but not require it. The Commission, she said, could bring it to the Board, an idea with which Chairman Lock was “okay.”

A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street

A motion to open the A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street was made and seconded by Commissioners Heming-Littwin and Saeed, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Staff Introduction

Planning Manager Kelly Purvis and Development Director Staci Springer, 535 Duane St., were sworn in. The former stated that Sam Vlahos, together with property owner 400 Main LLC, are seeking:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):

- a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Mr. Vlahos wants to open a restaurant on the premises, necessitating the variation, Planning Manager Purvis stated, adding that three rooftop units and two black iron exhaust pipes are proposed. She described the area of the development, which is under construction; displayed building concept images from different views, in which rooftop units were not evident; and listed conditions of approval to consider. Commissioner Rodemann asked if the black iron exhaust fans would serve the restaurant; Planning Manager Purvis said, "Yes," and that she understood a height reduction by the Board drove mechanical equipment to the garage, and that the Petitioner hopes to move some of that equipment to the roof and put restaurant HVAC in the garage.

Petitioner's Presentation

Larry Debb, 1049 Edgebrook Lane, Glencoe, Ill., and Sam Vlahos, 15436 Lewis Ave., Lombard, Ill., were sworn in. Mr. Vlahos stated that he operates restaurants in Hinsdale, Downers Grove and Wheaton, and thinks Glen Ellyn would benefit from one of his company's restaurant concepts. Mr. Debb of 400 Main LLC stated that the HVAC units will serve the apartment building hallways. Originally intended for the roof, they were moved to the parking lot area, he stated, though the Petitioner knew that to provide HVAC equipment for a restaurant or another tenant the units would have to be relocated to the roof.

Commissioner Questions

Commissioner Heming-Littwin asked for clarification that the Board's height reduction forced the Petitioner to put the HVAC into the garage. Debb stated that the HVAC equipment was still on the roof when the Petitioner went for the building permit, but disagreed with Staff's opinion that the equipment be counted as part of the roof unit prompted the Petitioner to seek a variance. Commissioner Rodemann said the building always needed make-up air units, for which roof placement would be desired. He said it seems like the Petitioner knew he'd have to come back to request this, but that he (Rodemann) is "not overly concerned" with the placement proposed, and awaits discussion.

Though she understood the model was deemed by Building and Zoning's Steve Witt as not suitable for the application (contrary to Mr. Debb's stated opinion), Planning Manager Purvis displayed a drawing of the exhaust ("mushroom") fan assembly envisioned by the Petitioner. Commissioner Berry asked if the restaurant HVAC could be on the roof and the other three units left where they were proposed, and if so whether additional first-floor retail tenant HVAC requests could be expected. Mr. Debb stated, "No," there will be room if the building units are moved to the roof, and that the two (which, he stated, were advised by Staff so the Petitioner doesn't have to return to request another at a later point) black iron ducts will cover an additional restaurant (which the Petitioner is hoping to have). Planning Manager Purvis stated that when Preliminary and Final PUD plans are submitted to the Village, Staff at that stage doesn't look at mechanical plans and such, so it didn't know what the height of those units would be, and so didn't know that when the Village Board made changes that it would impact what could be put

on the roof; and the issue wasn't realized until the Building Permit phase, the Petitioner not knowing that the rooftop equipment counted toward height (whereas in some communities it doesn't).

Public Comment

None.

Commissioner Berry moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Berry, Heming-Littwin, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Berry thanked Staff for anticipating the potential need for the second unit and taking care of it now. He also thanked the development team designers for pushing the units back so they're not visible from the right-of-way, and indicated he is in support of the project. Commissioner Heming-Littwin agreed and said that she is excited to see another great restaurant come into town. Commissioner Saeed said he is in support of approving the amendment.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Sam Vlahos, together with the property owner, 400 Main LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 of the requests with the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
3. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

The motion passed by roll call vote, with nine (9) yes votes and zero (0) no votes as follows:
Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and
Chairperson Loch voted “yes.”

Trustee’s Report

Trustee Enright reported that Gary Fasules was sworn in as Acting Village President.

Chairman’s Report

Chairperson Loch had no report.

Staff Report

Planning Manager Purvis announced that the first February Plan Commission meeting is cancelled, but
the second meeting will be the third public hearing for the Draft Comprehensive Plan.

Other Business

None.

Adjournment

Chairperson Loch adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF
A SPECIAL USE PERMIT TO ALLOW THE PROPERTY AT 454 DUANE STREET TO BE
USED A SINGLE-FAMILY HOME.**

Related to the request of the petitioner, Behrnt Aaberg, on behalf of the property owner Laura Rose, for approval of a **Special Use Permit**, to allow the property at 454 Duane Street to be converted from an office use to a single-family residence in the C5B Central Service Subdistrict 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 no exterior alterations to the building or changes to the site or landscaping are considered, and the proposed use supports the goals of the Zoning Code. The Village's Comprehensive Plan indicates that the downtown is a multi-use focal point which includes residential uses.
2. The project 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 the appearance and bulk of the property will be unchanged, the character, quality and density of the neighborhood will be maintained. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. Additionally, directly to the south of the subject property are residential uses including single-family homes.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because, if occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity. Detached and attached single-family residences are located directly south of the subject property, also located in the C5B service subdistrict.
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 density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased or changed.
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 density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

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 the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property and is likely to be less disturbing to surrounding uses than the current office use on the property.
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 existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating any undue interference.
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 extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased. No changes to the site or building footprint are proposed.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because no changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any damage to natural, scenic or historic features. The only physical changes to the property will be on the interior of the structure.

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**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING CODE TEXT AMENDMENTS, A SPECIAL USE PERMIT,
ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW THE
DEVELOPMENT OF A FOOD PANTRY AT 41-55 N. PARK BOULEVARD.**

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of **Zoning Code Text Amendments** to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the 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 R-2 Zoning District contains primarily single-family homes but also contains public uses such as cemeteries, religious organizations, and daycares.
2. The R-2 Zoning District is the largest in the Village and abuts many other uses. The property in question, 41-55 N. Park Blvd., is in a transitional area between commercial and single-family residential and is adjacent to properties zoned for multi-family residential uses as well.
3. The existing classification would significantly limit the practical use of the building for the existing church. The property is proposed to remain in the R-2 Zoning District but allow food pantries in that district on church properties. The proposed food pantry is low-impact and retains its residential character, visually acting as a transition from the institutional church property to the neighboring single-family homes.
4. The surrounding area has seen the development of a diverse set of uses including single-family, townhomes, multi-family, and commercial uses.
5. The Comprehensive Plan states that the church property should continue its institutional use while surrounding properties are proposed to have diverse uses from single-family to commercial.
6. Despite an active congregation, the existing building is in need of repair due to the church struggling to find a viable use for it.
7. The proposed use will not diminish property values because it will act as a low-impact transition between commercial/institutional areas and residential areas. The proposed zoning

code text amendments will allow the Food Pantry to serve the needs of nearby neighbors and the community as a whole. The text amendments would permit the property owners (Faith Lutheran Church) to create a viable use for the building that would otherwise become increasingly rundown without further investment.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of a **Special Use Permit**, to allow a food pantry in the R2 Single Family Zoning District 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 if will have the appearance of a single-family home typical to the R-2 Zoning District.
2. The project 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 the applicant will maintain the look of the current farmhouse but will improve the building by replacing the older existing building materials which are in need of repair. Additional landscaping and site improvements are also proposed as part of the project.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the food pantry will operate during normal business hours for an active church and will not have loud or hazardous functions.
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 there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the food pantry.
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 privately funded food pantry will enhance the economic welfare of the Village by helping those in need throughout the Glen Ellyn community.

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 traffic will be similar to any other active church and odors from trash will be actively addressed with trash pick-up three times per week. The refuse bins are screened with an enclosure and that enclosure has been located more than 20 feet from the northerly residential lot.
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 deliveries will be behind the food pantry building and therefore will not impact Park Blvd. or any other high traffic street. Access will be provided from within the church parking lot, and no new curb cuts will be required for the project. In fact one existing driveway on Park Blvd. will be removed as part of the project.
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 subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. The existing parsonage will maintain its existing residential character and the proposed food pantry will keep approximately the same footprint as the existing structure. It was determined that a Land Use Option from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that an endangered bumble bee species may be present on or near the site, but that no adverse impact is expected due to the development and therefore no further action would be required.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for **approval of the following zoning variations:**

1. Variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5 feet 7 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.

4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required.
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft from the north lot line in lieu of the minimum 37 feet 6 inches setback required of accessory structures closer than 10 feet from the principal structure on the lot.
9. A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

...all to allow the development of a food pantry in the R2 Single Family Residential Zoning District, and in accordance with Section 10-10-12 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the existing building is not habitable in its current condition, and the lot cannot be sold because the church has utilized part of the property for handicap parking spots. Additionally, access to the loading area requires several site design accommodations to also accommodate ADA concerns and senior users. Furthermore, the large property fronts on two roads which requires unique site design considerations.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because for this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot

- that was not consolidated. Additionally, the property is significantly larger than most R2 lots and has two frontages. This requires unique site design accommodations so the site can still be safely used.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the church is making no money on this variation. The Glen Ellyn Food Pantry is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. The pantry is a not-for-profit. These variations are simply to make the property usable for our purpose in a cost-effective manner as possible.
 4. 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 because this is an existing building on existing church property.
 5. 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 is located because the improvements will enhance the property, which is currently in disrepair. The relocation of the Glen Ellyn Food Pantry allows people in need to receive food, which is a service to the entire community.
 6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air. The updated property will provide an enhanced view.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers and the development will improve fire safety in the building due to Building Code required upgrades.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the property will not impair the inhabitants of the village, it will enhance it by serving the community and offering assistance to those in need.
 - d. Diminish or impair property values within the neighborhood because the proposed upgrades will enhance the property values of the neighborhood through quality design and rehabilitation of the dilapidated building.

- e. Unduly increase traffic congestion in the public streets and highways because traffic will reflect the use of an already active congregation.
 - f. Create a nuisance because the Food Pantry has existed downtown for over 41 years, adjacent to residential properties and has proven not be create nuisances to surrounding properties.
 - g. Result in an increase in public expenditures because the food pantry is entirely privately funded and will not require any significant infrastructure changes to operate on the subject property.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the property is unusable to the food pantry. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down. The building would only continue to fall into disrepair.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of the **Exterior Appearance** application to allow the development of food pantry in the R2 Single-Family Zoning District in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings:

(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 is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH DEVIATIONS, AS APPROVED BY ORDINANCE 6672 AND 6690 TO ALLOW ROOF TOP MECHANICAL EQUIPMENT TO BE INSTALLED, EXCEEDING THE HEIGHT DEVIATION PREVIOUSLY GRANTED FOR THE DEVELOPMENT AT 400, 418-424 N. MAIN STREET, GLEN ELLYN.

Related to the requests of the petitioner, Sam Vlahos, together with the property owner 400 Main LLC, for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

...the Plan Commission hereby makes the following Findings of Fact related to the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code:

(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 the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the abuilding. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate use for the district.
2. The project 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 the mechanical equipment and black iron duct fan assemblies will be designed, constructed, operated and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
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 HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
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 proposed HVAC and black iron duct fan assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.
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 the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
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 proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
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 proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.

The Plan Commission hereby makes the following findings in relation to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code:

(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 HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because the will not alter the intensity of use of the building and

these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.

2. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear yard definitions and they will have no impact on the uses at the development's periphery.
3. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
4. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvement being made by the Village including streets, lighting or parking.



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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
03/22/2019 11:32 AM

DOCUMENT # R2019-020930



Village of Glen Ellyn

Ordinance No. 6672

An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
and the Exterior Appearance of a
Mixed Use Development to be Known as Apex 400
and Proposed at the
Northwest Corner of Main Street and Hillside Avenue
and Commonly Known as 400 & 418-424 N. Main Street *GLEN ELLYN IL 60137*

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 28 Day of January, 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 28 day of January, 2019.

PREPARED BY AND MAIL TO:

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

Ordinance No. 6672

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
and the Exterior Appearance of a
Mixed Use Development to be Known as Apex 400
and Proposed at the
Northwest Corner of Main Street and Hillside Avenue
and Commonly Known as 400 & 418-424 N. Main Street**

Whereas, Larry Debb and John Kosich of GSP Development, LLC, and 400 Main, LLC,
have purchased the former Giesche Shoe property located at 400 N. Main Street; and

Whereas, the Village and GSP Development, LLC, entered into a Purchase and Sale Agreement
for the Village-owned parking lot located at 418 – 424 N. Main Street, north of the former Giesche
Shoe property in accordance with the approval of Ordinance No. 6640; and

Whereas, the Purchase and Sale Agreement is contingent upon the Village Board approval of a
Redevelopment Agreement and zoning entitlements for the subject properties, among other conditions;
and

Whereas, GSP Development, LLC, 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 Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations to the Glen Ellyn Zoning Code:
 - 1. A deviation from Section 10-4-17-1(E) to permit a building height up to 61 feet at the top of the parapet, with a majority of the building at 58 feet, in lieu of 45 feet permitted by Code.
 - 2. Deviations from Section 10-5-8(I) to allow:
 - a) Parking spaces 18 feet in length in lieu of 19 feet;

- b) Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide;
 - c) An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet.
- 3. A deviation from Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%.
 - 4. A deviation from Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet.
 - 5. A deviation from Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line.
- B. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a mixed-use building with 8,844 square feet of first floor commercial space, up to 107 apartment units and a two-story parking garage; and

Whereas, the subject property is located at 400 N. Main Street and 418 - 424 N. Main Street, on the northwest corner of Hillside Avenue and Main Street in the C5A & C5B Central Business Districts and legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY,

ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016

ALLEY

THE SOUTH 3 FEET OF THAT PART OF THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 AND THE SOUTH 3 FEET OF THE EAST 8 FEET OF THE PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 6 OF SMITH'S SUBDIVISION AFORESAID. ALL IN DUPAGE COUNTY, ILLINOIS.

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 7, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for a Preliminary Planned Unit Development with zoning deviations, at which hearing, seventeen (17) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building and the proposed exterior appearance of the building; and at which hearing, twelve (12) people

spoke in favor of the development and raised concerns about rising taxes, the lack of development in the Village and the lack of housing options to accommodate downsizing residents; and at which hearing, seven (7) people spoke neither in favor or against the development; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the January 7, 2019 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 recommendations of the Plan Commission; and

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

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary Planned Unit Development is consistent with the goals of the Glen Ellyn Zoning Code and approving the Exterior Appearance of 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 meeting minutes, dated January 7, 2019 Exhibit "A" attached hereto, and the findings and recommendations 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 recommendations of the Plan Commission for the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the staff recommendation for the Exterior Appearance approval, as adopted herein, and 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 a Preliminary Planned Unit Development with deviations from the Zoning Code and the Exterior Appearance to allow the mixed-use development of a five-story building to be called Apex 400, including first floor commercial, above ground floor apartment units, and a two-story parking garage on the properties commonly known as 400 N. Main Street and 418 - 424 N. Main Street.

Section Three: This grant of approval of a Special Use Permit for a Preliminary Planned Unit Development and Exterior Appearance approval is subject to the following conditions:

A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing before the Plan Commission and as amended by the Village Board of Trustees on January 28, 2019, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:

1. Petitioner's Application Packet, including the following materials:
 - a. Preliminary PUD Application dated November 1, 2018
 - b. Exterior Appearance Application dated November 1, 2018
 - c. Narrative Statement from Larry Debb, dated November 21, 2018
 - d. Proof of Ownership
 - e. Disclosure of Interest form, dated July 17, 2018 and December 12, 2018
 - f. Reimbursement of Fees Agreement, dated July 17, 2018

- g. Site Statistics Summary
- h. List of Deviations
- i. Alta Surveys prepared by Manhard Consulting, Ltd., dated June 26, 2018
- j. Existing Conditions Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018
- k. On-street Parking Demolition Plan (PDR 0) prepared by FitzGerald Associates, last revised November 19, 2018
- l. Site Plan Option A (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "B"
- m. Site Plan Option B (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "C"
- n. Floor Plan - Floor 1, Plan Option A (PDR 2) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "D"
- o. Floor Plan - Floor 2, Plan Option A (PDR 3) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "E"
- p. Floor Plan - Floor 3 (PDR 4) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "F"
- q. Floor Plan - Floor 4 (PDR 5) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "G"
- r. Floor Plan - Floor 5 (PDR 6) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "H"
- s. Building Elevations (PDR 8 - PDR 10) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "I"
- t. Sign Plan (PDR 11) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "J"
- u. Renderings (PDR 19 - PDR 21) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "K"
- v. Landscape Plans, prepared by David R. McCallum Associates, Inc., last revised November 19, 2018, attached hereto as Group Exhibit "L"
- w. Right-of-Way Cross Section prepared by Manhard Consulting Ltd., dated June 19, 2018
- x. Grading Plan prepared by Manhard Consulting Ltd., dated June 19, 2018, attached hereto as Exhibit "M"
- y. Utility Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018, attached hereto as Exhibit "N"

- z. Photometric Plan prepared by Eco Lighting Solutions, dated November 19, 2018, attached hereto as Exhibit "O"
- aa. Light Fixture Cut Sheets from Ligman Lighting USA

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. That should the developer be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, attached hereto as Exhibit "C", shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019.
- D. Prior to returning for final approval of the Planned Unit Development, the landscape plan shall be revised to show trees with a minimum diameter of 4 inches.
- E. That the developer install a sign at the access points from the development onto Hillside Avenue indicating "No right Turn Monday through Friday from 7:45 to 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- F. That the developer install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Friday from 7:45 - 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- G. That the developers convert the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer.
- H. That the Village pursue the installation of a stop sign for west bound traffic at the Hillside Avenue/Glenwood Avenue intersection, subject to conformance with engineering standards, manuals, and traffic warrants as determined by the Village Engineer and Police Chief.
- I. Prior to returning for review of the Final Planned Unit Development, the site plan shall be revised to show the bike rack moved from Hillside Avenue to a more appropriate location that will not interfere with site ingress/egress.
- J. Prior to returning for approval of the Final Planned Unit Development, the second floor plan shall be revised to show all parking stalls numbered and assigned by unit.
- K. Prior to returning for approval of the Final Planned Unit Development, all elevations shall be revised to show brick facing on the precast concrete proposed on the west elevation of the building.

- L. Prior to returning for approval of the Final Planned Unit Development, all elevations, renderings and floor plans shall be revised to reflect the updated elevations and renderings prepared by Fitzgerald Associates last revised February 8, 2019.
- M. Prior to issuance of a building permit, the petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
 - 1. Glen Ellyn Park District - \$50,000.00
 - 2. School District 41 - \$21,947.00
 - 3. School District 87 - \$7,272.00
 - 4. Fire Company - \$45,000.00
 - 5. Glen Ellyn Library - \$45,000.00
- N. That if any roof top units are visible from adjacent streets after the development is constructed, the developers will screen the units from public view.
- O. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, dated March 4, 2019, a form of which is attached hereto as Exhibit "P" and which is subject to the review and approval of the Village Attorney.

Section Four: The petitioner shall file an application for approval of a Final Planned Unit Development Plan with the Director of the Department of Planning and Development within six (6) months after the passage and approval of this Ordinance, or this Ordinance shall become null and void provided, however, that the Village Board may, by motion, grant an extension of this provision. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

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

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

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

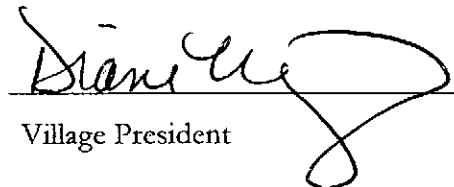
Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on GSP Development, LLC ("GSP"), on any and all of GSP's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 400 and 418-424 N. Main Street, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

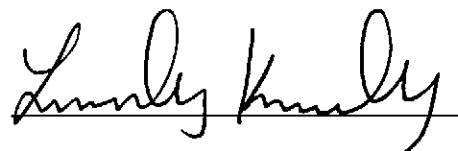
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.

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 28 day of January, 2019.


Village President

Attest:



Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 11 day of February, 2019.)



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

DOCUMENT # R2019-032075

Village of Glen Ellyn

Ordinance No. 6690

**An Ordinance Granting Approval of the
Final Planned Unit Development Plans
for Apex 400 to be located at the
Northwest Corner of Main Street and Hillside Avenue
on property Commonly Known as 400 & 418-424 N. Main Street,
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 AND MAIL TO:
(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137**

Ordinance No. 6690

**An Ordinance Granting Approval of the
Final Planned Unit Development Plans
for Apex 400 to be located at the
Northwest Corner of Main Street and Hillside Avenue
on property Commonly Known as 400 & 418-424 N. Main Street,
Glen Ellyn, IL 60137**

Whereas, Larry Debb and John Kosich of GSP Development and 400 Main LLC (collectively, the "Petitioner"), owners of the property at 400 N. Main Street and contract purchasers of the property located at 418-424 N. Main Street, a total site area of approximately 1.55 acres of land located at the northwest corner of Main Street and Hillside Avenue, have petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the Final Planned Unit Development Plans in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code to allow the construction of a mixed-use development featuring 107 luxury apartment units, 8,844 square feet of first floor commercial development, and a two-story parking garage; and

Whereas, the subject properties, are located in the C5A Central Retail Core and C5B Central Service Subdistrict and are legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016; and

ALLEY

THE SOUTH 3 FEET OF THAT PART OF THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 AND THE SOUTH 3 FEET OF THE EAST 8 FEET OF THE PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 6 OF SMITH'S SUBDIVISION AFORESAID. ALL IN DUPAGE COUNTY, ILLINOIS (collectively, the "Subject Property").

Whereas, on January 28, 2019 the Village Board adopted Ordinance No. 6671, which approved a Redevelopment Agreement between GSP Development, LLC and the Village of Glen Ellyn; and

Whereas, on January 28, 2019, the Village Board adopted Ordinance No. 6672, which approved a Special Use Permit for a Planned Unit Development, Preliminary Planned Unit Development Plans, including various deviations to the Glen Ellyn Zoning Code, and the Exterior Appearance of the Apex 400 mixed-use development; and

Whereas, at the March 28, 2019 Plan Commission meeting, the Plan Commission considered the Petitioner's request for approval of the Final Planned Unit Development Plans; and

Whereas, after having considered the evidence presented, including the exhibits and materials presented at the March 28, 2019 Plan Commission public meeting, the Plan Commission made its findings recommendations as set forth in the Draft Minutes of the Glen Ellyn Plan Commission, dated March 28,

2019, which is appended hereto as Exhibit "A" and by a vote of seven (7) "yes" and zero (0) "no", recommended approval of the requested Final Planned Unit Development Plans; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the March 28, 2019 public meeting of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Final Planned Unit Development Plans for the Apex 400 mixed-use development is consistent with Section 10-10-15(D) of the Glen Ellyn Zoning Code and the goals of the Glen Ellyn Comprehensive Plan, and that the Final Planned Unit Development Plans substantially conform with the terms and conditions of Ordinance No. 6672;

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 Draft Minutes of the Glen Ellyn Plan Commission, dated March 28, 2019, Exhibit "A" attached hereto, and the findings set forth therein, are hereby adopted as the findings of the President and Board of Trustees.

Section Two: Based upon the recommendation of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Final Planned Unit Development Plans are approved to allow the construction of the Apex 400 mixed-use development to be located at the northwest corner of Main Street and Hillside Avenue on land legally described hereinabove.

Section Three: This approval of the Final Planned Unit Development Plans for the Apex 400 mixed-use development is subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing and March 28, 2019 public meeting before the Plan Commission and with the Petitioner's application packet for Final PUD Approval signed and stamped received March 28, 2019, including all of the plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
 - 1. Application for Approval of a Final PUD Plan dated, July 17, 2018
 - 2. ALTA/NSPS Land Title Survey for 400 N. Main Street, dated May 31, 2018 (2 pages)
 - 3. ALTA/NSPS Land Title Survey for 424 N. Main Street, dated June 26, 2018 (2 pages)

4. Topographic Survey of Existing Conditions, dated June 19, 2018
5. PDR-0 On/Off-Street Parking Demolition Plan, dated November 19, 2018
6. PDR-1 Site Plan, Option A, dated March 18, 2019, attached hereto as Exhibit "B"
7. PDR-1 Site Plan, Option B, dated March 18, 2019, attached hereto as Exhibit "C"
8. PDR-2 First Floor Plan, Option A, dated March 18, 2019, attached hereto as Exhibit "D"
9. PDR-3 Second Floor Plan, Option A, February 8, 2019, attached hereto as Exhibit "E"
10. PDR-4, Third Floor Plan, dated November 19, 2018, attached hereto as Exhibit "F"
11. PDR-5, Fourth Floor Plan, dated February 8, 2019, attached hereto as Exhibit "G"
12. PDR-6, Fifth Floor Plan, dated February 8, 2019, attached hereto as Exhibit "H"
13. PDR-8 through PDR-10, Exterior Elevations, dated March 18, 2019, attached hereto as Group Exhibit "I"
14. PDR-11, Exterior Signage, dated February 8, 2019, attached hereto as Exhibit "J"
15. PDR 19-21, Renderings, dated February 8, 2019, attached hereto as Group Exhibit "K"
16. Photometric Plan, dated November 19, 2018, attached hereto as Exhibit "L"
17. UMV-30021 Marvik 3 Surface Downlight, Light Fixture Cut Sheets (2 pages)
18. UJE-80051 Jet 41 Cylindrical Ceiling Downlight, Light Fixture Cut Sheets (2 pages)
19. L1-L2, Landscape Plans, dated March 18, 2019, Group Exhibit "M"
20. Utility Plan, dated June 19, 2018, Exhibit "N"
21. Grading Plan, dated June 19, 2018, Exhibit "O"
22. Right-of-Way Cross Section Exhibit, dated June 19, 2018
23. Turning Exhibits (no dates) for a Rear-Load Garbage Truck, SU-30 Truck and WB-40 Truck (3 pages)

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 should the Petitioner be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, attached hereto as Exhibit "C", shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019 and the Petitioner shall be responsible to install the public streetscape improvements in that design including the selection and placement of the bike racks initially proposed on Hillside Avenue.
- D. That the Petitioner install a sign at the access points from the development onto Hillside Avenue indicating "No right Turn Monday through Friday from 7:45 to 8:30 am". The location and exact wording of the signage is subject to the approval of Village Staff.
- E. That the Petitioner install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Friday from 7:45 - 8:30 am". The location and exact wording of the signage is subject to the approval of Village Staff.
- F. That the Petitioner converts the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue from one-way to two-way travel including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer.

- G. That the Village pursue the installation of a stop sign for west bound traffic at the Hillside Avenue/Glenwood Avenue intersection, subject to conformance with engineering standards, manuals, and traffic warrants as determined by the Village Engineer and Police Chief.
- H. Prior to issuance of a building permit, the Petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
1. Glen Ellyn Park District - \$50,000.00
 2. School District 41 - \$21,947.00
 3. School District 87 - \$7,272.00
 4. Fire Company - \$45,000.00
 5. Glen Ellyn Library - \$45,000.00
- I. That if any roof top units are visible from adjacent streets after the development is constructed, the Petitioner will screen the units from public view.
- J. The Apex 400 mixed-use development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, approved by Ordinance No. 6671.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the Subject Property, consistent with the Special Use Permit and the Final Planned Unit Development Plans approved herein, provided that all conditions set forth hereinabove have been met and all other applicable laws and ordinances are complied with. The grant of a Special Use Permit for a Planned Unit Development shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless building permits to begin construction are 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. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section Six: The privileges, obligations, and provisions of this Ordinance shall be binding on the

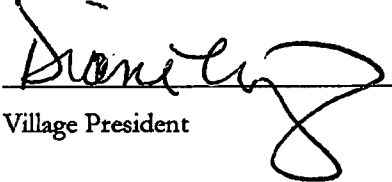
Petitioner and on any and all of the Petitioner's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. Failure of the Petitioner, its successors or assigns, or any successor legal beneficial owner of all or any portion of the Subject Property to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject noncompliant party to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code, in addition to all other penalties authorized by law or in equity.

Section Seven: The Village Clerk is hereby authorized and directed to record this Ordinance against the Subject Property with the DuPage County Recorder.

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

Attest:


Village Clerk

AFFIX VILLAGE SEAL

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

Exhibit "A"

DRAFT MINUTES REGULAR PLAN COMMISSION MEETING MARCH 28, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Mohammed Saeed were present. Plan Commissioners Angela Fanella and Jamie Vondruska were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Attorney Julie Tappendorf, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Planning Intern Evan Clements, Planning Intern Laura Kenney, Trustee Liaison Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to approve the minutes of the March 14, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch stated the public hearing for the Walgreen's sign variation that was on tonight's agenda will be rescheduled to another date.

Public Meeting – 400 & 418-424 N. Main Street

On the agenda was a public hearing regarding to consider the approval of the Final Planned Unit Development (PUD) for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Chairperson Loch explained the Plan Commission's role and the process for tonight's public meeting. Chairperson Loch stated the Plan Commission is to access the conformity of the Apex 400 project to what the Village Board approved in January.

Attorney Tappendorf explained the difference of a public meeting versus public hearing and the role of the Plan Commission in a Final PUD process. Attorney Tappendorf stated a public

hearing was held regarding this project in January 2019, and tonight, the Plan Commission will review the final plans that were prepared based on the conditions the Village Board put in the ordinance to ensure the plans are consistent with what was approved by the Village Board in January. Attorney Tappendorf stated per the Open Meetings Act, there will be a Public Comment portion during this public meeting.

PUBLIC MEETING – 400 & 418-424 N. MAIN STREET – APEX 400 – FINAL PLANNED UNIT DEVELOPMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT FOR THE APEX 400 PROJECT TO BE LOCATED AT 400 & 418-424 N. MAIN STREET.

Staff Introduction

Village Planner Purvis stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe property at 400 N. Main Street. Village Planner Purvis stated GSP Development is requesting Final Planned Unit Development approval for the Village-owned Main Street parking lot (418 - 424 N. Main Street) and the former Giesche Shoe property (400 N. Main Street) with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed, the petitioners will need approval of a Final Planned Unit Development plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.

Village Planner Purvis showed an overview map of the subject properties and stated a review of a Final PUD plan typically include consideration of the following:

1. Any aspects of the project that have changed since preliminary approval was granted;
2. Whether the Final PUD plan substantially conforms to the preliminary PUD approval;
3. Compliance with the conditions set forth in the Ordinance granting Preliminary PUD approval.

Village Planner Purvis stated there have been 4 previous meetings regarding this proposed development including the May 10, 2018, pre-application meeting at the Plan Commission, the January 7, 2019, public hearing at the Plan Commission, the January 22, 2019, Village Board

Workshop where the conditions of approval, financial incentives and the Redevelopment Agreement were discussed and the January 28, 2019, Village Board Meeting where the Village Board considered the Preliminary PUD plans, Exterior Appearance and the Redevelopment Agreement for the proposed development. Village Planner Purvis stated at the January 28th meeting, the Village Board adopted Ordinance No. 6671 to approve the Redevelopment Agreement between the Village and GSP Development by a vote of 5 "yes" and 2 "no" votes. Village Planner Purvis stated the Village Board also approved Ordinance No. 6672 granting approval of the zoning entitlements for the project, including the Preliminary Planned Unit Development with Zoning Deviations and the Exterior Appearance by a vote of 4 "yes" to 2 "no" with 1 "abstention."

Village Planner Purvis stated that the Preliminary PUD Plans have been revised to reflect the changes requested by both the Plan Commission and the Village Board. Village Planner stated that the Plan Commissioners received the Final PUD Plans as part of the Plan Commission packet prior to the meeting. Village Planner Purvis showed a rendering of the proposed building and reviewed the changes to the plans since the public hearing at the January 7, 2019, Plan Commission Meeting. Village Planner Purvis stated the northeast and southeast corners on the top of the building were removed to change the perceived height of the structure. Village Planner Purvis stated with the removal of these corners, the northeast corner is 54 feet from the pavement, and the southeast corner is 47 feet from the pavement. Village Planner Purvis stated that the tallest part of the building was reduced to 61 feet from the previously requested height of 65 feet with the majority of the building still at 58 feet. Planner Purvis stated that while the unit mix has changed and the total leasable square footage has been reduced, the number of units proposed is still 107.

Village Planner Purvis stated the Village Board's approval of the zoning entitlements for the project was made subject to various conditions and that all conditions that could be satisfied at this point have been.

Village Planner Purvis put up a rendering of the revised landscape plan submitted as part of the Final PUD Plans and stated that the landscape plan has been revised to show all trees with a minimum diameter of four inches.

Village Planner Purvis displayed the development site plan and stated that the bike racks between the two garage entrances on Hillside Avenue have been removed from the site plan. She stated, the location and style of bike rack will be selected along with other streetscape elements for the project to match the Village's plans for the downtown streetscape project.

Village Planner Purvis showed the second floor plan and stated that the second floor plan has been revised to show all parking spaces numbered and assigned by unit.

Village Planner Purvis showed the west elevation of the building and stated that the elevations for the west side of the building have been revised to show precast concrete panels with integrated thin brick.

Village Planner Purvis stated that all elevations, renderings and floor plans for the project have been revised to reflect the changes discussed at the Village Board meeting on January 28, 2019. She showed images of the elevations, renderings and floor plans and stated that the following changes have been made: removal of one apartment unit on both the northeast and southeast corners of the building, the awning at the corner of Hillside Avenue and Main Street has been further extended north, the limestone treatment on the front of the building has been carried from the first to the second floor, face brick color 1 has been added around the residence parking garage entrance on Hillside Avenue, and thin brick has been added to the precast on the west elevation.

Planner Purvis stated that any remaining conditions of the Preliminary PUD approval that have not yet been satisfied will be incorporated into the Final PUD Ordinance.

Village Planner Purvis stated that the Final PUD Plans have been modified in accordance with the conditions of approval and as requested by the Plan Commission and Village Board. She stated that the only additional change to the plans was a note on the Site Plan indicating that the driveway apron from the Glenwood portion of the parking garage would be widened to allow adequate space for trucks to complete turning movements from the garage.

Village Planner Purvis stated the Plan Commission should review the plans and application submitted for the Final Planned Unit Development of the site and determine whether the plans are in substantial conformance with those that were approved by the Village Board as part of the Preliminary PUD application. Village Planner Purvis stated if the plans are in substantial conformance, it would be appropriate for the Plan Commission to recommend that the Village Board approve the Final PUD.

Questions from the Plan Commission

None

Petitioner's Presentation

Mr. Debb stated Village Planner Purvis did a great job presenting the final plans, and they have nothing more to add to this.

Persons in Favor of or in Opposition to the Request

Mary Beth Nelms, who resides at 1N144 Stacy Court, thanked the Plan Commission for the recommended denial of a gas station at Five Corners. Ms. Nelms stated she has a lot of concerns about the project, including the Village being allowed to grant a variance as the Village owns the parking lot. Ms. Nelms stated the parking stalls will not be wide enough. Ms. Nelms stated this project is way too big on Main Start at the beginning of a historic village. Ms. Nelms asked how the grade differential for the egress onto Glenwood Avenue would be remediated. Ms. Nelms stated she thinks all this construction at once will be convoluted. Ms. Nelms stated there will be no parking due to the staging for construction. Ms. Nelms stated the Streetscape Project sounds great, but she is concerned this could be in the way too. Ms. Nelms stated the Plan Commission should postpone this vote to think on this.

Claudia Schaefer, who resides at 410 Melrose Avenue, #302, stated she has been at all four meetings regarding this project, and at least 100 citizens with cogent reasons for not building this have been at these meetings. Ms. Schaefer stated the majority seem against this project, and even two Trustees have spoken on behalf of the people. Ms. Schaefer stated you can tweak a sow's ear into a silk purse, but no tweaking is going to fix this. Ms. Schaefer stated a Trustee even spoke against this housing being needed. Ms. Schaefer stated there was no referendum on this, and a clear majority of residents are against this project. Ms. Schaefer stated the residents want the Zoning Code enforced. Ms. Schaefer asked when the voice of the people who live in the town will matter more than the developer who will build and move on and when the Village will stand with the people.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated the retail space and parking do influence the height of the building. Mr. Kloss stated he suggests doing a land transfer with St. Petronille's as there would then be 65 feet available. Mr. Kloss stated the design of the parking should be separate from the design of the apartments. Mr. Kloss stated 4-foot wide corridors and one elevator is not considered luxury.

Ray Campbell, who resides at 460 Raintree Court, #3K, thanked the Village Board and Plan Commission for their service to the community. Mr. Campbell stated people are speaking out, and the people do not want Glen Ellyn to be like downtown Naperville. Mr. Campbell stated a tall building will dwarf everything in the downtown, and the other tall buildings are north of the railroad tracks. Mr. Campbell stated this building is not appropriate, and he suggests the Plan Commission table the vote so the newly-seated Village Board can work on this. Mr. Campbell stated this is not right for downtown Glen Ellyn. Mr. Campbell stated he is all for responsible development, but they need to stop this now.

Karyn Campbell, who resides at 460 Raintree Court, #3K, stated she respects those who make the decisions for Glen Ellyn, but this project is not right for this property. Ms. Campbell stated this building will be over 10 feet higher than the tallest building now, and this is not a good thing. Ms. Campbell stated young people will not be able to afford these apartments. Ms. Campbell stated this vote should be tabled, and the new Village Board should make the decision on this as the new Board is the one who will have to implement it.

Karyn Phillipson, who resides at 717 Hill Avenue, stated she likes Glen Ellyn for its historic character and the look of the town. Ms. Phillipson stated this building is too tall and too modern-looking for Glen Ellyn. Ms. Phillipson stated this building on the edge of town might be appropriate, but people are unhappy about this. Ms. Phillipson stated this building will change the way Glen Ellyn looks and feels.

Julie Spiller, who owns Gather and Collect at 473 N. Main Street, stated her main concern is around parking. Ms. Spiller stated the parking in St. Petronille's lot will be lost along with additional parking spots lost due to the streetscape plan. Ms. Spiller stated nobody seems to be talking about the parking that will be lost or the potential parking garage behind the Civic Center. Ms. Spiller stated new businesses are coming, but she does not know where they will park. Ms. Spiller stated they need to listen to the shop owners as many are afraid to speak.

Eleanor Saliamonas, who resides at 626 Newton, showed an overview rendering of what Apex 400 might look like in the downtown and stated the picture says it all.

Billy Joe Mills, who resides at 611 Maiden Lane, stated they moved here a few months ago because it is a beautiful town. Mr. Mills stated he thinks Glen Ellyn can do better than this and can come up ideas better than this. Mr. Mills stated he proposed a park being built there instead which can be used as a gathering place or to have events at. Mr. Mills asked why the chorus of voices does not mean something. Mr. Mills stated the tallest building in a town represents the town, but he does not think this is what Glen Ellyn treasures. Mr. Mills stated Save Main could be organized enough to do a lawsuit.

John Wolaver, who resides at 716 Forest Avenue, stated he grew up in a nice home town, but that home town has totally changed with many tall buildings that are not right. Mr. Wolaver asked the Village to not do this.

Kathy Cornell, who resides at 678 Forest Avenue, thanked the Plan Commission for their service. Ms. Cornell stated approximately 150 people will reside in this building, but she does not see that much additional traffic for the restaurants and retail shops. Ms. Cornell stated she does not like the size of the building, but she might like it if it was not in this particular spot. Ms. Cornell stated she is not sure what can be done at this point, but she would like the Plan

Commission to reconsider the footprint and height of the building. Ms. Cornell stated she appreciates that the developer has made concessions, but the Plan Commission should hold.

Andrea Nierhoff, who resides at 568 Crescent, stated she has owned Sheer Pandemonium Salon in Glen Ellyn for 18 years. Ms. Nierhoff stated she is with building a bigger and better Glen Ellyn, but the parking is a huge problem. Ms. Nierhoff stated she is super concerned about how they will do all this development. Ms. Nierhoff stated she is north of the railroad tracks so she is not directly affected by this, but she is nervous for her business friends. Ms. Nierhoff asked where they would put temporary parking. Ms. Nierhoff asked what the businesses will be in the retail spaces.

Declan McCarthy, who resides in Glen Ellyn, stated he is a resident, business owner and property owner in Glen Ellyn. Mr. McCarthy stated he has no personal issues, but he has seen inconsistencies with this. Mr. McCarthy stated Glen Ellyn has a convenience parking problem, but not a number of spaces problem. Mr. McCarthy stated there is no requirements for parking in C5A, but feels this should be looked at as C5B has minimum requirements for parking. Mr. McCarthy asked about the Special Use Permit.

Kelli Christiansen, who resides at 445 Turner Avenue, read a page from the Plan Commission brochure found on the Plan Commission page on the Village's website. Ms. Christiansen stated nowhere in the Code does it say that the Plan Commission can recommend based on economic decisions and referenced the January 7, 2019, Plan Commission meeting minutes where a Plan Commissioner referenced something financial which should be out of their purview.

Comments from the Plan Commission

Commissioner Rodemann stated he understands the role of the Plan Commission tonight is to access what has been presented. Commissioner Rodemann stated the developer has taken positive movement on the exterior of the building, and the building has less impact due to the reduced corners and other subtle changes. Commissioner Rodemann stated he is not seeing anything going in the opposite direction, and the project has been improved. Commissioner Rodemann stated he wants to see a quality building for the Village, and he does support this.

Commissioner Mulherin stated the plans as reviewed do comply with the conditions set forth in the ordinance, and he does support this.

Commissioner Heming-Littwin stated she does agree with the other Plan Commissioners and does support this.

Commissioner Hartweg stated he agrees with the other Plan Commissioners' comments. Commissioner Hartweg stated he appreciates the public speaking tonight as they Plan Commission and the developer heard things. Commissioner Hartweg stated the Village needs to plan to get used to the building. Commissioner Hartweg stated he does support this.

Commissioner Saeed stated the Plan Commission did make suggestions the first time they saw this plan, and the developer listened to this. Commissioner Saeed stated this is a good fit in Glen Ellyn and will be a good addition. Commissioner Saeed stated he does support this.

Chairperson Loch thanked the public who spoke about this project as the comments are heard. Chairperson Loch stated the staff will continue to communicate with the public regarding what the constructions plans are, how the parking will work and the Civic Center parking garage construction. Chairperson Loch stated the Plan Commission's job this evening is to assess the plans to ensure they conform to the preliminary plans. Chairperson Loch stated there are improvements in the plans to the northeast and southeast towers and the cornices as well as brick added to the west and south sides of the building. Chairperson Loch stated she does support this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend approval of a Final Planned Unit Development for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Having considered the application of GSP Development for approval of a Final Planned Unit Development for the Apex 400 project proposed on the property located at 400 & 418-424 N. Main Street, the Plan Commission hereby finds that:

1. The findings of fact for granting the approval of the Preliminary Planned Unit Development adopted by Ordinance 6672 have not changed; and
2. The proposed plans are in substantial conformance with the plans approved by Ordinance 6672; and
3. The conditions in Ordinance 6672, which were to be resolved prior to action on the final plans, have been addressed;

The Plan Commission therefore makes a recommendation to the Village Board that the Final Planned Unit Development plans for the Apex 400 project be approved.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Mulherin, Rodemann and Saeed and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is a recommending body so this will go before the Village Board for approval at the April 8th Village Board Meeting.

Trustee's Report

Trustee Pryde stated the Village Board has been doing meetings and workshops on the Civic Center parking garage, looking at the planned development and elevations so the Village Board can establish a Guaranteed Maximum Price (GMP). Chairperson Loch asked about the timeframe on the parking garage. Trustee Pryde stated they will coordinate the timing of the construction projects as the Village Board is cognizant of the Apex 400 construction and the Streetscape Project. Trustee Pryde stated the Village will not do all the projects at once, and the Village Board and staff will come up with a timeline to ensure the parking situation is figured out as well.

Commissioner Berry asked about the construction timing for the parking garage. Trustee Pryde stated it should be approximately 8 to 10 months. Trustee Pryde stated the Village is still in negotiations with the Methodist Church as well which can be planned in. Commissioner Mulherin stated his office is in Wheaton, and Wheaton's streetscape project was not good. Commissioner Mulherin stated his concern is over good communication as it was very unfair to the merchants in Wheaton. Trustee Pryde stated the Village Board and staff and cognizant of this and will do all the projects in phases.

Chairperson's Report

Chairperson Loch thanked Assistant Village Manager Holmer, Police Chief North and Attorney Tappendorf for being at tonight's meeting.

Staff Report

Village Planner Purvis thanked the Plan Commission for being flexible and agreeing to a meeting on Thursday, April 18th. Village Planner Purvis stated there are three projects possibly on this agenda. Village Planner Purvis stated the sign variation request for Walgreen's will be moved to a meeting in May. Village Planner Purvis welcomed Planning Intern Laura Kenney. Village Planner Purvis stated Planning Intern Clements will be leaving at the end of April once he finishes his degree to move back out east, where he is from.

Commissioner Mulherin asked about the possible jurisdiction issues which were brought up during public comment. Attorney Tappendorf stated this is based on the LaSalle Factors. Attorney Tappendorf stated it is not inappropriate for a Plan Commission to look at the financial aspect of a development to consider zoning as a Plan Commission needs to ensure a benefit to the Village with a proposed development.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 8:17 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

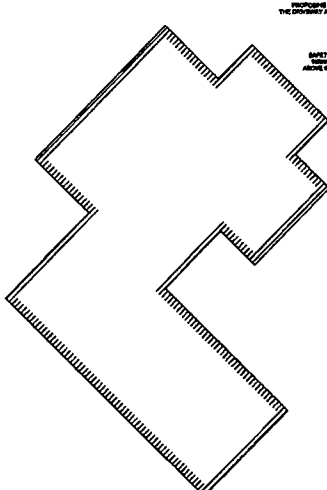
Reviewed by Planner Purvis

Exhibit "B"

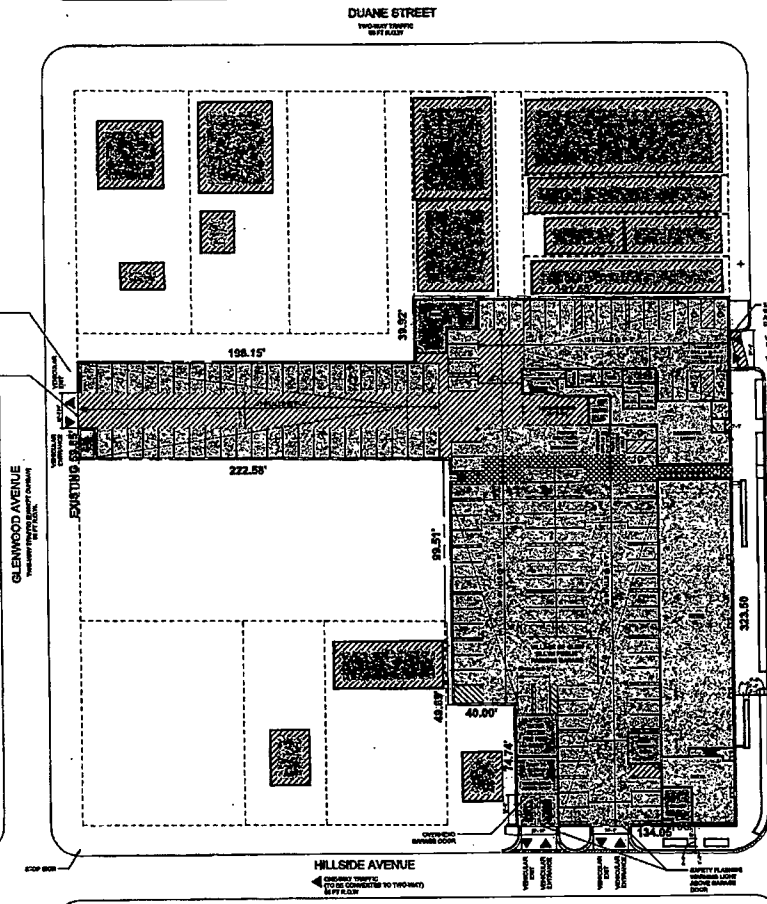
BUILDING SUMMARY

Building Name	Owner	Address	City	State	Zip	Phone	Fax	Web	E-mail	Notes
APEX 400	18024	400 Main Street	San Francisco	CA	94102					

PROPOSED	EXISTING
REPLACES PUBLIC	REPLACES PUBLIC
NEW PLANS / RECONSTRUCTION	ON EXISTING, SEE CHANGES FOR SPECIFIC STALL DIMENSIONS



1 SITE PLAN
PDR-1



18024
APEX 400
400 Main Street
San Francisco, CA 94102
OWNER: Doherty-Katich
Management
1515 Main Street, Suite 100
San Francisco, CA 94102
MESSNER GROUP
200 F Street, Suite 100
San Francisco, CA 94102

18024
APEX 400
400 Main Street
San Francisco, CA 94102
OWNER: Doherty-Katich
Management
1515 Main Street, Suite 100
San Francisco, CA 94102
MESSNER GROUP
200 F Street, Suite 100
San Francisco, CA 94102

SITE PLAN
OPTION A
PDR-1

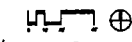
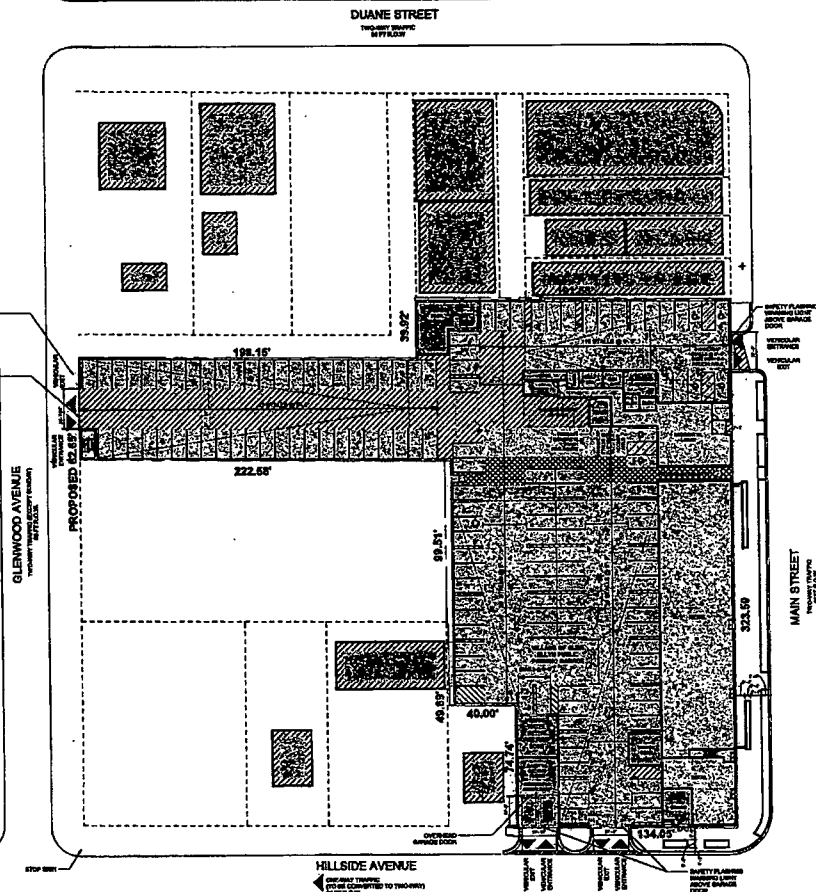
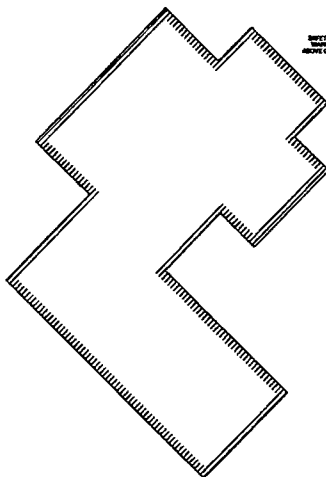


Exhibit "C"

BUILDING SUMMARY

Summary - Class Effect: 1984s and 1985s										Summary - Class Effect: 1986s and 1987s										Summary - Class Effect: 1988s and 1989s									
Year	Gender	Age	Marital	Occupation	Education	Income	Assets	Liabilities	Net Worth	Year	Gender	Age	Marital	Occupation	Education	Income	Assets	Liabilities	Net Worth	Year	Gender	Age	Marital	Occupation	Education	Income	Assets	Liabilities	Net Worth
1984	M	25	Married	Teacher	High School	\$10,000	\$50,000	\$10,000	\$40,000	1986	F	25	Single	Student	College	\$5,000	\$20,000	\$5,000	\$15,000	1988	M	25	Married	Engineer	University	\$15,000	\$60,000	\$15,000	\$45,000
1985	F	25	Single	Student	College	\$5,000	\$20,000	\$5,000	\$15,000	1987	M	25	Married	Doctor	University	\$20,000	\$80,000	\$20,000	\$60,000	1989	F	25	Single	Lawyer	College	\$12,000	\$40,000	\$12,000	\$28,000
1986	M	25	Married	Engineer	University	\$15,000	\$60,000	\$15,000	\$45,000	1988	M	25	Married	Businessman	University	\$18,000	\$70,000	\$18,000	\$52,000	1990	F	25	Single	Writer	High School	\$8,000	\$30,000	\$8,000	\$22,000
1987	F	25	Single	Artist	High School	\$8,000	\$30,000	\$8,000	\$22,000	1989	F	25	Single	Researcher	College	\$10,000	\$40,000	\$10,000	\$30,000	1991	M	25	Married	Manager	University	\$11,000	\$45,000	\$11,000	\$34,000
1988	M	25	Married	Doctor	University	\$20,000	\$80,000	\$20,000	\$60,000	1990	M	25	Married	Consultant	University	\$13,000	\$50,000	\$13,000	\$37,000	1992	F	25	Single	Analyst	High School	\$7,000	\$28,000	\$7,000	\$21,000
1989	F	25	Single	Lawyer	College	\$12,000	\$40,000	\$12,000	\$28,000	1991	F	25	Single	Designer	College	\$9,000	\$35,000	\$9,000	\$26,000	1993	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
1990	M	25	Married	Businessman	University	\$18,000	\$70,000	\$18,000	\$52,000	1992	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	1994	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
1991	F	25	Single	Writer	High School	\$8,000	\$30,000	\$8,000	\$22,000	1993	F	25	Single	Analyst	College	\$9,000	\$35,000	\$9,000	\$26,000	1995	M	25	Married	Manager	University	\$11,000	\$45,000	\$11,000	\$34,000
1992	M	25	Married	Manager	University	\$11,000	\$45,000	\$11,000	\$34,000	1994	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	1996	F	25	Single	Researcher	College	\$10,000	\$40,000	\$10,000	\$30,000
1993	F	25	Single	Designer	College	\$9,000	\$35,000	\$9,000	\$26,000	1995	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	1997	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000
1994	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	1996	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	1998	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
1995	F	25	Single	Analyst	High School	\$7,000	\$28,000	\$7,000	\$21,000	1997	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	1999	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
1996	M	25	Married	Consultant	University	\$13,000	\$50,000	\$13,000	\$37,000	1998	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2000	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
1997	F	25	Single	Researcher	College	\$10,000	\$40,000	\$10,000	\$30,000	1999	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2001	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
1998	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2000	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2002	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
1999	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2001	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2003	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2000	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2002	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2004	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2001	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000	2003	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2005	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2002	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	2004	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2006	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2003	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2005	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2007	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2004	M	25	Married	Consultant	University	\$13,000	\$50,000	\$13,000	\$37,000	2006	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2008	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2005	F	25	Single	Researcher	College	\$10,000	\$40,000	\$10,000	\$30,000	2007	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2009	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2006	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2008	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2010	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2007	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2009	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2011	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2008	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2010	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2012	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2009	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2011	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2013	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2010	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	2012	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2014	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2011	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2013	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2015	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2012	M	25	Married	Consultant	University	\$13,000	\$50,000	\$13,000	\$37,000	2014	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2016	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2013	F	25	Single	Researcher	College	\$10,000	\$40,000	\$10,000	\$30,000	2015	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2017	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2014	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2016	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2018	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2015	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2017	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2019	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2016	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2018	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2020	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2017	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2019	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2021	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2018	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	2020	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2022	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2019	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2021	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2023	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2020	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2022	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2024	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2021	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2023	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2025	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2022	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	2024	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2026	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2023	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2025	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2027	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2024	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2026	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2028	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2025	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2027	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2029	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2026	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000	2028	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2030	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2027	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2029	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2031	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2028	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2030	M	25	Married	Developer	University	\$16,000	\$65,000	\$16,000	\$49,000	2032	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000
2029	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2031	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2033	M	25	Married	Engineer	University	\$14,000	\$55,000	\$14,000	\$41,000
2030	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2032	M	25	Married	Analyst	University	\$12,000	\$45,000	\$12,000	\$33,000	2034	F	25	Single	Manager	College	\$9,000	\$35,000	\$9,000	\$26,000
2031	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$22,000	2033	F	25	Single	Coordinator	High School	\$8,000	\$30,000	\$8,000	\$2										

PARKING SUMMARY		
	PURPOSE	SPECIALTY CATEGORY
1ST FLOOR/ PUBLIC	SEE PAGE, SEE CHAIRS FOR SPECIFIC STALL DIMENSIONS	SEE TYPE
2ND FLOOR/ RESIDENTIAL	SEE TYPE, SEE CHAIRS FOR SPECIFIC STALL DIMENSIONS	SEE TYPE



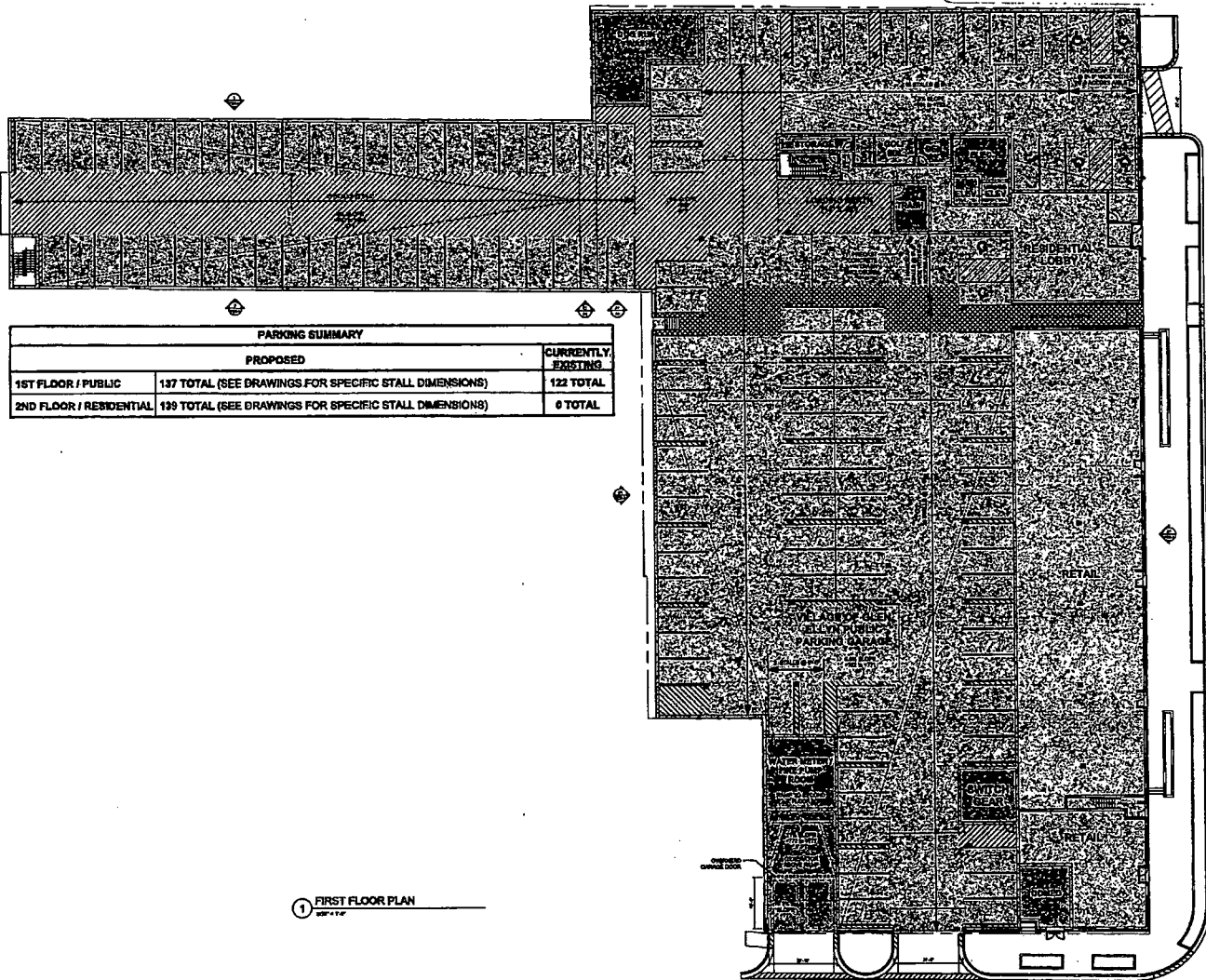
1 SITE PLAN

18024
APEX 400
400 Main Street
Durham
Debb Kosich
Management
1711 East Valley, Suite E25
Durham, N. C. 27715
MESSNER GROUP
1700 E. Maple Rd.
Durham, N. C. 27715

[illegible]**SITE PLAN
OPTION B**

PDR-1

Exhibit "D"



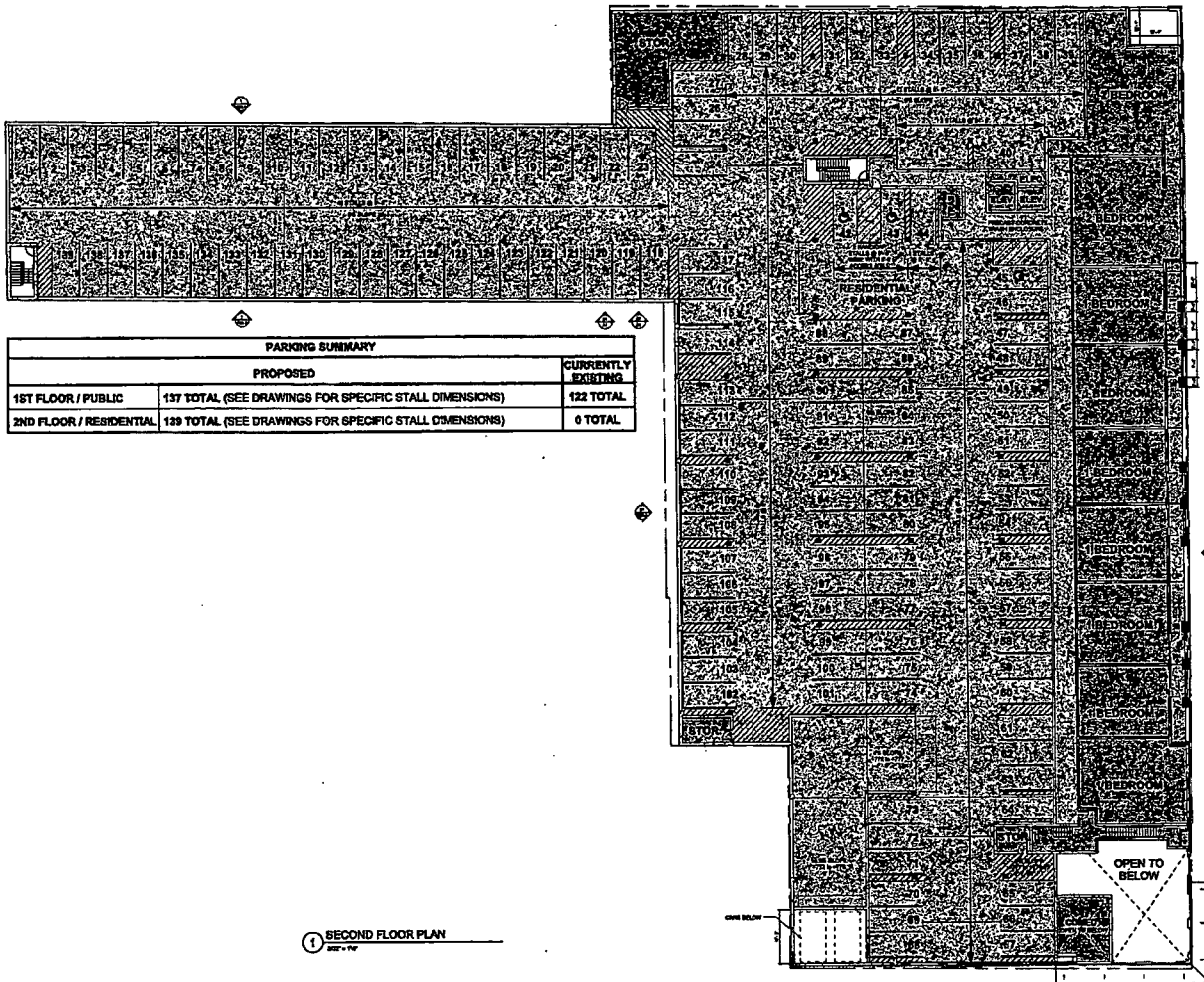
35034
APEX 400
400 Main Street
Greene
Dabb Kordich
Management
7711 Main Street, Suite 212
Greene, N.Y. 12303
BESSNER GROUP
1728 E. Maple Rd.
Greene, N.Y. 12303

Steel Deck Approval	01/19
Steel Deck Approval	02/19
Steel Deck Approval	03/19
Steel Deck Approval	04/19
Steel Deck Approval	05/19
Steel Deck Approval	06/19
Steel Deck Approval	07/19
Steel Deck Approval	08/19
Steel Deck Approval	09/19
Steel Deck Approval	10/19
Steel Deck Approval	11/19
Steel Deck Approval	12/19

**FIRST FLOOR
PLAN - OPTION .**

PDR-2

Exhibit "E"



1/2" = 1'-0"

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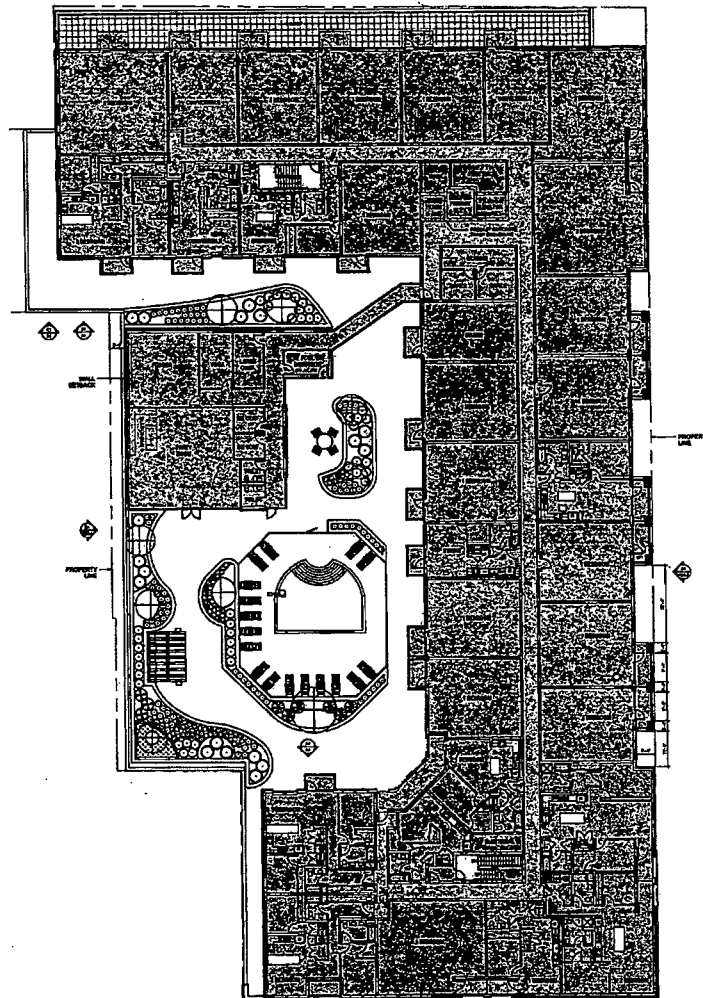
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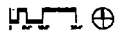
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Exhibit "F"



① THIRD FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR
PLAN

PDR-4

18024
APEX 400
Apartments
400 Main Street

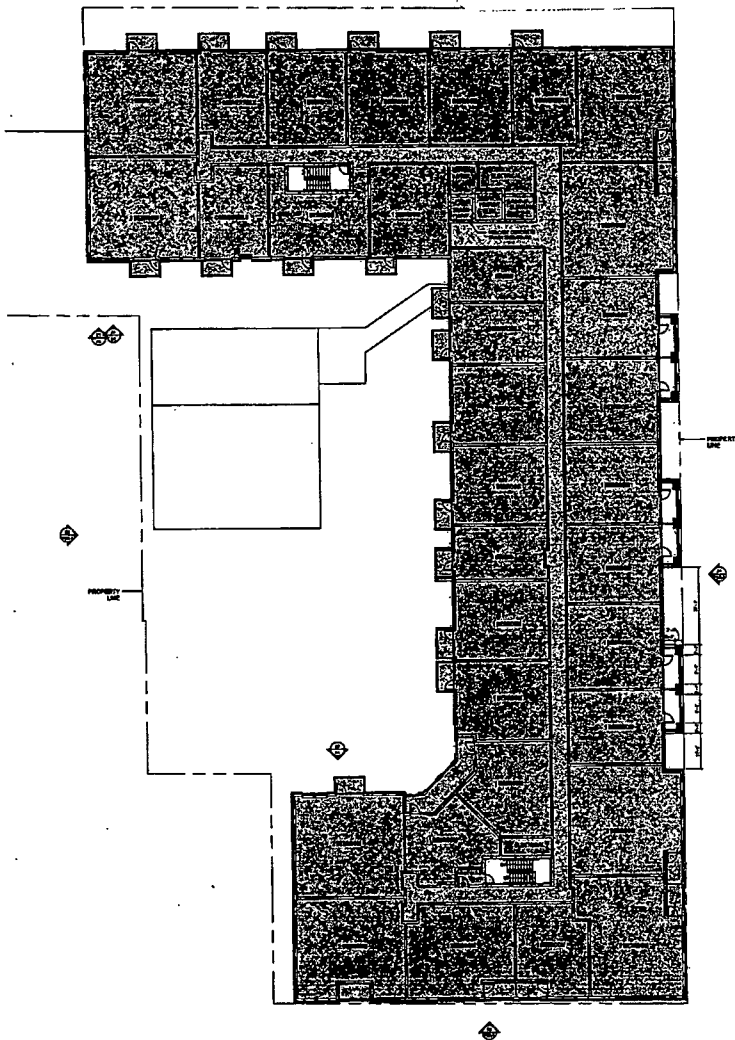
Owner:
Dale Koshik
Management
1111 Oak Ridge Road NW
Lawrence, IL 60525

DESIGNER: GROUT
2000 S. Higgins Rd.
Lawrence, IL 60525

1. 1st Floor Plan
2. 2nd Floor Plan
3. 3rd Floor Plan
4. 4th Floor Plan
5. 5th Floor Plan
6. 6th Floor Plan
7. 7th Floor Plan
8. 8th Floor Plan
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99. 99th Floor Plan
100. 100th Floor Plan

Exhibit "G"

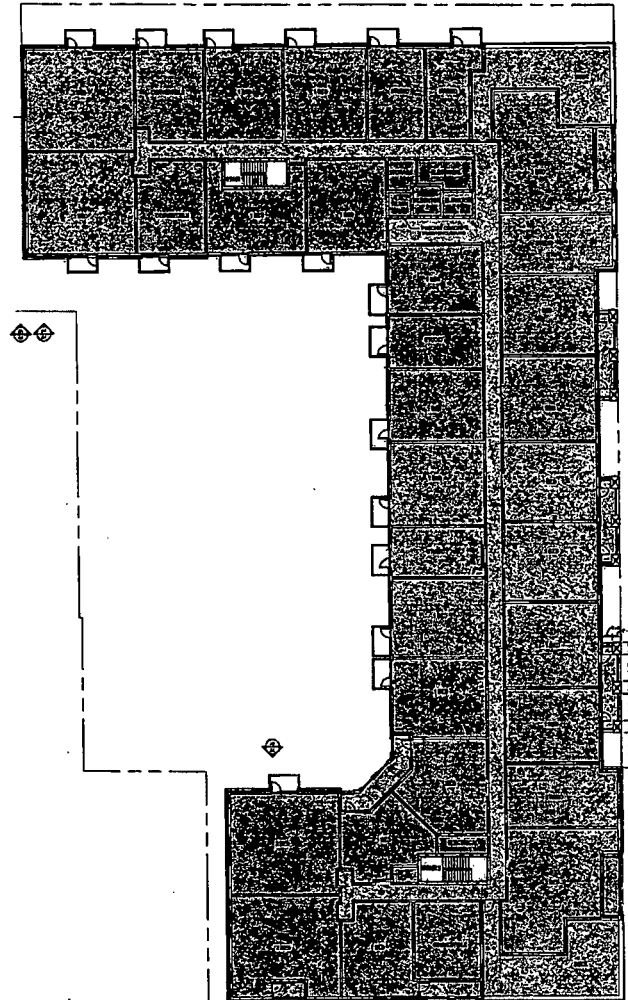
① FOURTH FLOOR PLAN
10/1/00



10024
APEX 400
400 Main Street
Owner: Dabir Kouch
Management:
1111 Main Street, Suite 200
New Haven, CT 06510
MOSSNER GROUP
1101 Main Street
New Haven, CT 06510

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Exhibit "H"



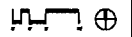
① FIFTH FLOOR PLAN
1/8" = 1'-0"

15024
APEX 400
400 Main Street
New York, N.Y. 10013
Cushman
Dale Koshik
Management
111 East 42nd Street, 10th
Floor, New York, N.Y. 10017
MCKENNA GROUP
111 East 42nd Street, 10th
Floor, New York, N.Y. 10017

1. Floor Plan
2. Section
3. Elevation

FIFTH FLOOR
PLAN

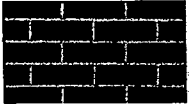
PDR-6



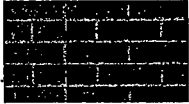
Group Exhibit "I"

MATERIAL LEGEND

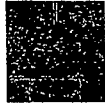
NAME OF DESIGN (BRICK, STONE, ETC.) TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE



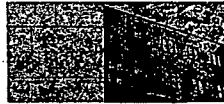
BRICK (SAMPLE COLOR 1)



BRICK (SAMPLE COLOR 2)



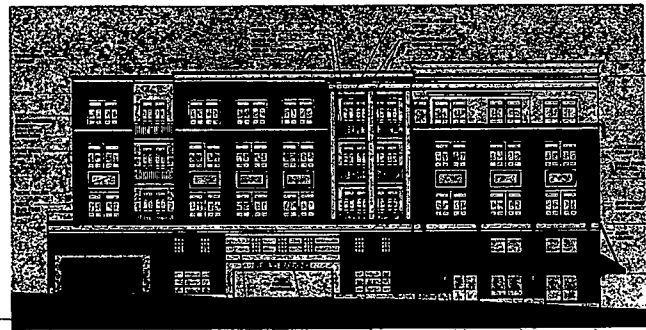
BRICK (SAMPLE COLOR 3)



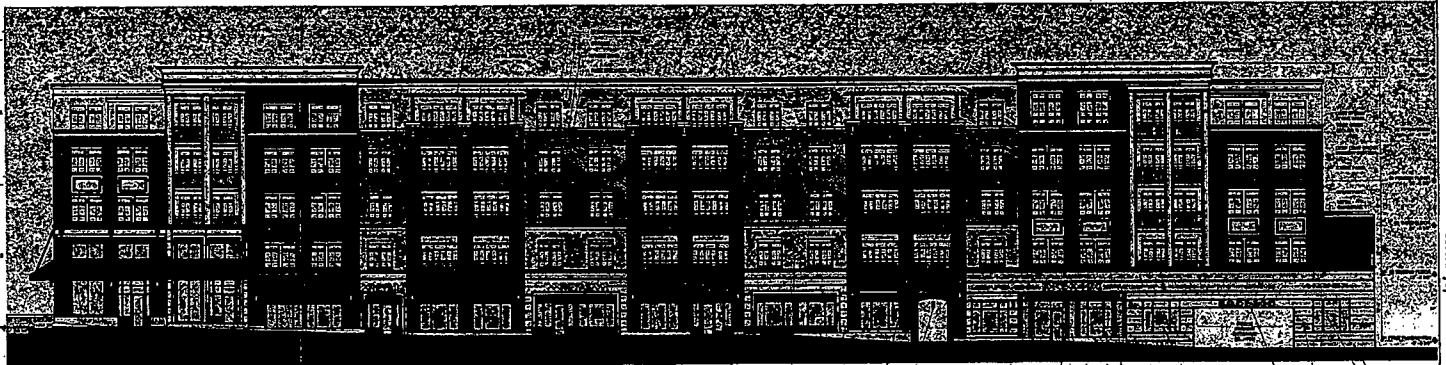
BRICK (SAMPLE COLOR 4)



BRICK (SAMPLE COLOR 5)



30 SOUTH ELEVATION



A1 EAST ELEVATION

PROJECT
APEX 400
Apartments
400 Main Street

OWNER
Caleb Koshik
Management
201 Main Street
New York, NY 10013

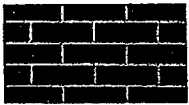
DESIGNER GROUP
New York, NY 10013

EXTERIOR
ELEVATIONS

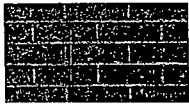
PDR-8

MATERIAL LEGEND

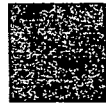
MADE OF COMMON BRICKS MATERIALS TO BE PROVIDED BY THE CONTRACTOR AND NOT BY THE ARCHITECT



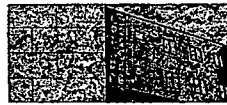
FACE BRICK (COLOR 1)



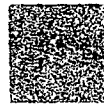
FACE BRICK (COLOR 2)



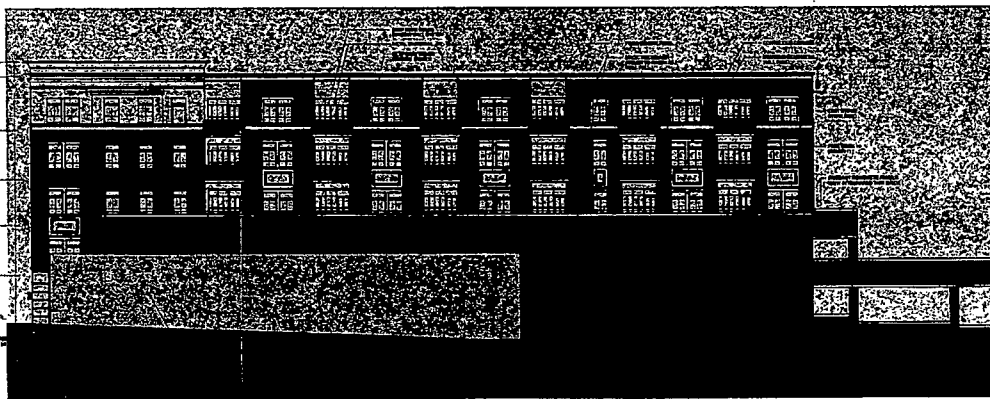
STONE



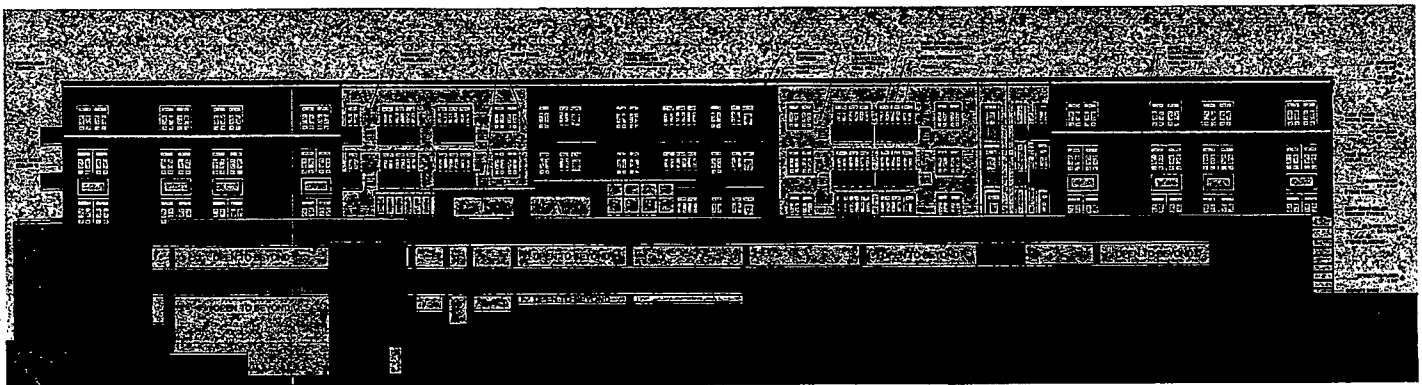
PAINT (COLOR 1)



STUCCO



NORTH ELEVATION



WEST ELEVATION

FitzGerald

1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

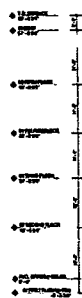
1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

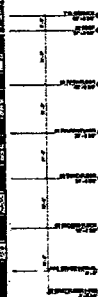
1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

1000 Main Street
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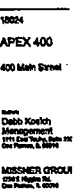


2 NORTH ELEVATION - LOT 5



1 SOUTH ELEVATION - LOT 5
18' x 54'

15



Group Exhibit "K"



PERSPECTIVE AT THE CORNER OF HILLSIDE
AVE. AND MAIN STREET

18224
APEX 400
400 Main Street

Architect
Dale K. Korch
Management
1111 East Third Street, Suite 200
Oak Harbor, WA 98281
MISSNER GROUP
1111 East Third Street, Suite 200
Oak Harbor, WA 98281

1. Project Name
2. Project Location
3. Project Status

RENDERINGS

PDR-19



1 EYE-LEVEL PERSPECTIVE AT RESIDENTIAL
ENTRY ON MAIN STREET

FitzGerald

ARCHITECTS
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202

ARCHITECT

10/24

APEX 400

400 Main Street

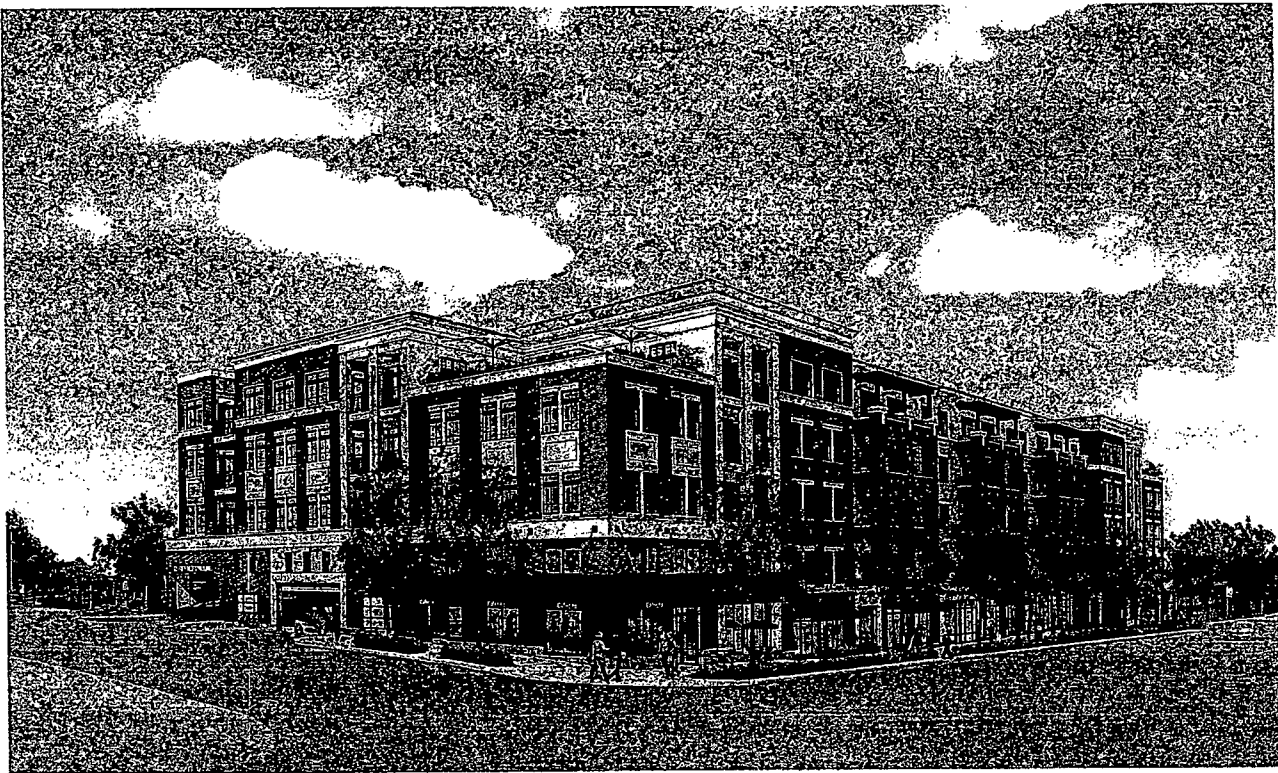
DESIGN
Dale Ketch
MANAGEMENT
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202

MESSNER GROUP
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202

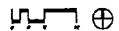
1. Architectural
2. Civil Engineering
3. Mechanical
4. Electrical

REVISIONS

PDR-20



① EYE-LEVEL PERSPECTIVE AT THE CORNER OF
 HILLSIDE AVE. AND MAIN STREET



[illegible]

3 PLANT LIST | STREETSCAPE



1 LANDSCAPE PLAN | STREETSCAPE

L1

3 PLANT LIST | AMENITY AREA



Exhibit "N"

GRAPHIC SCALE

(30 FEET)
1 inch = 30 ft.



Exhibit "O"



A north arrow pointing upwards, labeled "N" in the center. Below it is a graphic scale bar with alternating black and white segments, labeled "GRAPHIC SCALE" and "(IN FEET)" below the bar.



GRAPHIC SCALE

(IN FIVE)

ALL EXISTING TREES & PLANT MATERIAL WILL BE REMOVED

GRADING PLAN LESSON

	PROPOSED ROOF ELEVATION
	PROPOSED WINDOW SILL ELEVATION
	PROPOSED CEILING AT FOUNDATION
	PROPOSED FOUNDATION ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALL
	PROPOSED TOP OF WALL
	NEXT ELEVATION
	PROPOSED WINDOW MOUNT ON WALL
	PROPOSED TOP OF RETAINING WALL
	PROPOSED TOP OF RETAINING WALL
	PROPOSED DIRECTION OF FLOW
	PROPOSED RELAY VALVE
	PROPOSED HOLE SIZE
	PROPOSED DEPTH OF PAVING
	RETAINING WALL
	PROPOSED WALL AT POINT
	PROPOSED SINGLE SUPPORT

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Manhard CONSULTING LTD

APEX 400
LAGE OF GLEN ELLYN, ILLINOIS
PRELIMINARY GRADING PLAN

2 - 3

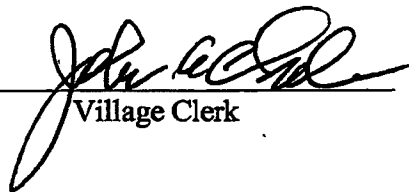
CERTIFICATION

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. 6290, 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.

CORPORATE SEAL


Village Clerk



URBAN SOCIAL HOUSE

Concept Book • September 2020

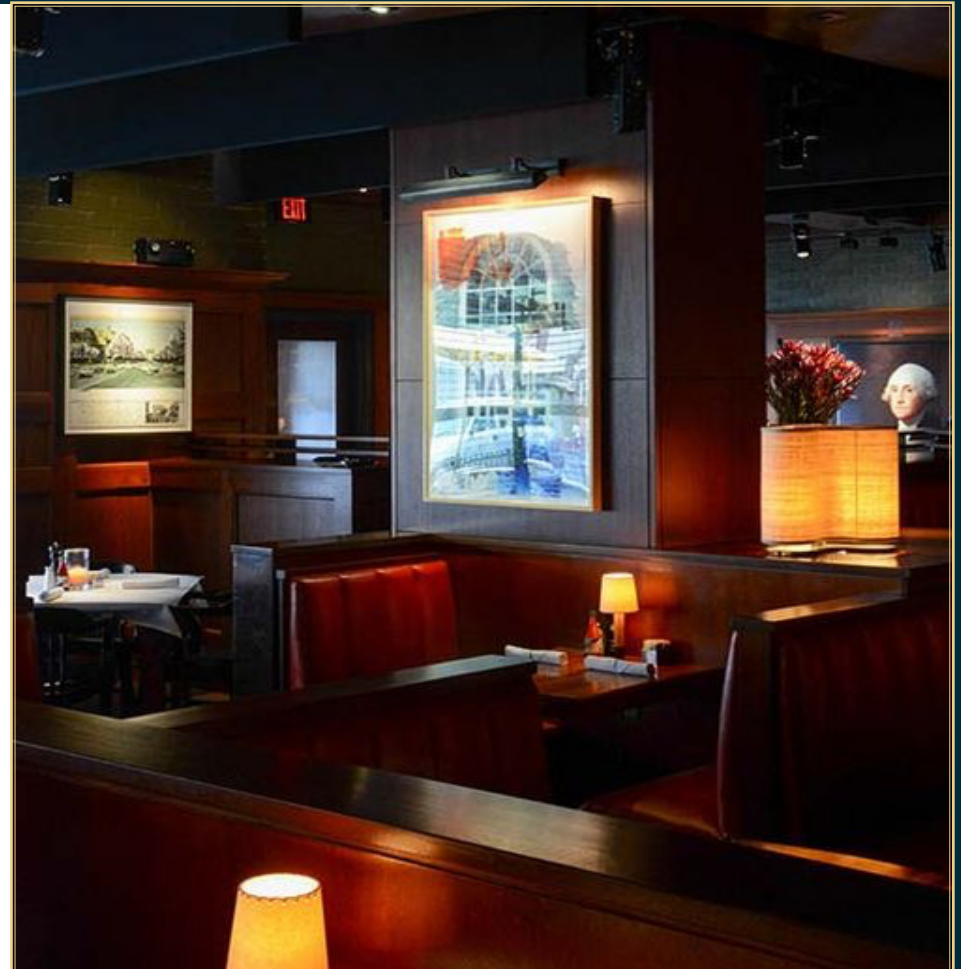
REDEFINING POLISHED CASUAL IN THE WESTERN SUBURBS

Sam Vlahos grew up in the restaurant business by helping his father operate Johnathan's Steakhouse on Roosevelt Road in Lombard, Illinois, in the suburbs of Chicago. Now teaming with his sister Patricia, he has carried the family legacy onward with Pierce Tavern in Downers Grove and the other with Fuller House in Hinsdale, which have grown quickly into successful upscale pub concepts within their respective neighborhoods.

Both Pierce Tavern and Fuller House share similar brand and operational characteristics. Both concepts were named for the gentlemen who established these communities in the 19th century. From a menu perspective, each restaurant showcases elevated American cuisine with items like brisket grilled cheese, buffalo shrimp with blue cheese crumbles, and wood-fired pizza. Their approach to polished pub food and ambiance have made both locations popular destinations for suburban dwellers who used to live or currently work in downtown Chicago.

Sam is now ready to expand upon his foodservice experience and expertise to create a restaurant concept of his own. Sam has enlisted Synergy Restaurant Consultants, a full-service restaurant consulting firm, to survey and analyze best-in-class, on-trend, and relevant restaurants in Orange County, California, to provide a strategic recommendation of how to craft his ideas into a sustainable concept across identified revenue streams. This analysis and learnings from our Discovery Tour culminated in a conceptual framework and business foundation designed to leverage the most compelling brand and business aspects of Pierce Tavern and Fuller House and create a unique concept based on what's working in Sam's current restaurant concepts.

His goal is to create a high-energy, engaging, and polished casual gathering place for his guests to share elevated menu items and craft beverages in an upscale and vibrant atmosphere.





MARKET OPPORTUNITY

Sam is targeting western suburban Chicago communities, like Hillside, Lombard, Wheaton, and Oak Park, for his new restaurant concept. Through his experience in Downers Grove and Hinsdale, Sam possesses a keen understanding of those markets from a real estate and guest standpoint. In the past few years, older Millennials with families have moved from downtown Chicago in search of larger and less expensive homes in which to raise their children. While they may live in the suburbs, their dining expectations still align with the urban Chicago scene. They crave the exceptional culinary quality and creativity offered downtown, but with the convenience of dining close to home. They want an urban vibe in a place where they're comfortable bringing their children.

Sam has successfully captured a large share of this audience with his current concepts. In the process of developing the menus for Pierce Tavern and Fuller House, Sam and his culinary team have achieved a thoughtful balance of approachable American fare with inventive twists. Both concepts offer a wide range of menu items, such as wood-fired pizza, smoked meats, inventive small plates, and craft burgers. Both restaurants offer similar food and beverage menus, as well as a rustic industrial design aesthetic, well-trained staff, strong branding and social media presences, and a dedication to scratch cooking.

Now that both restaurants are successful operations in their own right, Sam wants to employ the successful aspects of both locations as a platform for creating a new restaurant concept. By refining the food, service model, and décor, he wants to create an evolved concept that will appeal to a guest with more sophisticated tastes and expectations.

For Sam, this means that his new concept must contain some of the elements of uniqueness and creativity that brought success to Pierce Tavern and Fuller House, blended with a higher level of execution. To claim his stake in a competitive marketplace, a well-developed and executed food and beverage program is required. Sam's new concept will provide an amazing guest experience through its commitment to exceptional service, a high level of guest engagement, and a focus on craft quality. He has laid the groundwork through his innovative evolution of his existing concepts and is ready to advance these ideals through his own restaurant.

BUSINESS GOALS

With his new restaurant concept, Sam wants to offer accessible and high-quality menu items at value-driven prices, while providing an elevated level of ambiance and service more often found in downtown Chicago.

This new concept will be designed to attract a target audience that craves a polished casual dining experience. This group includes families with older kids, groups of adult friends and work colleagues, and seniors looking for something better than typical pub food. What binds these target groups together is a shared desire for ambiance that is sophisticated but not pretentious, and creatively executed foods and beverages. To capture the attention of these varied groups of target customers, the concept will be created to appeal to both men and women without skewing too “feminine.”

While the Pierce Tavern and Fuller House brands were created as distinct offerings tailored for the neighborhoods they serve, Sam wants this new concept to fit seamlessly into different locations while giving a nod to a specific area through menu item names. The ultimate goal lies in the creation of a concept that can thrive in suburban Chicago and neighboring markets with upper-middle-class populations seeking a dining experience that's a bit more casually high-end.





CONCEPT DESCRIPTION

Sam wants to create a unique dining and bar experience that infuses the restaurant with a vibrant energy that encourages relaxation and community. Overall, the concept is designed to be elevated and affordable to drive traffic every day, while cultivating a strong lunch and weekend brunch business.

During the Discovery Tour, Sam was inspired by several concepts but especially by the Hillstone group of restaurants and their dedication to focused and well executed menus, exceptional team-oriented service, and an elegantly casual take on décor. He sees the approach of Hillstone as an avenue for elevating the food and service aspects of Fuller House and Pierce Tavern. By merging these concepts, Sam will create a new restaurant brand that embodies the casual and approachable personality of his current locations with sophisticated polish, elegant ambiance, and attentive service.

The placeholder name for Sam's new concept is Urban Social House, a nod to the touches of big-city swagger in the menu approach, coupled with his passion for creating casual community gathering spots. His goal is to express his dedication to scratch cooking and quality ingredients through a smaller core menu augmented with seasonal specials, artfully prepared in an open kitchen. Urban Social House delivers uniquely approachable foods that deliver compelling flavors through inventive combinations of quality ingredients. In the brand's spirit of community, the concept offers value-driven small plates, shareables, and cocktails designed to be enjoyed by small groups.

While Sam's current restaurant brands were built on the history of a specific location, Urban Social House is a concept without ties to a specific neighborhood. This brand strategy gives Sam the opportunity to craft Urban Social House as a stand-alone concept that will fit within any number of suburban markets, giving him flexibility to strategically select real estate opportunities that fit his business goals.

URBAN SOCIAL HOUSE POSITIONING STATEMENT

Especially for adventurous suburban diners looking for the sophistication and quality of a city experience in their own backyard, Urban Social House offers accessible, unique, and chef-driven small plate and shareable offerings with innovative and craft-quality alcoholic beverages, served by a welcoming team of brand ambassadors and passionate from-scratch cooks, while providing a polished-casual experience in a comfortable and energetic environment.

We are the place that the neighborhood can call their own.





MENU APPROACH

The all-day menu at Urban Social House includes 25 to 28 “creative American” dishes that celebrate fresh ingredients of chef-inspired combinations that have been thoughtfully married to create exciting and unique flavor combinations. Menu categories and items are selected to provide approachable and casually refined foods that offer great quality and value.

The heart of the Urban Social House menu centers around the Shareables and Small Plates & Sides categories, built for groups to enjoy together while exploring the variety of tastes and flavors on the menu. True to its Fuller House and Pierce Tavern roots, Urban Social House’s kitchen will employ a smoke oven to infuse the flavors of fruit-wood smoke, herbs, and spices into select menu items such as Short-Smoked Salmon & Chips and Smoky Short Ribs and create new levels of unique flavor combinations. A hearth oven in the kitchen gives the culinary team the chance to create roasted items like Mussels & Clams and Charred Baby Cauliflower. The grill will be powered by hardwood charcoal to impart an additional touch of smoke.

While Chicago is known as the quintessential American beef city, the Urban Social House menu includes inventive vegetable and seafood preparations. This balance is important to drive business from both male and female guests, and for diners who want lighter, better-for-you options. Additionally, seasonal specials will be offered to incorporate menu choices that highlight fresh produce sourced from local farms, based on quality and availability.

A selection of Big Plates & Sandwiches, Salads & Soups, and Sweets round out the Urban Social House menu. These approachable dishes with inventive twists are designed to appeal to diners looking for something a little different to try and share with family and friends.

In addition to the all-day core menu, Urban Social House offers a thoughtfully curated brunch menu on Saturdays and Sundays. Offerings include inventive sweet and savory options, such as Lobster Benedict, Ricotta Pancakes, and a Brunch Burger featuring a fried egg and bacon. House-Smoked Salmon, a Forager’s Quiche, and House-Made Yogurt and Granola represent the brunch menu strategy — familiar and accessible options elevated through better ingredients and hand-crafted preparations.

MENU CORE CONCEPTS

Small Plates & Sides

House-Smoked Salmon *panini toast, caper remoulade*
Spice-Roasted Carrots *dill, coriander buttermilk dressing*
Oxtail Cheese Toast *aged brie, melted oxtail, pickled onion*
Crispy Brussels Sprouts *lemon aioli, grated Parmesan*
Deviled Eggs Benedict *crispy prosciutto, lemon zest, chives*
Lobster Creamed Corn *lemon breadcrumbs*
Roasted Root Vegetables
Creamy Kale and Apple Slaw
Garlic Mashers
House-Cut Fries

Shareables

Mussels & Clams *spicy sausage, garlic, fresno chile, grilled bread*
Dip Trio *guacamole, smoked salmon and caper spread, spiced pimento cheese*
Paté Board *house-made chicken liver pate, pickled vegetables, panini toast, apricot mustard*
Smoked Chicken Wings *urban bbq sauce, coriander buttermilk dressing*
Charred Baby Cauliflower *cauliflower head, parmesan crust*

Salads & Soups

White Corn Chowder *espelette, cilantro cream*
Whiskey-Spiked Onion Soup *gruyere, garlic crouton*
Heirloom Tomatoes & Beets *aged feta, blood orange vinaigrette*
Burrata Wedge *thick-cut bacon, blue crumbles, heirloom tomato, coriander buttermilk dressing*
Urban Chopped Salad *salami, pepperoncini, crumbled blue, chopped egg, cherry tomato, pickled onions, celery leaves, cucumber, smoked mustard vinaigrette*
Classic Caesar *house-made dressing, grilled croutons*

Big Plates & Sandwiches

Short-Smoked Salmon Fish & Chips *fries, slaw, caper remoulade*
Hardwood Grilled Urban Burger *hand-ground and packed patty, aged cheddar, melted oxtail, LTO, toasted brioche bun*
House-Made Veggie Burger *smoked mustard cream, LTO, toasted brioche bun*
Prime Rib Dip *au jus, atomic horseradish cream*
Hearth-Roasted Whole Branzino *caper butter*
Smoky Short Ribs *urban bbq sauce*
Rotisserie Chicken *au jus*
USDA Prime Center-Cut Fillet *whiskey-cream sauce*

Sweets

Hot Fudge Sundae *house-made chocolate sauce, mascarpone whipped cream, vanilla bean ice cream*
Salted Caramel Budino *crème fraîche, maldon sea salt*
Banana Pudding *'nilla wafers, mascarpone whipped cream*

Weekend Brunch

Lobster Benedict *bearnaise, crispy prosciutto, toasted brioche*
Bacon, Eggs, and Potato Skillet *crispy pork belly, soft boiled egg, smashed fingerlings*
House-Made Yogurt *macerated strawberries, almond-maple granola*
Pastrami Cured Salmon *house-cured, rye waffle, everything spiced cream cheese*
Forager's Quiche *wild mushrooms, gruyere, chives*
Ricotta Pancakes *lemon curd, warm apples, almond-maple granola*
Nicoise Salad *seared ahi, haricot vert, marble potatoes, soft egg, radish, tomato, olive vinaigrette*
Brunch Burger *hand-ground and packed patty, aged cheddar, fried egg, bacon, roasted tomato, garlic aioli, toasted brioche bun, hand-cut fries*

*Note: This menu shell is meant to provide an inspired framework for suggested menu items.
Actual menu items are TBD.*



BEVERAGE STRATEGY

The beverage program at Urban Social House is just as creative as the food and utilizes a craft cocktail and mixology approach. Urban Social House will feature a full bar, complete with fresh-squeezed juices and fresh herb garnishes such as Italian basil, thyme, and mint. Besides a wide selection of premium spirits and mixers, the bar will feature displays of fresh fruit as indicators of freshness and quality. A variety of ice formats will be used to enhance the presentation and flavor concentrations of select cocktails. Large-format square and round ice cubes, as well as nugget ice from a Scotsman brand machine will be incorporated into the cocktail program.

Another quality and freshness cue that Urban Social House will provide to guests is shaking and pouring selected cocktails and martinis at the guest's table. Once the drink has been shaken, the server pours the cocktail into a shallow glass and leaves the shaker at the table. The guest benefits from a freshly prepared cocktail and can refill their glass when it suits them. This allows the guest to control their drinking experience and enjoy value-added service.

Besides traditional cocktail formats served in quality cut-crystal glassware, Urban Social House takes a cue from Sam's other bar menus and offers select cocktails in punch bowl formats made for 2, 4 or 6 people, with classic punch recipes re-imagined through new and inspired fruit and spirit combinations. A comprehensive whiskey selection will form a key section of the Urban Social House bar menu, which will be served in selected flights as well as speak-easy-style craft cocktails.

Creative cocktail garnishes and presentations will add a "wow" factor and greater value perception by guests, as well as attract social media attention. Garnishes like fresh rosemary will be ignited to produce aroma that complements featured cocktails. Drink enhancements like smoked ice will be added to whiskey drinks so that as the ice melts, the flavor of the drink changes. These unique touches will enhance the guest experience and add a creative energy to Urban Social House's bar program while distinguishing it from its competitors. The goal is to develop a creative cocktail program that includes lighter, fresher drinks that appeal to female guests while providing classic cocktails with a twist that will appeal to male customers.

A comprehensive selection of local, regional, and national craft beers and ciders, as well as a curated list of wines by the glass, will round out the bar program.







COOKING PLATFORMS

Urban Social House can anticipate requiring the following major pieces of equipment, though this list is not conclusive and would not be finalized until actual menu items are determined.

- Fryers
- Smoke oven
- Hearth oven
- Vertical toaster
- Flattop
- Cheese melter
- Combi ovens
- 6-burner range
- Charbroiler (hardwood charcoal)
- Refrigeration/make-up cases
- Walk-in cooler/freezer
- C-vap drawers
- Hobart mixer
- Smoke gun
- Juicers
- Sous vide
- Vacuum sealer
- Waffle iron
- Food processor (Robot Coupe, dicer)
- Dishwasher
- 3-compartment sink
- Scotsman Nugget ice machine
- Large-format clear sphere and cube ice machine



HOSPITALITY FACILITY STRATEGY

Sam understands that he is selling more than food and drink—he is delivering a unique experience reminiscent of the downtown Chicago craft bar and restaurant to his guests. The energy and atmosphere at Urban Social House reinforce the vibrancy of the menu and beverages and reinforces the social aspects of sharing and sampling. As such, the interior decor and layout of Urban Social House is designed to promote Sam's intended guest experience.

When guests arrive at Urban Social House, a brand ambassador warmly greets them and finds out if they'd enjoy sitting at the bar or a table. The bar forms the visual focal point of the layout, with a dramatic back bar lit to cast an enticing glow. Energetic and personable bartenders work the bar and chat with guests while mixing enticing concoctions of spirits, fresh-squeezed fruit juice, inventive mixers, and enticing garnishes. The bar is situated along a focal wall within the space, making it the restaurant's visual anchor.

The energy of the bar spills out into the nearby tables, which include a mix of soft and hard seating. Two- and four-tops can be pushed together to easily accommodate larger groups. Large communal tables include a raised shelf running down the center of the table to better accommodate sharing and small plates. Adjacent to the bar is the open kitchen, where guests can watch their food being prepared. A private room that accommodates 8 guests can be reserved in advance for a small private event.

The open kitchen provides another level of energy and excitement to the vibrant Urban Social House atmosphere. The guests can further connect with the cooks by "buying the kitchen a round of shots," an item which is featured on the food menu. When a guest orders this item, the cooks receive "shots" of ginger and ginseng juice, which they chug and give a loud cheer. These mini-celebrations add to the lively atmosphere at Urban Social House while making a positive connection between guests and the kitchen team.

The dining area extends out to a heated patio area through a roll-up glass garage door that can be opened when weather permits. Besides accommodating



additional guests, the patio brings the outside in and draws potential guests to the vibrant and fun atmosphere inside the restaurant. Considering the openness of the restaurant, both front- and back-of-house staff are trained to assume a “Disney-style” mentality, in that they are always on stage and in full view of the guest. Intensive training will ensure that all team members deliver the warm hospitality demanded by the Urban Social House brand.

To preserve the focus on the Urban Social House guest experience, distractions are kept to a minimum. Background music—a mix of acoustic versions of upbeat pop, old school favorites, and bossa nova—will be an important driver of the restaurant’s energy level, with playlists created for different dayparts and desired energy levels. As a convenience to guests, USB chargers will be provided at every other bar seat.

The decor of Urban Social House echoes the brand values of comfort, community, and conversation. Materials like stone and metal will be softened by the addition of natural woods and woven light shades. Light fixtures will be balanced with available windows that provide warm and flattering natural light. Pops of color are provided by upholstery patterns and artwork to reflect the polished-casual atmosphere.

Team member uniforms will reflect causal comfort. Servers will be provided with guidelines for appropriate long-sleeved plaid shirts that can be worn with t-shirts underneath, especially during cold weather. Clean, unembellished dark jeans and a short server apron complete the look.

Plateware will be selected from available Steelite lines that provide replacements for any items that chip or break during usage. Appropriate high-quality bar glassware will be selected to enhance the type of cocktail, beer, or wine being served. Tea towels and heavy stainless-steel cutlery will grace the wooden tables and bar seats. Menus will be presented on paper to reinforce the casual and accessible personality of Urban Social House.



**Marketing**

- Develop active social media campaigns leading up to and after opening
- Create a boots-on-the-ground campaign to promote Urban Social House to local communities
- Regularly monitor Yelp and Trip Advisor reviews; respond to any issues immediately
- Enlist part-time PR coordinator to cultivate media mentions
- Participate in local food festivals and events to introduce signature items to local consumers
- Develop a catering menu, and deliver foods samples and menus to target prospects

Revenue Streams

- Take-out/delivery orders
- Private events

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

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: **12/10/2020** Application No. _____

Type of PUD: **Commercial**
(Residential, Commercial, Other)

Name of Applicant: **Sam Vlahos**

Address of Applicant: **1 S. 436 Lewis Avenue, Lombard, IL 60148**

Business Phone: _____ (Mobile): **630-670-8955**

Email: **sam@fullerhousebar.com** (Fax): **N/A**

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

Name of Owner(s): **400 Main LLC, Larry Debb, John Kosich and Ryan Maas**

Address: **1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018**

Legal Description of Property:

Main Street Parking Lot
418-424 N. MAIN STREET

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.L.N.: 05-11-327-005; and

PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.L.N.: 05-11-327-016

400 N. MAIN STREET

Zoning Classification: **PUD** Property Size/Area: **67,483 sq. ft.**

Present Use: **5 Story Apartment and mixed use building currently being constructed.**

Requested Use/Construction:

To locate the HVAC equipment on the roof. We will construct a restaurant/bar.

Estimated Date to Start Construction: **06/01/2021**

(You may attach separate sheets of paper 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:

We are requesting an amendment to the PUD allowing the Development to place HVAC equipment on the roof of the building and fan assembly's for the black iron duct. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for HVAC equipment to extend 3'6" above the parapet or 6'6" above the roof line. The equipment would not be seen from any ground location near or far from the building.

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:

The placement of the HVAC equipment and fan assembly for the black iron duct will be harmonious with the Comprehensive Plan and or this zoning code because it will be in the middle of the roof and will not be seen from any building or ground locations near the building. It will be properly screened per industry standards and City of Glen Ellyn building codes.

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 HVAC equipment and black iron duct fan assembly's will be designed, constructed, operated, and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around 400 Main. The equipment will be in the middle of the roof and will have screening provided.

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

The HVAC equipment and black iron duct fan assembly's will placed in the middle of the roof and will not be hazardous or disturbing to existing or future neighborhood uses because it will be screened and located in the middle of the roof so as to not disturb any surrounding areas.

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 HVAC equipment and black iron duct fan assembly's will not affect any public facilities or services whatsoever.

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:

The HVAC equipment and black iron duct fan assembly's will not be detrimental to the economic welfare of the Village or a public cost as it will be providing temperature control to the restaurant and proper ventilation for cooking equipment.

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

The HVAC equipment and black iron duct assembly's will not be detrimental to the general welfare of the village. There will be no excessive production of traffic, noise, smoke, fumes, glare or odors from the equipment that will be screened and not visible in the area.

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 HVAC equipment and black iron duct assembly's will not create any undue interference with traffic on surrounding public streets or roads as it will be placed on the center of the roof of the building.

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

The HVAC equipment and black iron duct assembly's will not create any potential for any flood damage to adjacent property or require additional public expense for flood protection, rescue or relief.

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

The HVAC equipment and black iron duct assembly's which will be screened will not result in destruction, loss or damage of natural, scenic or historical features in the Village.

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.

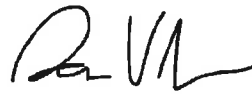
I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

12/10/2020

Date

Sam Vlahos

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

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**

Date filed: **12/10/2020** Application No. _____

Common Name of PUD: **400 Main LLC**

Type of PUD: **Commercial**
(Residential, Commercial, Other)

Name of Applicant: **Sam Vlahos**

Address of Applicant: **1 S 436 Lewis Ave., Lombard, Illinois 60148**

Business Phone: **630-670-8955** (Mobile): **630-670-8955**

Email: **sam@fullerhousebar.com** (Fax): **N/A**

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

Name of Owner(s): **Sam Vlahos Tenant Owner of the building is Larry Debb, John Kosich and Ryan Maas**

Address: **1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018**

Legal Description of Property:

Main Street Parking Lot
418-424 N. MAIN STREET;
PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1996 AS DOCUMENT 89055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-026; and
PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1997 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-005; and
PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID

Zoning Classification: **PUD** Property Size/Area: **67,483 sq. ft.**

Requested Use/Construction:

To locate the HVAC equipment on the roof. We will construct a restaurant/bar.

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: **06/01/2021**

12/10/2020

Date

Signature of Applicant

CCH12003021 LD DG 246

This document was prepared by:

Gregory W. Jones, Esq.
Ancel Glink, P.C.
140 South Dearborn Street, Sixth Floor
Chicago, IL 60603

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
08/27/2020 02:18 PM
RHSP

DOCUMENT # R2020-095705

After recording return to:

Kenneth Brown, Esq.
Strauss Malk & Feder LLP
135 Revere Drive
Northbrook, Illinois 60062

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, **Village of Glen Ellyn, an Illinois municipal corporation**, whose mailing address is 535 Duane Street, Glen Ellyn, Illinois 60137 ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN, AND CONVEY to **APEX 400 LLC, a Delaware limited liability company**, whose mailing address is 1111 E. Touhy, Suite 230, Des Plaines, Illinois 60018 ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of DuPage, in the State of Illinois, to wit:

See Exhibit A

Permanent Real Estate Index Numbers: 05-11-327-005; 05-11-327-016; and 05-11-327-026

Address of Real Estate: 418-424 N. Main Street, Glen Ellyn, Illinois 60137

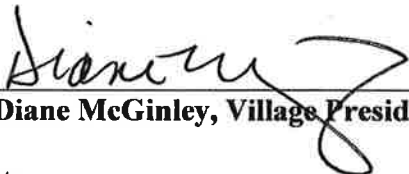
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors, and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to covenants, conditions, restrictions and easements of record, if any; general real estate taxes for the year 2020 and subsequent years, and the terms and conditions of the Redevelopment Agreement recorded as Document Number

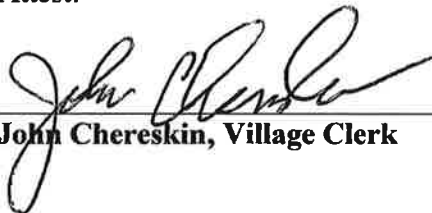
R2019-020929 ("Agreement"), including, without limitation, the Construction Schedule, as that term is defined in the Agreement, and the Grantor's right of reverter to the above described Real Estate as set forth in Agreement Section 14(B).

In Witness Whereof, said Grantor has caused this Special Warranty Deed to be executed this 19 day of August, 2020.

GRANTOR:

By: 
Diane McGinley, Village President

Attest:

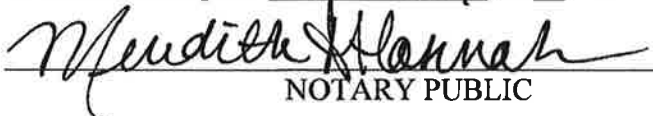

John Chereskin, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Diane McGinley, President of the Village of Glen Ellyn** and **John Chereskin, Clerk of the Village of Glen Ellyn**, personally known to me to be the same persons whose names 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 the free and voluntary act of said municipal corporation, and as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 19 day of August, 2020.

Commission expires 04-24, 2023


NOTARY PUBLIC

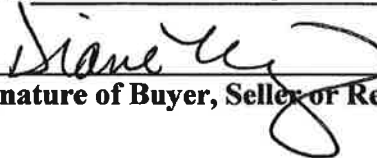
Send subsequent tax bills to:
APEX 400 LLC
Attn: Lawrence Debb
1111 E. Touhy, Suite 230
Des Plaines, Illinois 60018



DuPage County, Illinois Transfer Stamps:

**EXEMPT UNDER PROVISIONS OF 35 ILCS
200/31-45, PARAGRAPH (b), REAL ESTATE
TRANSFER ACT**

Date: 8-19-2020


Signature of Buyer, Seller or Representative

Village of Glen Ellyn, Illinois Transfer Stamps:

**EXEMPT UNDER PROVISIONS OF VILLAGE
OF GLEN ELLYN MUNICIPAL CODE SECTION
3-42-6**

Date: 8-17-20

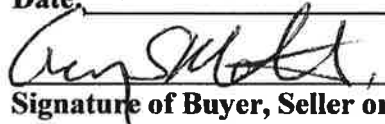
 Village Attorney
Signature of Buyer, Seller or Representative

Exhibit A

Legal Description:

Parcel 1:

The East 175 feet of Lot 1 in Block 13 in County Clerk's Fifth Assessment Division in the South West 1/4 of Section 11, township 39 north, range 10, east of the third principal Meridian, according to the Plat thereof recorded July 3, 1906 as document 88055, in DuPage County, Illinois.

Parcel 2:

Lot 5 of Smith's Subdivision of Lot 1 of Block 13 of the Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said Smith's subdivision recorded November 6, 1891 as document 46950, in DuPage County, Illinois.

Parcel 3:

Lot 6 of Smith's Subdivision of Lot 1 of Block 13 of the Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said Smith's subdivision recorded November 6, 1891 as document 46950, in DuPage County, Illinois.

Commonly Known As: 418-424 N. Main Street, Glen Ellyn, Illinois 60137

P.I.N.s: 05-11-327-005;
05-11-327-016; and
05-11-327-026

4840-8824-6420, v. 1

	Village of Glen Ellyn		
	Real Estate Transfer Tax		
	022934		
	Sale \$	10.00	
	Tax \$	0	
Date	8-19-20	Initials	mu

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

) ss.

COUNTY OF DUPAGE)

DOCUMENT NO. _____

I, **Diane McGinley, not individually, but solely in her capacity as the President of the Village of Glen Ellyn, an Illinois municipal corporation**, being duly sworn on oath, state that my office is located at 535 Duane Street, Glen Ellyn, IL, 60137, and further state that:

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number below)
1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
 9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the

sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

AFFIANT further states that this affidavit is made for the purpose of inducing the Recorder of DuPage County, Illinois to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

VILLAGE OF GLEN ELLYN, an Illinois Municipal Corporation

[Signature], Attorney in Fact
Name: Diane McGinley, Village President

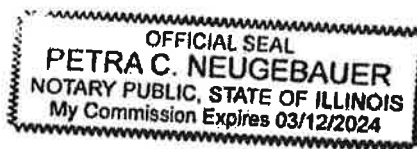
ATTEST:

[Signature], Attorney in Fact
John Chereskin, Village Clerk

Subscribed and sworn to before me this 25th day of August, 2020.

Petra C. Neugebauer
Notary Public

4810-8204-3298, v. 1



3056
CCH 2003021LD DC
SPECIAL WARRANTY DEED

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
08/27/2020 02:18 PM
RHSP

This instrument prepared by
and after recording return to:
Kenneth H. Brown
Strauss Malk & Feder LLP
135 Revere Drive
Northbrook, IL 60062

DOCUMENT # R2020-095706

SPECIAL WARRANTY DEED

Grantor, 400 Main LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, APEX 400 LLC, a Delaware limited liability company ("Grantee"), and whose mailing address is 1111 E. Touhy Suite 230, Des Plaines, Illinois 60018 the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign and deliver to Grantee that parcel of real estate legally described on the attached **Exhibit A** ("Property").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the tenements, hereditaments and appurtenances thereto belonging unto Grantee, its successors and assigns and Grantor hereby agrees to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming the same, by, through or under Grantor, but not otherwise.

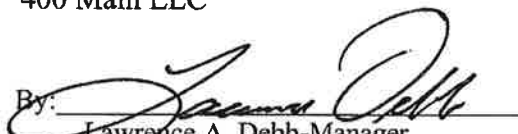
Commonly known as: 400 N. Main Street, Glen Ellyn, Illinois, 60137

Property Index Number: 05-11-327-023

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of August 11, 2020.

GRANTOR:

400 Main LLC

By: 
Lawrence A. Debb-Manager

{5303/00004/00706642.DOCX/ }

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

	Village of Glen Ellyn Real Estate Transfer Tax 022932
Sale \$	<u>0</u>
Tax \$	<u>0</u>
Date	<u>8-19-20</u> Initials <u>TMA</u>

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lawrence A. Debb personally known to me to be a manager of 400 Main LLC ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such manager, he signed and delivered the said instrument pursuant to authority given to him as manager of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal as of August 11, 2020.



Maria T Fitzgerald
Notary Public

My Commission Expires: 6-14-21

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS AN EXEMPT TRANSACTION UNDER THE PROVISION OF PARAGRAPH (e), 35 ILCS 200/31-45 OF THE REAL ESTATE TRANSFER TAX ACT.

Lawrence A. Debb
Representative

August 11, 2020
Date

Send Subsequent
Tax Bills to:

APEX 400 LLC
1111 E. Touhy, Suite 230
Des Plaines, IL 60018

OFFICE OF THE RECORDER
DuPage County, Illinois

FRED BUCHOLZ
RECORDER

421 N. COUNTY FARM ROAD
P.O. BOX 936
WHEATON, ILLINOIS 60187
(630)407-5400



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

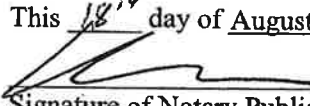
Lawrence A. Debb manager of 400 Main LLC, being duly sworn on oath, states that
affiant resides at 1111 E. Touhy, Suite 230 Des Plaines, IL 60018. And further states that:
(please check the appropriate box)

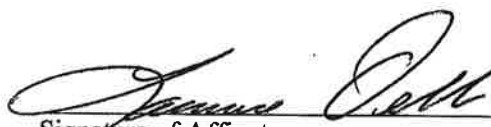
- A. ☒ That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. ☐ That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number below)
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance or parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

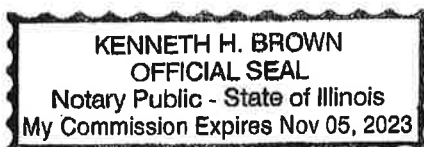
AFFIANT further states that he makes this affidavit for the purpose of inducing the County Recorder of DuPage County, Illinois to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 18th day of August, 2020.


Signature of Notary Public


Signature of Affiant



Revised 1/3/2019

OWNERSHIP BY A CORPORATION

Date: _____

Address: **400 and 424 N. Main Street, Glen Ellyn, IL**

Legal Description:

Main Street Parking Lot
418-424 N. MAIN STREET:

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1986 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 95-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 95-11-327-005; and

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% STOCK)

Name: Larry Debb	Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018	% 25
Name: John Kosich	Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018	% 25
Name: Ryan Maas	Address: 101 Church Street, Suite 17, Los Gatos, CA 95030	% 50
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: _____	% _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Sam Vlahos, and I hold the position of Owner for Fullers Bar c/o TBD LLC ("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: Sam Vlahos

Title: Owner

Applicant's Name: Sam Vlahos

Subscribed and sworn to me this

22 day of December, 2020

Maria Fitzgerald
Notary Public



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.

12/10/2020

Sam Vlahos



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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

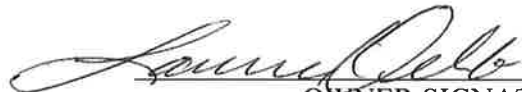
AFFIDAVIT OF AUTHORIZATION

I, **Larry Debb of 400 Main, LLC** owner of the property described as:

Main Street Parking Lot
 418-424 N. MAIN STREET:
 PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
 P.I.N.: 05-11-327-026; and
 PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
 P.I.N.: 05-11-327-005; and
 PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.
 P.I.N.: 05-11-327-016
 400 N. MAIN STREET
 LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.
 P.I.N.:05-11-327-023

verify that **Mr. Sam Vlahos**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


 OWNER SIGNATURE

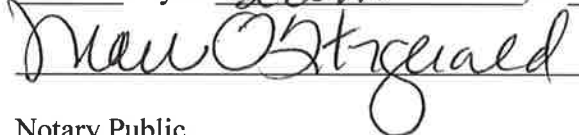
Larry Debb

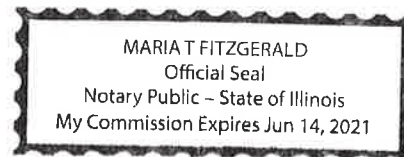
PRINT OWNER NAME

12/10/2020

DATE

Subscribed and sworn to before me this

10 day of December, 2020

 Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **HVAC work on the roof of Apex 400.**
- II. OWNER:
- A. Owner of Property: **400 Main, LLC**
- B. Owner's Address: **1111 E. Touhy Ave., Suite 230, DesPlaines, IL 60018**
- C. Owner's Home Phone Number: **630-776-3322** Fax: **847-699-2156**
- D. Owner's Work Phone Number: **847-699-2152**
- E. Owner's E-mail: **jkosich@ctkcp.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: **Sam Vlahos**
- B. Petitioner's Address: **1S. 436 Lewis Avenue, Lombard, Illinois 60148**
- C. Petitioner's Home Phone Number: **N/A**
- D. Petitioner's Work Number: **630-870-8955**
- E. Petitioner's E-mail: **sam@fullerhousebar.com**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **400 Main Street**
- B. Acreage of Parcel: **67,483 sq. ft.**
- C. Permanent Index Number(s): **05-11-327-026, 05-11-327-005, 05-11-327-016, and 05-11-327-023**
- 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 Community 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 Community 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 Community 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 Community 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 Community Development Director for a refund of his or her remaining escrow balance. The Community 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.

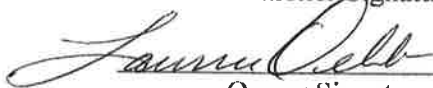
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval 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 Signature



Owner Signature

Date: 12-20-20

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

GSP Development

1111 E. Touhy Ave
Suite 230
Des Plaines, IL 60018
P: 847-699-2160
www.gspdevelopment.com

December 1, 2020

Staci Springer, AICP
Director
Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137

Re: Narrative Statement

Dear Staci:

400 Main, LLC as owner and Sam Vlahos as applicant are requesting an amendment to ordinance No. 6690 and the final PUD plans to allow the owner to place HVAC equipment on the roof of the building. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for the properly screened HVAC equipment to extend 3'6" above the parapet or 6'6" above the roof line. The RTU's, exhausts and fan assembly were included to be on the roof in the initial submittals, however the height was not determined at that time because the final HVAC engineering drawings were not completed and we did not know what our tenant base would be on the first floor. During the permit review process, the village determined that these units exceeded the height limitations and therefore they were relocated to the parking garage. This area was reserved for HVAC units for the retail area. Therefore, in order to provide proper HVAC for the specific restaurant use, we are required to install the HVAC units back to the roof location and use the garage area for restaurant HVAC locations. Now that we have a restaurant tenant for a portion of the retail space, it has been determined by engineering that the exhaust fans for the black iron ducts will also require a height variance. None of this equipment will be visible from the street level.

Thank you in advance for your assistance in this matter and we look forward to completing the PUD amendment process as soon as possible.

Sincerely,

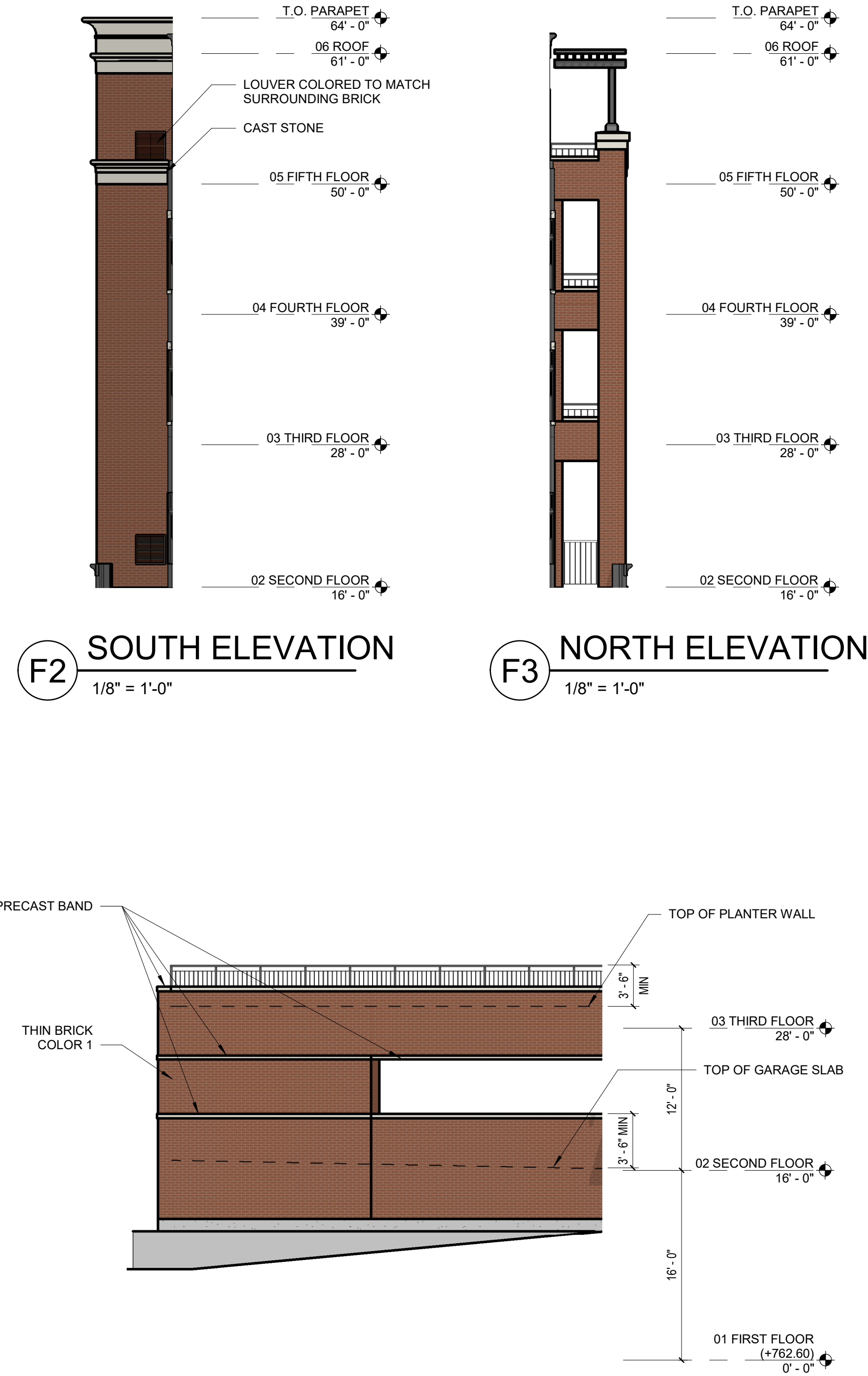


Lawrence Debb
Principal

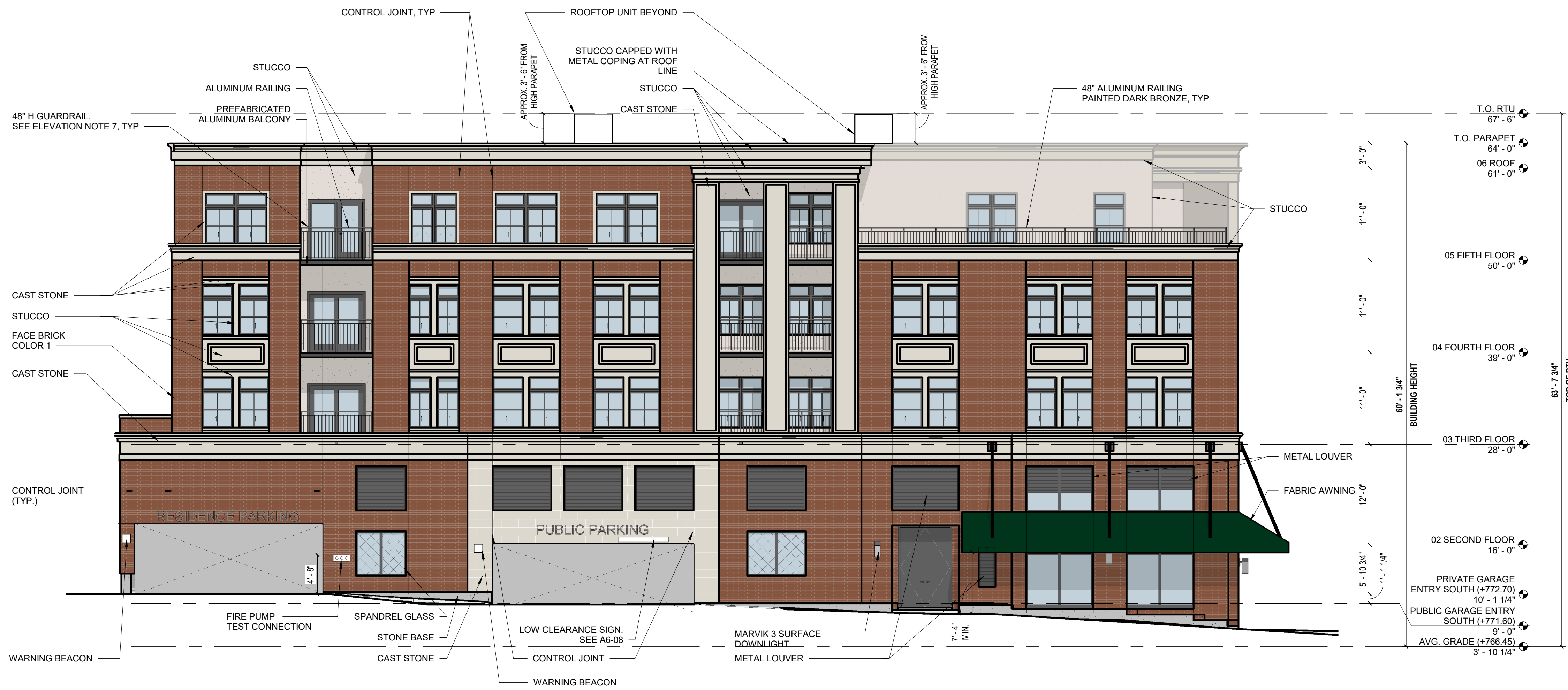
cc: John Kosich

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BM 980/Gen Elym 18024 - APEX 400 - Gen Elym.rvt
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C2 SOUTH ELEVATION
1/8" = 1'-0"



C4 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

- KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
- REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.
- REFER TO WALL SECTIONS FOR ADDITIONAL DIMENSIONS AND NOTES.
- REFER TO SCHEDULES FOR INFORMATION ON OPENINGS AND REQUIREMENT FOR SAFETY GLAZING.
- BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHINGS SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
- PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING FOR EXTERIOR WALL MATERIAL UTILIZED.
- ALUMINUM GUARDRAIL: DESIGN TO RESIST SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST REQUIREMENTS PER 2009 IBC.

KEYNOTES

GLAZING TYPES

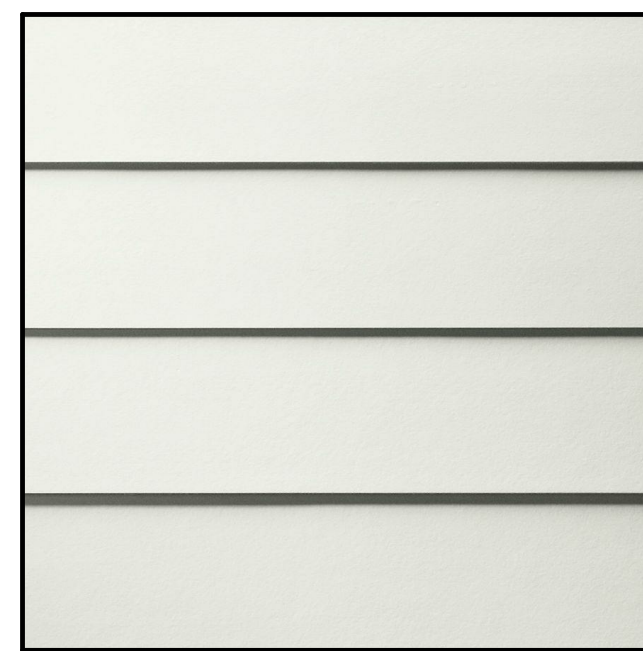
NOTE: ALL GLASS TO BE GL-1 UNLESS NOTED OTHERWISE

- | | |
|--|----------------------------|
| | GL-1 GLAZING TYPE 1 |
| | GL-2 SPANDREL GLASS TYPE 1 |

LEGEND

- | | |
|--|---|
| | FACE BRICK - COLOR 01
MFR: ENDICOTT
COL: MEDIUM IRONSPOT 46
FIN: SMOOTH MODULAR |
| | FACE BRICK - COLOR 02
MFR: SIOUX CITY
COL: DUNKER GRAY
FIN: SMOOTH |
| | THIN BRICK - COLOR 01
MFR: ENDICOTT
COL: MEDIUM IRONSPOT 46
FIN: SMOOTH MODULAR |
| | FIBER CEMENT PANEL - COLOR 01
MFR: HARDEPLANK
COL: COUNTRYLANE RED
FIN: SMOOTH |
| | FIBER CEMENT PANEL - COLOR 02
MFR: HARDEPLANK
COL: COBBLE STONE
FIN: SMOOTH |
| | STUCCO
MFR: STO
COL: BEIGE
FIN: LIMESTONE |
| | CAST STONE
MFR: ARRICRAFT
COL: RENAISSANCE SAND BLASTED WHITE |
| | STONE BASE
MFR: ARRICRAFT
COL: SEPIA MEDIUM DRESSED VEINED |
| | AWNING FABRIC
MFR: SUNBRELLA
COL: FOREST GREEN |

FIBER CEMENT PANEL



FitzGerald

312 W. Lake St.
Chicago, Illinois 60601
1-312-563-1100
1-312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:

Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

HVAC PUD Amendment Review	12/21/20
HVAC PUD Amendment Review	12/11/20
P&D Review	11/24/20
RFI 107	11/17/20
14 Issued for Construction	10/05/20
10 Building Permit Correction	07/23/20
9 Building Permit Correction	06/24/20
P&D Review	04/23/20
7 Building Permit Correction	04/20/20
6 Building Permit Correction	03/23/20
5 Building Permit Correction	02/28/20
4 Building Permit Correction	01/10/20
Issued for Building Permit	11/22/19
1 Foundation Permit R1	08/14/19
Design Development	05/13/19
Foundation Permit	05/02/19

DESCRIPTION DATE



WBBP

EXTERIOR
ELEVATIONS

A2-01

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ROOF NOTES

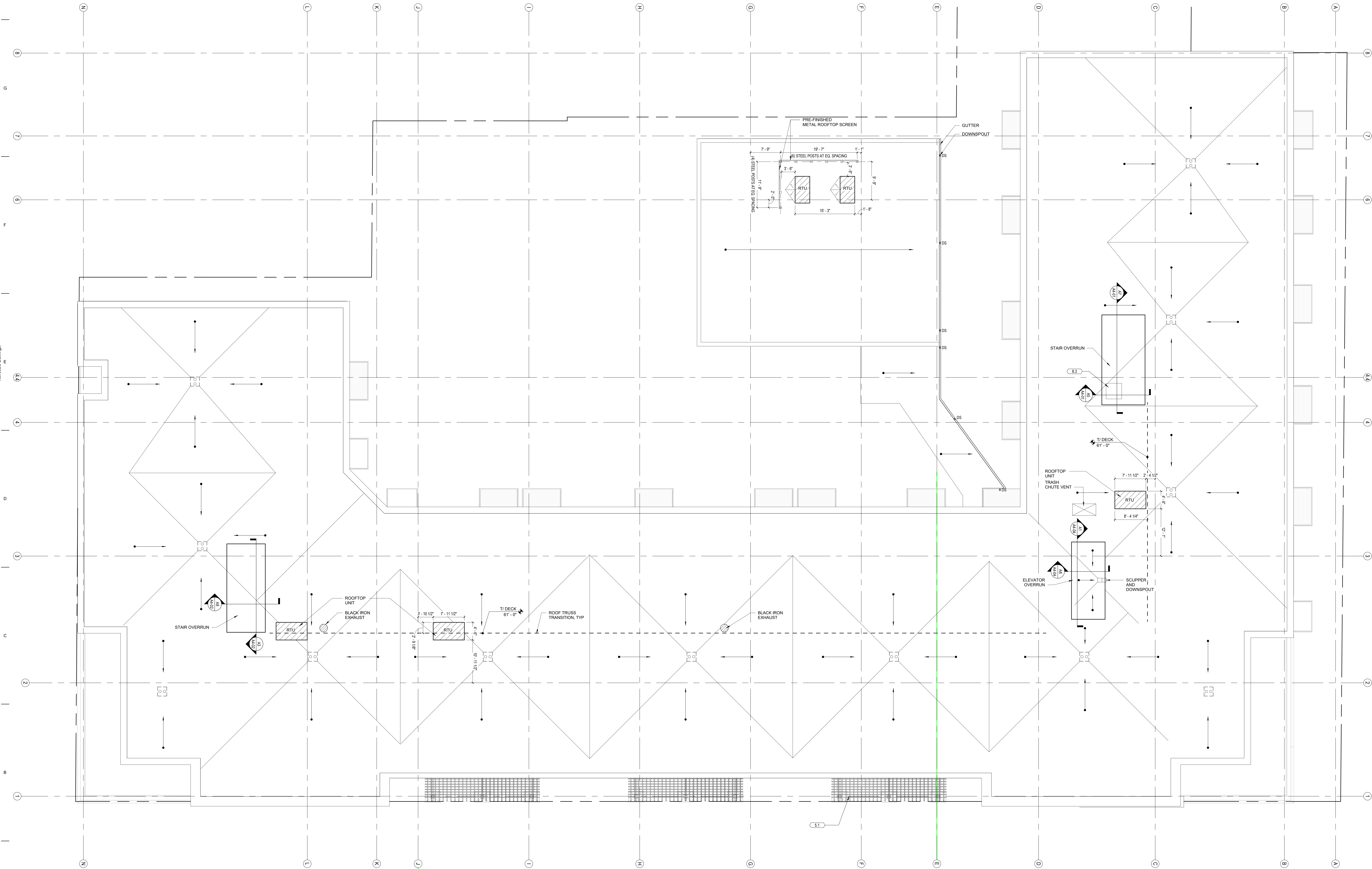
1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

KEYNOTES

5.1 METAL TRELLIS
8.3 ROOF HATCH

LEGEND

1/4" = 12"
ROOF SLOPE
ROOF DRAIN
ROOF DRAIN WITH OVERFLOW DRAIN



A1 ROOF PLAN
1/8" = 1'-0"



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CONSULTANT:

18024

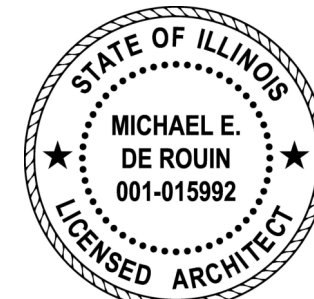
APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

HVAC PUD Amendment	12/21/20
Review	
HVAC PUD Amendment	12/11/20
Review	
14 Issued for Construction	10/05/20
10 Building Permit	07/23/20
Correction	
9 Building Permit	06/24/20
Correction	
Issued for Construction	05/22/20
6 Building Permit	03/23/20
Correction	
4 Building Permit	01/10/20
Correction	
Issued for Building Permit	11/22/19
Design Development	05/13/19

#	DESCRIPTION	DATE
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Michael E. DeRoun

ROOF PLAN

A1-06

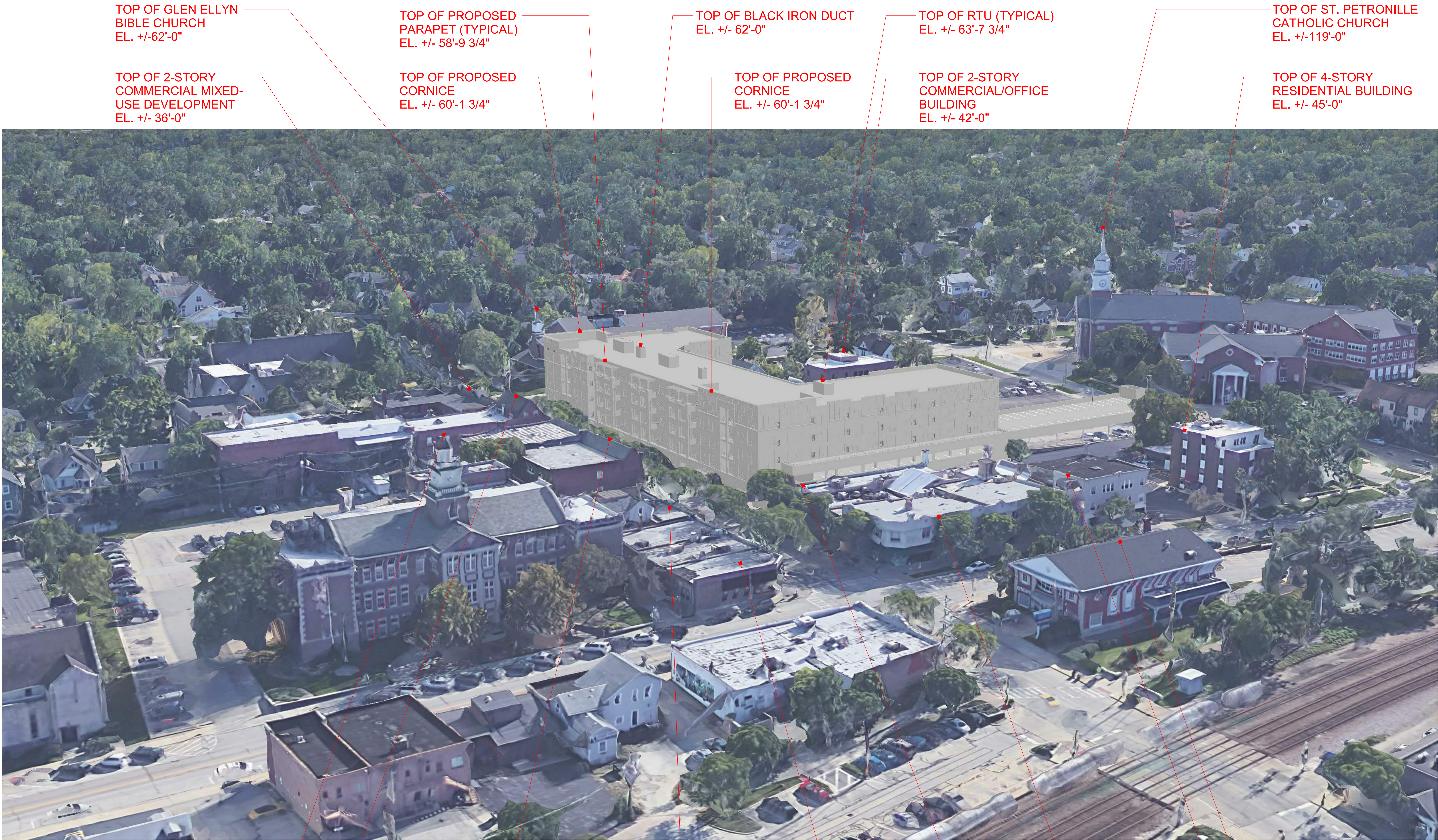
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BM 3860/Glen Ellyn 18024 - APEX 400 - Glen Ellyn, IL

12/1/2020 5:27:48 PM

3D ILLUSTRATION: APPROXIMATE BUILDING HEIGHT** OF SURROUNDING BUILDINGS

** NOTE: CONTEXT BUILDING HEIGHTS ARE APPROXIMATE BASED ON GOOGLE EARTH
IMAGE OF BUILDING IS NOT UP-TO-DATE. SEE BUILDING ELEVATIONS FOR APPROVED DESIGN.



CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

HVAC PUD
Amendment Review 12/21/20
HVAC PUD
Amendment Review 12/11/20

DESCRIPTION DATE



SITE CONTEXT -
AERIAL

PDR-15

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1 STREET ELEVATION



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F 312-563-1919

CONSULTANT:

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APEX 400

400 Main Street

CLIENT:

Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd.
Des Plaines, IL 60018

HVAC PUD
Amendment Review 12/21/20
HVAC PUD
Amendment Review 12/11/20

#	DESCRIPTION	DATE
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Michael E. De Rouin

MAIN STREET
ELEVATIONS
STUDY

PDR-17

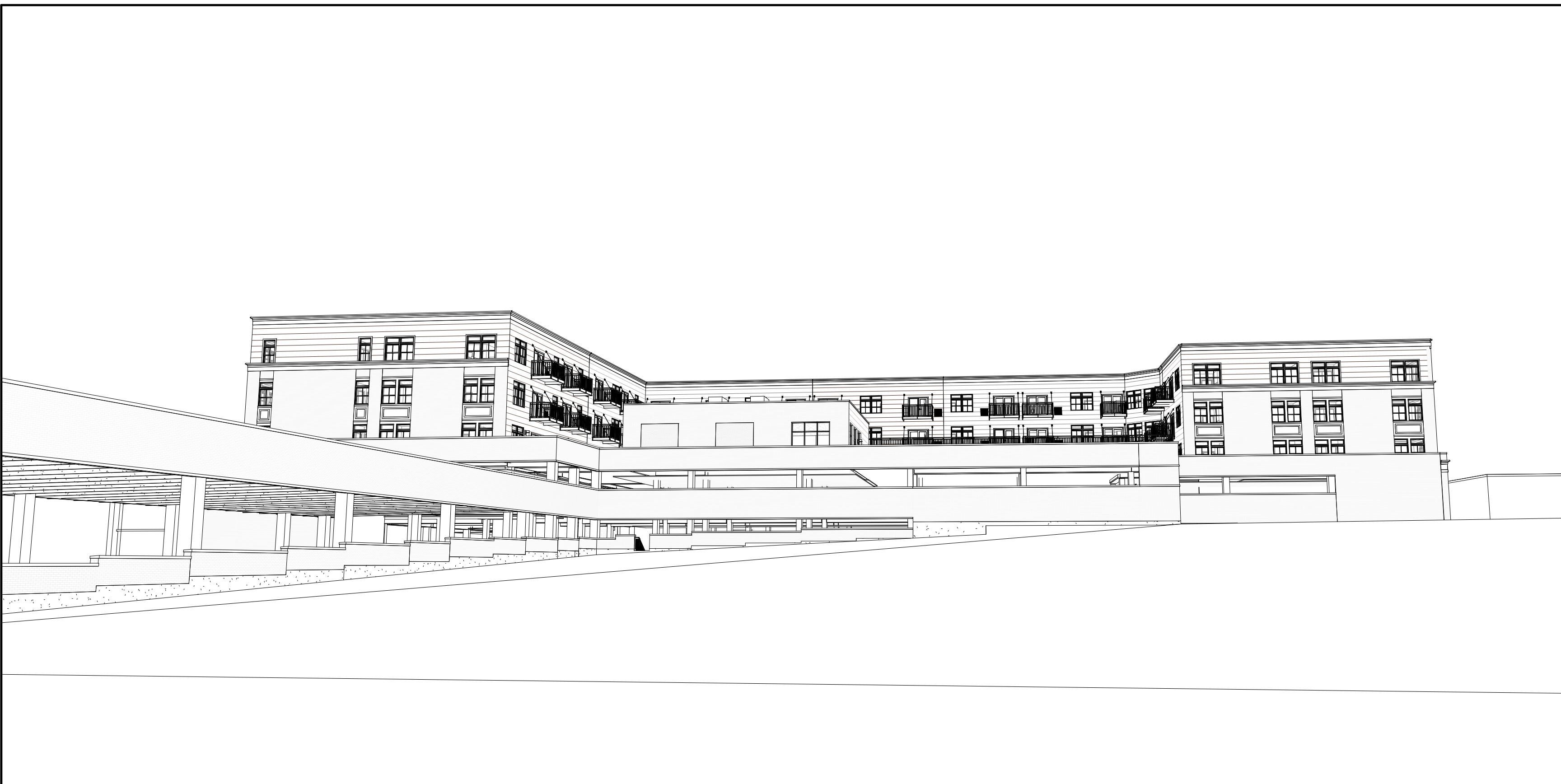
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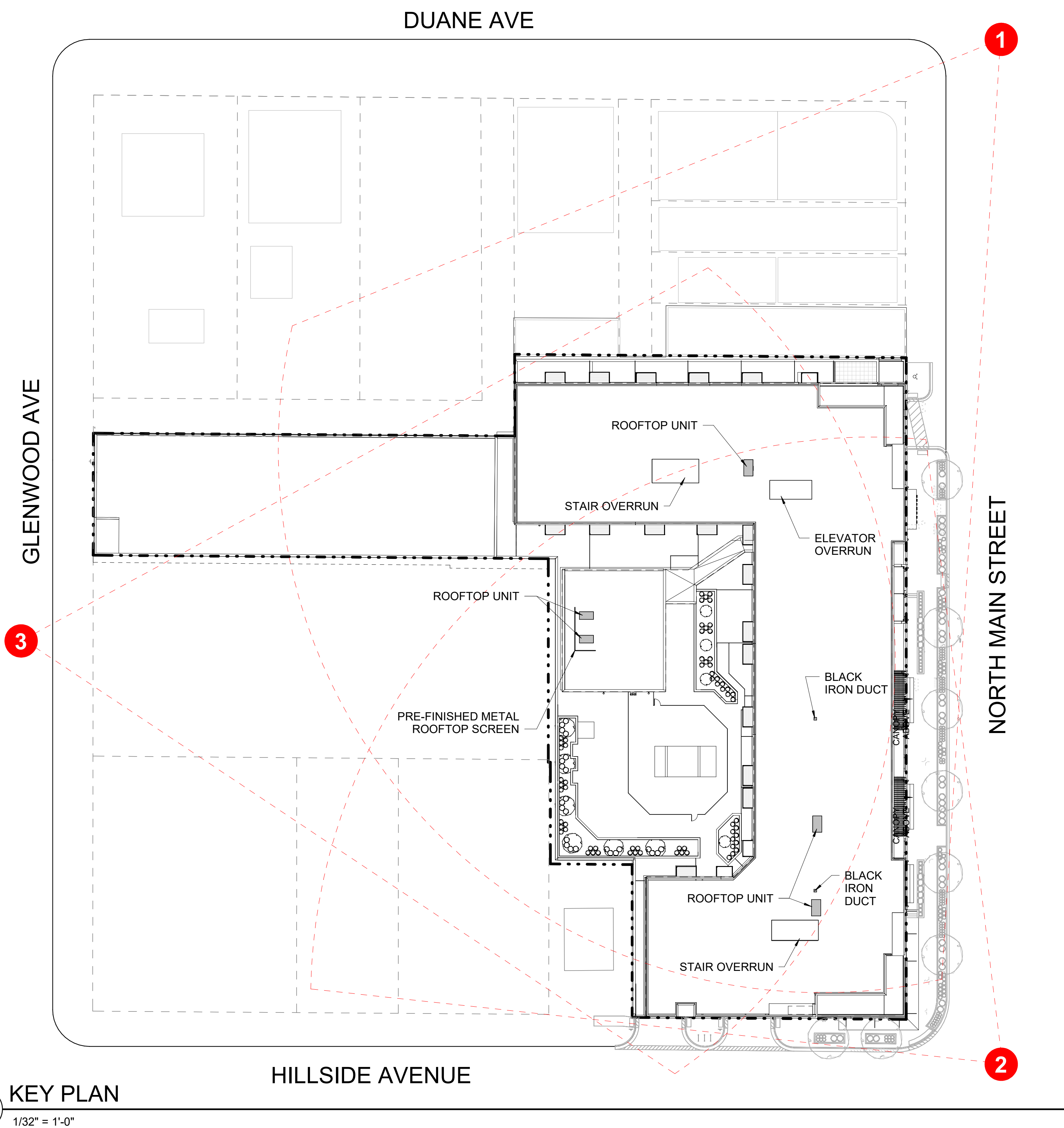
1 STREET VIEW - N MAIN ST AND DUANE ST
SEE KEY PLAN FOR LOCATION



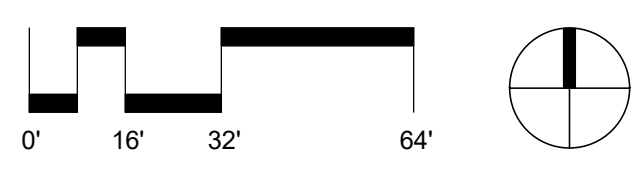
2 STREET VIEW - N MAIN ST AND HILLSIDE AVE
SEE KEY PLAN FOR LOCATION



3 STREET VIEW - GLENWOOD AVE
SEE KEY PLAN FOR LOCATION



4 KEY PLAN
1/32" = 1'-0"



Michael E. DeRouin



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

Meeting 2/22/2021 7:00 PM
Department: Police
Department Head: Phil Norton
Category: Purchase
Prepared By: Kurt Vavra

AGENDA ITEM (ID
2021-904)

DOC ID: 2021-904

Approve the Purchase of the DJI Matrice 300 RTK Drone and Accessories from Aerial Innovations of Elburn, IL in an Amount Not-to-Exceed \$30,447, to be Expensed to the Forfeiture Fund (Police Chief Norton)

Statement of the Issue:

The Glen Ellyn Police Department responds to numerous incidents that can be challenging and require extensive personnel resources. Today, technology has afforded public safety agencies the opportunity to be more effective and to optimize their limited resources through the implementation of a DRONE program (UAS - Unmanned Aerial System).

Analysis:

BACKGROUND:

The Glen Ellyn Police Department responds to numerous incidents that can be challenging and extensive. Public safety personnel resources are costly and limited. 21st Century Technology has now offered a solution for some of these challenges. Technology has offered public safety agencies the opportunity to be more effective and to efficiently utilize already limited resources. The Department has identified an opportunity to improve police services provided to the Village, specifically but not limited to the following incidents; search and rescue, traffic collision reconstruction, crime scene inspection, surveillance, crowd monitoring, location of fleeing vehicles, and location of evidence and suspects not visible from the ground.

One of the tools being successfully used by public safety agencies throughout the United States are Unmanned Aerial Systems (UAS). The Glen Ellyn Police Department has had several incidents where having the immediate access to a UAS with public safety level cameras and equipment would have greatly assisted officers. The work that was conducted by our personnel was made more difficult and time intensive because the department lacked the search capabilities that drone equipment would have brought to the table.

ANALYSIS:

The market includes a wide range of UAS manufacturers. The Department has identified DJI

Innovations as the most reputable manufacturer for public safety UASs. After speaking to multiple surrounding law enforcement agencies, DJI Innovations was highly recommended due to the quality products that they offer. They are also known for their commitment to keeping confidential data safe against security breaches. Departments have reported that using DJI Innovations UAS has increased the ability to provide police services. All the provided feedback was positive.

The need of the Department includes a UAS which offers several capabilities such as:

- The ability to survey the immediate and surrounding search area in minutes compared to hours
- Infrared Thermal Technology which aids in locating a missing or suicidal person at night
- Laser Rangefinder which can provide immediate GPS coordinates for locating subject(s)
- High quality zoom capability; which can help identify and follow moving subjects like people or vehicles with steady tracking
- Being able to provide a 360-degree high vantage point in minutes
- Can take several photos, video and data from above ground; which could help clear incidents more effectively
- Assess the area at a safe distance, mitigating risks and keeping civilians and officers safe
- Flight time; in order to complete flight missions without any interruptions
- Flight documentation for public transparency; all flights are video recorded and all flights are logged for future viewing
- Integrated health management system; which displays the current status of all systems for optimum performance

The intended purpose for this UAS is to remain in accordance with the Illinois Freedom from Drone Surveillance Act (725 ILCS 167/).

Based on staff research, the DJI Matrice 300 RTK with the H20T camera is recommended to best serve the needs of the department. The Matrice 300 RTK has a maximum flight time of 55 minutes. It can be used in all weather conditions and temperatures ranging from -4 degrees Fahrenheit to 122 degrees Fahrenheit. The UAS is equipped with 6 directional sensors to help with anti-collision. This UAS comes with an attachable device, the Zenmuse H20T, which has three cameras (20 MP Zoom Camera, 12 MP Wide Camera and 640X512 px Radiometric Thermal Camera) and a Laser RangeFinder (LRF). The LRF can pinpoint an object and provide immediate coordinates. This UAS also offers an attachable spotlight (DJI Wingsland Z15) which produces 10,200 lumens enough to illuminate the area at night or low light conditions that can be purchased at a later time. This DJI Matrice 300 RTK can be deployed within a trunk of a vehicle. Staff contacted multiple Illinois Police Departments who had purchased the DJI Matrice series and they all provided positive feedback.

No other model is comparable to the Matrice 300 RTK, due to the durability and commercial grade equipment that it offers. No model can perform as well as the Matrice 300 RTK in crucial weather conditions such as heavy rain and freezing temperatures. Matrice 300 RTK is the first drone that offers modern aviation features that enhances airspace safety and anti-collision beacon

for increased visibility.

The FAA (Federal Aviation Administration) has provided the Department with equipment requirements for the UAS. The UAS needs to be registered through the FAA (Currently a \$5 fee every three years). The UAS can only be operated with the presence of a UAS pilot who is Part 107 certified (Currently \$150 every two years). Following the requirements, the Department intends for the UAS and Pilots to meet FAA requirements prior to deployment.

DEALERS:

Staff received quotes from three interested dealers:

Aerial Influence, Elburn, IL (Recommended)

UAS (DJI Matrice 300 RTK) \$13,699

Zenmuse H20T SP Plus w/zoom, wide and thermal camera \$11,799

M300-TB60 Flight Battery (qty 2) \$1,400

M300-WB37 Controller Battery (qty 1) \$59

Phantom 4 Pro V2 Plus w/iPad Mini \$1,918

TOTAL \$28,875

Aerial Influence does offer initial training on the unit. The training they provide can be conducted on-site, in that the trainers would come to the department to train UAS operators. The UAS operators would then be responsible for training remaining members on the use of the UAS. The training that Aerial Influence offers is currently complimentary.

Drone Up, Online Dealer

UAS (DJI Matrice 300 RTK) \$14,598

Zenmuse H20T SP Plus w/zoom, wide and thermal camera \$11,799

M300-TB60 Flight Battery (qty 2) \$1,400

M300-WB37 Controller Battery (qty 1) \$59

Phantom 4 Pro V2 Plus w/iPad Mini \$1,998

TOTAL \$29,854

Drone Up is an online dealer only. They do not provide any complimentary training.

DSLR, Online Dealer

UAS (DJI Matrice 300 RTK) \$12,148

Zenmuse H20T SP Plus w/zoom, wide and thermal camera \$11,209

M300-TB60 Flight Battery (qty 2) \$1,400

M300-WB37 Controller Battery (qty 1) \$59

Phantom 4 Pro V2 Plus w/iPad Mini \$3,096

TOTAL \$27,912

DSLR is an online dealer only. They do not provide any complimentary training. DSLR offers training onsite for an additional cost.

ADDITIONAL COSTS:

Staff reached out to the Village Finance Department who provided information on insuring the UAS. The Village insurance has the capability to insure the UAS. The cost to insure the drone will depend on the coverage that is selected. The premium can range from \$1,469/year to \$3,067/year depending on the liability limits.

Staff reached out to the DuPage Airport, who offers the capability to train new UAS operators. The class they offer is 2-3 days long (12-14 hours total) and does not include the time to take the Part 107 test to be a certified UAS operator. They provide the training(classroom and hands-on) to prepare operators for the Part 107 test.

In the near future, staff recommends purchasing the Pix4D software, which is used to transform images into 3D digital evidence. This unique photogrammetric software is done by drone mapping and is primarily used for accident reconstruction. UAS provides the best solution when capturing evidence from a crash scene. Pix4D provides richer data that is captured, such as full 3-dimensional model reconstruction with millions of data points and retroactive measurement ability of any dimension – unlike the Total Station approach which requires useful point to be selected on scene. Pix4D also reduced elapsed time for data capture, by reducing road closures, avoiding secondary crashes and improving officer safety. The time taken to document crash investigation evidence has been reduced from 2-3 hours to only 15-20 minutes. The Matrice 300 RTK is not compatible with the Pix4D software so staff recommends purchasing a second drone; DJI Phantom Pro w/iPad Mini. The cost of the DJI Phantom Pro is included in the above estimates from the three dealers. This drone would be used primarily for accident reconstruction. DJI Phantom 4 Pro is not equipped with the same commercial grade equipment as the Matrice 300 RTK, such as a Radiometric Thermal Camera and a Zoom Camera, which does not make it an efficient drone for search and rescue incidents. The DJI Phantom 4 Pro is considered a photography drone which is needed to provide the final 3D model of a scene. It is possible to recreate a three dimensional color scene in which you can change your point of view to any location within the scene, whether or not the UAS actually captured any photos from that location. It becomes possible to answer questions such as “Would the traffic sign have been visible from this location?” or “Could a witness have had a clear view from where they were standing.” In court, such models produced by Pix4D should be much more persuasive than two dimensional line drawing or primitive animations. The software is a one-time purchase, which costs approximately \$4,990. Officers will need to be trained in using Pix4D. The departments that staff spoke to have reported that using Pix4D with the Phantom 4 Pro has increased the ability to provide police services. Departments have also had success in using Pix4D and all provided feedback that was positive.

The following is a breakdown of the additional cost associated with starting a UAS program:

FAA Drone Registration (every 3 years) \$5

FAA Part 107 Exam for Pilot (every 2 years) \$160

Drone Training Class \$875/Person

GLEIM (yearly fee) Recurrent FAA Knowledge Test (online) \$40

Pix4d (Perpetual License) \$4,990
Pix4d Software Training \$500/Person
Insurance (Insured through the Village of Glen Ellyn) Depending on Coverage
TOTAL \$6,470

Budget Impact:

The Police Department is seeking permission to purchase the below listed items in order to implement a drone program. Additional information is contained in the attached supporting documents.

Item Use Cost

DJI Matrice 300 RTK Drone Aerial Searches \$12,099
Zenmuse H20T camera Thermal Camera \$10,399
M300-TB60 Battery Drone Battery \$700
M300-WB37 Battery Controller battery \$59
DJI Phantom Drone 4 Pro Accident/Crime Scene Photography \$2,200
Pix4D Software Manages video and photo files \$4,990
FAA Drone Registration Licensing \$5 (every three years)
FAA Exam Pilot's license \$170 (every two years)
Training Class \$840
FAA Test \$40
Insurance \$1,469-\$3,067 (varies based on selected coverage)
Estimated Total - \$34,569

It should be noted the accident reconstruction equipment currently owned by the Police Department is no longer supported due to the manufacturer being out of business. The equipment is obsolete and considered outdated technology compared to the use of drones. The purchase of the DJU Phantom Drone 4 pro is approximately 25% less than purchasing replacement equipment and software for accident reconstructions. The use of drones for accident investigations also greatly reduces the amount of time roadways are shut down.

Overall, implementing a drone program increases operational efficiencies and speed in some of the services we provide along with enhancing officer safety. If approved, the aforementioned expenses will be paid using seized funds, not General Fund dollars.

Action Requested:

Approve the purchase of the DJI Matrice 300 RTK drone and accessories from Aerial Innovations of Elburn, IL in an amount not-to-exceed \$30,447, to be expensed to the Forfeiture Fund.

Attachments:

1. Drone Quotes

AERIAL INFLUENCE™**ESTIMATE**

Aerial Influence LLC

40W020 Hughes Road

Elburn, IL 60119

United States

Tax ID: 81-1197808

Phone: +1 312-278-7232

contact@aerialinfluence.com

www.aerialinfluence.com

Mobile: 312-882-6524

Estimate #: 0203

Estimate date: Sep 8, 2020

Bill To:

Ship To:

ocasarez@glenellyn.org

Description	Quantity	Price	Amount
MATRICE 300 RTK (NA) Combo (SP Plus) In the Box: Aircraft Body*1 DJI Smart Controller Enterprise *1 USB Charger *1 USB-C Cable *1 TB60 Intelligent Flight Battery *2 WB37 Intelligent Battery *1 2110 Propeller (CW) *2 2110 Propeller (CCW) *2 Landing Gear *2 Spare Stick Cover (pair) *1 Spare Propeller Holder *2 Spare Gimbal Damper *4 USB Cable (with Double A Ports) *1 Vision System Calibration Plate *1 Carrying Case *1 Smart Controller Lanyard *1 Rubber Port Cover (Set) *1 Screws and Tools BS60 Intelligent Battery Station *1	1	\$13,699.00	\$13,699.00
Zenmuse H20T SP Plus Thermal camera and Color zoom camera	1	\$11,799.00	\$11,799.00
M300 Dual Gimbal Connector MATRICE 300 SERIES-PART10-Dual Gimbal Connector	1	\$250.00	\$250.00
Gimbal Spotlight wingsland Z15 gimbal Spotlight (Z15)	1	\$2,500.00	\$2,500.00
M300 battery MATRICE 300 SERIES-PART08-TB60 Intelligent Flight Battery	6	\$700.00	\$4,200.00
WB37 Intelligent Battery for M300 Smart Controller, CrystalSky and Cendence Battery for M300 Smart Controller, CrystalSky Monitor, Cendence Remote, P4 RTK base station and P4 RTK R/C	1	\$59.00	\$59.00
		Subtotal	\$32,507.00
		Total	\$32,507.00

Attachments

ai_TermsConditions.pdf

Notes

Please contact us with any questions or comments.

Thank you,

The Aerial Influence Team

Terms and Conditions

Terms and Conditions attached.

AERIAL INFLUENCE

INVOICE

Invoice #: 002096
Invoice Date: Nov 24, 2020
Due date: Nov 24, 2020

Aerial Influence LLC

40W020 Hughes Road
Elburn, IL 60119
United States

Tax ID: 81-1197808

Phone: 312-278-7232
contact@aerialinfluence.com
www.aerialinfluence.com
Mobile: 312-882-6524

Amount due:
\$1,519.00



Scan. Pay. Go

Bill To:

ocasarez@glenellyn.org

Description	Quantity	Price	Amount
Phantom 4 Pro V2 Plus (consumer) Comes with advanced controller with screen built in.	1	\$1,519.00	\$1,519.00
		Subtotal	\$1,519.00
		Total	\$1,519.00 USD

Attachments ai_TermsConditions.pdf

Notes

Please contact us with any questions or comments.
Thank you,
The Aerial Influence Team

Terms and Conditions

Terms and Conditions attached.



FROM
Austin Walker
DroneUp
160 Newtown Road
Suite 302
Virginia Beach, VA 23462
www.droneup.com

PHONE
757-337-2125

FOR
Glen Ellyn Police Department

TO
Omar Casarez

EMAIL
ocasarez@glenellyn.org

QUOTE NUMBER
1496

DATE
November 25, 2020

VALID UNTIL
December 18, 2020 at 11:10AM

Drone Equipment Invoice, M300 RTK, Phantom 4 Pro+ V2.0, Accessories

Thank you for Contacting DroneUp.

Below are the specific items we will perform and deliver per your request. Please review at your earliest convenience. If you have any questions, please let us know and we will respond promptly. Otherwise, please indicate your acceptance below. Thank you! We look forward to working with you.

About DroneUp

DroneUp is the leading complete drone services provider, transforming businesses and government organizations with drone technology solutions. DroneUp's diverse suite of products includes flight services, data analysis, drone program development, regulatory consulting, training, equipment, and Part 107 drone delivery. Recognized as a UAS industry pioneer with patented mobile app technology and a commitment to research and development, DroneUp further fuels invention and application across private and public sectors. With our people, services, and innovative solutions, DroneUp delivers on operational challenges with efficiency, reliability, and safety. For more information: <https://www.droneup.com>.

Airspace Safety

DroneUp is committed to helping the FAA improve sUAS flight safety through ever-evolving course materials, updated examinations, and safe training missions. We educate ourselves and our pilots. We will always strive to ensure that our mission aligns with, and promotes, the desired outcomes of the FAA, public safety personnel, and the unmanned systems community.

We believe drone pilot organizations have an opportunity and perhaps even an obligation to regulate ourselves with policies, procedures, and certifications that support the FAA's drone regulations. Through camaraderie and group accountability, we will continue to meet our commitments to our community and to other organizations we support.

Target Site Name

Glen Ellyn Police Department

Target Site Address

Please provide me with the shipping address.

Phantom 4 Pro V2.0

The new Phantom 4 Pro V2.0 features an OcuSync HD transmission system, which supports automatic dual-frequency band switching and connects to DJI Gogglesw wirelessly. Like The Phantom 4 Pro and Advanced, the Phantom 4 Pro V2.0 is equipped with a 1-inch 20-megapixel sensor capable of shooting 4K/60fps video and Burst Mode stills at 14 fps. Plus, its flight autonomy system includes dual rear vision sensors and infrared sensing systems for a total of 5 directions of obstacle sensing and 4 directions of obstacle avoidance.



1,599.00
x 1
1,599.00

☒ **iPad Mini 64gb Wi-Fi + Cellular**



529.00
x 1
529.00

☐ **iPad Mini 64gb Wi-Fi ONLY**



399.00
x 1
399.00
Not selected

Matrice 300 RTK with Shield Protection Plus

The new DJI Matrice 300 RTK is DJI's latest commercial drone system that draws inspiration from modern state-of-the-art aerial systems. With up to 55 minutes of flight time, intelligent AI capabilities, six directional sensing and positioning systems, the DJI Matrice 300 RTK raises the bar by pairing high performance with intelligence and reliability.



13,098.00
x 1
13,098.00

Matrice 300 Series Smart Controller

1,250.00
x 1

1,250.00

Pilot your Matrice and its gimbal camera with this Smart Controller Enterprise for Matrice 300 RTK from DJI. Compatible with the Matrice 300 RTK drone, this controller utilizes OcuSync technology to transmit instructions from up to 9.32 miles away. It can also receive and display drone camera footage on a built-in 5.5" FHD (1920 x 1080) display. The controls provide twin sticks and buttons to operate an array of functions, such as RTH, flight pause, and flight mode selection.



Zenmuse H20T with Shield Protection Plus

11,799.00
x 1

11,799.00

An integrated laser rangefinder (LRF) measures the distance to an object at up to 1200 m away. A powerful, integrated payload that unleashes advanced intelligent capabilities for DJI's industrial drone platforms. Multi-sensor payloads that bring a whole new meaning to mission efficiency. The unique intelligence and integrated design provide unprecedented aerial imaging capabilities for a range of commercial drone applications.

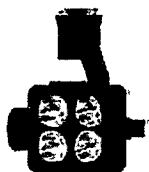


Wingsland Z15 Gimbal Spotlight

2,500.00
x 1

2,500.00

The Z15 spotlight operates close to a 500' maximum range, and its four LEDs with a 10,200-lumen brightness can light up an approximate area of 6000' from an altitude of up to 400'. It features a built-in air-cooling system and a safety protection system that protects the light when it reaches 194°F. The spotlight can run in three different modes to match your environment and situation: Always On, Flashing, and SOS. Use the Z15 to light the way in fire safety, search and rescue, law enforcement, and infrastructure maintenance applications.



Matrice 300 Dual Gimbal Connector

250.00
x 1

250.00

Mount dual payloads on the underside of your DJI Matrice 300 RTK. Compatible payloads consist of the Zenmuse H20, H20T, XT2, Z30 and other third party official DJI PSDK payloads.



TB60 Intelligent Flight Battery

The DJI Matrice 300 TB60 Intelligent Flight Battery is a high-capacity battery at 5935 mAh which can provide up to 55 minutes of flight time on the DJI Matrice 300 RTK (with no payload). This flight battery is a hot-swappable battery which allows pilots and operators to change batteries without powering off the aircraft, which yield critical time saved during time sensitive operations.



700.00
x 6
4,200.00

Matrice 300 Series BS60 Battery Station

Charge all your batteries with this BS60 Intelligent Battery Station for Matrice 300 RTK from DJI. This hard-shell case can charge and protect up to eight TB60 flight batteries and up to four WB37 remote batteries with its 12 battery ports. Batteries are intelligently charged via a dual-volt AC plug and built-in circuitry that determines which batteries have the most power. For the top two TB60 and top WB37 battery, the BS60 will charge them first, ensuring you get airborne as soon as possible. Built-in wheels and a telescoping handle let you transport this battery charging station easily to where it's needed most.



1,200.00
x 1
1,200.00

WB37 Intelligent Flight Battery for M300 Smart Controller

The 4920mAh intelligent battery is suitable for CrystalSky monitor and Cendence remote controller. This 2s 4920mAh battery has excellent discharge performance at low temperatures and charges quickly. One battery offers four to five hours of operating time for a 7.85" CrystalSky monitor, five to six hours for a 5.5" CrystalSky monitor, and four hours for a Cendence remote controller.



59.00
x 1
59.00

Options selected
Total including tax

1 of 2
\$36,484.00

Our Commitment to Quality Is Uncompromising: 100% Guaranteed



DSLR *Pros*™

MATRICE 300 RTK Public Safety Aerial Kit

Prepared by:

Derek Wheeler

DSLRPros.com

sales@dslrpros.com

Prepared for:

Omar Casarez

Glen Ellyn Police Department

Date Created: Sep 18, 2020

Quote ID: DGJJA-YFYT7-EA59Y-YG6LT

MATRICE 300 RTK Public Safety Aerial Kit

Name	Price	QTY	Subtotal
ESSENTIAL KIT			
DJI Matrice 300 RTK Drone (Combo)	\$11,349.00	1	\$11,349.00
1x Matrice 300 Aircraft Body			
1x DJI Smart Controller Enterprise			
2x TB60 Intelligent Flight Battery			
1x Year DJI Enterprise Shield Basic			
1x BS60 Intelligent Battery Station			
1x BS60 Power Cable			
1x USB Charger			
1x USB-C Cable			
1x WB37 Intelligent Battery			
2x 2110 Propeller (CW)			
2x 2110 Propeller (CCW)			
2x Landing Gear			
1x (Pair) Spare RC Stick Cover			
2x Spare Propeller Holder			
4x Spare Gimbal Damper			
1x USB Cable with Double A Ports)			
1x Vision System Calibration Plate			
1x Carrying Case			
1x Smart Cotroller Lanyard			
1x Rubber Port Cover Set			
Screws & tools			
Manuals			
S-DJI-M300			



Add GPC Case

☒ GoProfessional Cases Matrice 300 Case	\$799.00	1	\$799.00
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This document contains sensitive and proprietary information from DSLRPros.com. Use or disclosure of the information contained herein is NOT permitted without prior written consent.

ADD EXTRA BATTERIES

DJI TB60 Intelligent Flight Battery	\$700.00	0	\$0.00
2x Batteries required for each flight			
S-DJI-TB60			



ADD PREMIUM PAYLOAD

DJI Zenmuse H20T	\$11,209.00	1	\$11,209.00
• Includes 1 year DJI Enterprise Shield Basic • 23x Hybrid Zoom & thermal imaging in a single package • 12mp wide and 20 mp zoom cameras • 1200m Laser Range Finder • "Night Scene" IR-Cut Mode • All-New AI features • IP44 Rating			
S-DJI-ZH20T			



DJI Matrice 300 - Dual Gimbal Connector	\$250.00	1	\$250.00
S-DJI-M300-DGC			

ADD STANDARD PAYLOAD

Wingsland Z15 Gimbal Spotlight	\$2,500.00	1	\$2,500.00
The Wingsland Z15 is a bright, 3-axis stabilized gimbal spotlight with high power beads. Powered by DJI SkyPort, it has an operating range of up to 150 m and can be easily integrated onto DJI Matrice 200 Series V1 and V2 drones, lighting the space at night or in lowlight conditions for users in firefighting, emergency response, law enforcement and beyond.			
S-DJI-Z15-SLT			



ADD OTHER ACCESSORIES

DJI Matrice 300 - 2110 Propeller (Part No.14)	\$120.00	1	\$120.00
1x (Pair) Matrice 300 Propellers (1x CW, 1x CCW) S-DJI-M300-2110P			



Phantom 4 Pro Sundance Package	\$2,696.03	1	\$2,696.03
1x Phantom 4 Pro V2.0 Aircraft Body <u>This product includes:</u> 1x Remote Controller 1x Battery Charger 2x AC Power Cable 1x Gimbal Clamp 1x 16GB MicroSD Card 1x MicroUSB Cable 4x (TOTAL) Low Noise Propeller Pairs 4x (TOTAL) Intelligent Flight Battery (5870 mAh) 4x High Quality LiPo Safety Bag 1x Phantom Series Tough Case w/Wheels 1x Multi-Charger for Intelligent Flight Batteries 1x Lume Cube Strobe - Anti-Collision Light 1x Polar Pro Cinema Series Filters (Vivid Collection) 1x SanDisk 32GB High Endurance microSDHC Card 1x 10-Inch USB Cable 3-pack (USB-C, Lightning, microUSB) 1x Quick Release Prop Guard 1x 3-in-1 Car Charger 1x Drone Landing Pad			
B-NB-P4TRVL			



OPTIONAL SERVICES

(Optional items will not reflect in total unless selected)

☒ Firmware Upgrade Service	\$0.00	1	\$0.00
- Activation of the product(s), upgrading to the latest available firmware, and delivered ready to fly.			

V-NB-FIRM-UPG

☐ AirData Enterprise (1 year)	\$239.00	1	\$239.00
• Simple and intuitive fleet management • Get insights into your overall flight data • Remote live streaming available • Set alerts for maintenance services & safety concerns • Dashboard includes local weather & satellite info			



☐ AirData Live Streaming Service (1 Year)	\$799.00	1	\$799.00
• 1 user, 20 hrs/month			

☐ Operator Training (2-Day, Travel)	\$7,499.00	1	\$7,499.00
- We fly to your location and work with you for 2-consecutive days - Part 107 Online Training Portal for 6 students included - Hands-on flight and skills training - Customized training agenda based on your organizations needs			

SHIPPING & HANDLING

Ground Shipping	\$0.00	1	\$0.00
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V-NB-SHIP

***** Sales Tax applicable if shipping inside CA or WA *****

	Subtotal	\$28,923.03
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	Total	\$28,923.03
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Signatures

Again, we want to thank you for purchasing your equipment or services with DSLRPros.com. By signing below you agree to our terms and conditions and have read and understand the pricing provided. You also agree not to share the information & pricing provided in this document to anyone outside of your organization. <https://www.dslrpros.com/terms-of-use>

--	--

Signature

Date

Name

Title



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

Meeting 2/22/2021 7:00 PM
Department: Police
Department Head: Phil Norton
Category: Purchase
Prepared By: Kurt Vavra

AGENDA ITEM (ID
2021-906)

DOC ID: 2021-906

Approve the Purchase of Additional Camera Equipment for the Corner of Roosevelt Road and Lambert Avenue from Minuteman Security Technologies Using the 5-Year Lease Option for a Total of \$39,277.85, to be Expensed to the Forfeiture Fund (Police Chief Norton)

Statement of the Issue:

In 2019, fixed License Plate Reader (LPR) cameras were installed at the intersection of Roosevelt Road and Baker Hill Drive. They have proven extremely useful in producing leads in several criminal investigations. It has been a long-term plan to expand and add cameras to this network and we have purchased the supporting equipment in order to be able to integrate additional cameras. As a result, staff would like to purchase cameras for the Roosevelt Road and Lambert Avenue intersection.

Analysis:

In 2019, the Village approved the purchase of License Plate Reader (LPR) cameras. Fixed LPR cameras were installed at the intersection of Roosevelt Rd. and Baker Hill Dr. These fixed cameras have provided investigative leads in several criminal investigations. Mobile LPR cameras were installed in the parking vehicle. These mobile cameras have increased the efficiency of the parking enforcement officer and allowed the automation between database systems. Hardware was installed at the Department to house the LPR software and data being collected, which is capable of handling future expansion.

During the evaluation of the LPR systems, competitive quotes were obtained from three vendors. The Village decided on the Genetec platform and to use Minuteman Securities Technologies (MST) as the vendor. MST oversaw the installation of the system and maintains the previously purchased service/maintenance contract. MST has been responsive and timely with service requests from the Department and IT.

Considering the above information, additional competitive bids were not obtained for this request. Additionally, under Village Code, certain contracts and purchases do not require

competitive bidding, specifically 1-10-2(B) Specialized electronics or information technology equipment or software which may not be adapted to competitive bidding.

Attached are quotes from MST to expand our current system to include the intersection of Roosevelt Rd. and Lambert Ave. The quote includes four LPR cameras to cover the intersection, hardware for one “hop” location to beam LPR data back to the Department, four-year maintenance/service plan, and installation on Village owned light poles. The IT Department has reviewed and approved the proposal.

Budget Impact:

MST now offers three purchase options; direct buy or a lease-to-own options. Staff recommends one of the below purchase options from MST to expand our current LPR system.

Purchase Options			
Year	Option 1 (Direct Buy)	Option 2 (3 Year Lease)	Option 3 (5 Year Lease)
1	\$39,270.42	\$13,092.61	\$7,855.57
2		\$13,092.61	\$7,855.57
3		\$13,092.61	\$7,855.57
4			\$7,855.57
5			\$7,855.57
TOTAL COST	\$39,270.42	\$39,277.83	\$39,277.85

The purchase of the additional LPR cameras would be taken from our seized funds account.

Action Requested:

Approve the purchase of additional camera equipment for the corner of Roosevelt Road and Lambert Avenue from Minuteman Security Technologies using the 5-year lease option for a total of \$39,277.85, to be expensed to the Forfeiture Fund.

Attachments:

1. MST#15523 Roosevelt Lambert_R1_5YR
2. MST#15523 Roosevelt Lambert_R1_3YR

Fixed LPR Roosevelt & Lambert

Prepared for

Glen Ellyn Police Department

Name: Jim Monson (630) 547-5450

Prepared By: Mike O'Brien,
mobrien@minutemanst.com

Company: Glen Ellyn Police Department
65 S. Park Blvd
Glen Ellyn, IL 60137

Quote Date: 10/9/2020

Quote No: 15523

Account No: 2,861

Quote Valid To: November 08, 2020

Payment Terms: Net 30

Scope Of Work

Minuteman to install 4-LPR cameras at the corner of Roosevelt & Lambert for EB & WB traffic. Minuteman has selected poles that will capture plates before they arrive to turn lanes. Minuteman will configure and install wireless radios that will bounce to a 'hop' pole in front of the New Beijing restaurant up to the PD roof. Minuteman to also aggregate existing Baker Hill frequency by removing existing radio from PD roof and installing on 'hop' pole. This radio will point down to Baker Hill radio. MST to repoint all existing radios and insure proper through put.

Minuteman understands that the street light poles have 24/7 power and that our enclosure is to be wired directly into pole via existing GFI outlet. Minuteman may need some assistance from PW with this.

Quantity	Manufacturer	Part No.	Description	Price
Subtotal Header 1 - Hardware/Software				
4	Genetec	AU-K-V-BS850-LC	Black AutoVu SharpV Camera Kit which includes: SharpV Standard Range Dual (LPR and Context) lens and 850nm illuminator, mounting bracket and Sharp Ca	\$19,960.00
4	Genetec	ADV-LPR-F-4Y	Genetec™ Advantage for 1 AutoVu fixed camera connection - 4 Years	\$960.00
3	MST	IPCAMEN4-PWR	BLK-Nema enclosure w/lightning protection, power supply & network switch. Built with temperature hardened components	\$3,300.00
6	Cambium Networks	C058900C901A	CAM ePMP 5G Force300-19R SM FCC.UScord	\$2,131.08
1	Cambium Networks	C058900C072A	Cambium -EPMP Force 180 4.9-5.9GHz Radio	\$180.00
7	Anixter	C000000L033A	Cambium - Gigait Ethernet Surge Suppressor	\$350.00
7		860500208-BLK	ALUM "S" Bracket w/7" mtg, pole mount, Black	\$949.34
Subtotal Footer 1				\$27,830.42
Subtotal Header 2 - MST Services				
	MST	Labor, Install	Installation Labor	\$5,400.00
	MST	Labor, Prog	Programming Labor	\$2,945.00
	MST	Labor, PM	Project Management Labor	\$620.00
4.00	MST	Lift-30' Boom	30' Boom Lift	\$2,200.00
Subtotal Footer 2				\$11,165.00

Quantity	Manufacturer	Part No.	Description	Price
1.00	MST	Shipping-IL	Shipping Charges CAN to USA	\$275.00
Your Price:				
				\$39,270.42
Total:				
				\$39,270.42
Number of Lease Payments:				5
Lease Buyout / upgrade:				\$1 Lease
Lease Payment:				\$7,855.57

Notes:

Exclusions & Assumptions

Minuteman assumes the following will be provided and/or installed by others:
Minuteman assumes all work will be completed during normal business hours of Monday - Friday 7:00AM - 5:00PM.
Freight:
Standard shipping charges, if applicable, will be included in the final invoice.

Payment Terms: [Net30]
Progress Payments Per AIA Form Will Be Submitted
Final Payment due upon completion of project

Accepted By: *(Please type or print except where otherwise indicated.)*

Firm Name: _____

Authorized Signature: _____

Printed Name, Title: _____

Date: _____

Terms and Conditions:

OPERATION: Customer shall be responsible for: (i) properly testing and setting the system on every closing and to properly turn off the system on each opening (if applicable); (ii) testing any detection device, or other electronic equipment designated in the Proposal prior to setting the System for closed periods; (iii) notifying Minuteman promptly if such equipment fails to respond to the test; and (iv) using and operating the System and the equipment properly and in accordance with proper operating procedures (if customer requires Minuteman Security Technologies). Whenever Minuteman employees or authorized representatives are sent to the Covered Premises in response to a service call or alarm signal caused by the Customer improperly following operating instructions or failing to close or properly secure a protected point, Customer agrees to pay an additional service charge at Minuteman's prevailing rate per occurrence.

DELAYS - INTERRUPTION OF SERVICE: Minuteman shall not be liable for any delays, however caused, or for interruptions of service caused by strikes, riots, floods, acts of God, loss of communication and or other signal transmission lines, or by any event beyond the control of Minuteman. Minuteman will not be required to furnish service to Customer while such interruption shall continue.

EXCLUSIONS: Services to be provided by Minuteman pursuant to this Agreement do not include:

- a) Repair of damage or increase in service time caused by failure to continually provide a suitable operating environment for the System as prescribed by Minuteman and/or the manufacturer of any equipment used in the System, including, but not limited to, the failure to provide, or the failure of, adequate and regulated electrical power, air conditioning or humidity control; or such special requirements as contained in the Proposal hereto.
- b) Repair of damage or increase in service time caused by use of the equipment for other than the ordinary use for which the equipment was designed or purpose for which it was intended.
- c) Repair of damage, replacement parts (due to other than normal wear) or repetitive service calls caused by the use of unauthorized supplies or equipment.
- d) Repair of damage or increase in service time caused by: accident, disaster, which shall include, but not be limited to, fire, flood, water, wind and lightning; transportation, neglect or misuse, alterations, which shall include, but not be limited to, any deviation from Minuteman's physical, mechanical or electrical machine design; attachments, which are defined as the mechanical, electrical or electronic interconnecting to non-Minuteman equipment and devices not supplied by Minuteman.
- e) Electrical work external to the equipment or accessories furnished by Minuteman.

ADDITIONAL CHARGES: Unless otherwise specified in the Proposal, service charges for the system are based upon coverage during "normal business hours of operation." Service performed outside this window, or as a result of the failure of the Customer to adhere to the requirements as specified by either the manufacturer or outside the scope of the Agreement, shall be chargeable at Minuteman's prevailing rates. Customer shall not tamper with, adjust, alter, move, remove, or otherwise interfere with equipment without Minuteman's specific permission, nor permit the same by other contractors. Any work performed by Minuteman to correct Customer's breach of the foregoing obligation shall be corrected and paid for by Customer at Minuteman's prevailing rates. Remedial maintenance due to Acts of God or events beyond the control of Minuteman shall be corrected by Minuteman and paid for by Customer in accordance with Minuteman's prevailing rates.

Minuteman shall have the right to increase or decrease the periodic service charge provided above at any time or times after the expiration of one year from the date service is operative under this Agreement, upon giving Customer written notice thirty (30) days in advance of the effective date of such increase or decrease.

LIQUIDATED DAMAGES -MINUTEMAN'S LIMITS OF LIABILITY: Customer understands that Minuteman is not an insurer; that Customer is responsible for obtaining insurance for such reasons or purposes, including theft and vandalism, and in such amounts, as Customer shall determine. Customer further understands and agrees that the sums payable hereunder to Minuteman are based upon the value of services offered and equipment value provided and such sums are not related to the value of property belonging to Customer or to others located on the Covered Premises. Customer does not and shall not seek indemnity under this Agreement from Minuteman, and specifically waives any rights for indemnity for any damages or losses caused by hazards to customers, invitees, guests, or property of customer or third parties. Customer understands and agrees that the System and the services to be supplied hereunder are designed to detect security breaches, and that MINUTEMAN MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT THE SYSTEM OR THE SERVICES IT FURNISHES WILL AVERT OR PREVENT OCCURRENCES, OR THE CONSEQUENCES THEREFROM. Customer agrees that Minuteman shall not be liable to Customer, its employees, agents or guests, or to any third party, for any losses or damages, irrespective of origin, to person or property, whether directly or indirectly caused by performance or non-performance of obligations imposed upon Minuteman under this Agreement or by negligent acts or omissions of Minuteman, its agents or employees. In all events, it is further agreed that if Minuteman should become liable for any losses or damages for any reason having to do with this Agreement, Minuteman's total liability to Customer shall be limited \$250., which sum the Customer agrees is reasonable. The payment of this amount shall be Minuteman's sole and exclusive liability regardless of the amount of loss or damage incurred by the Customer.

Indemnification:

Each party shall indemnify and hold harmless the other, their trustees, officers, professional staff, employees and agents from and against any loss, damage, claim or liability, including reasonable attorneys' fees (collectively "liabilities"), arising out of the performance of this Agreement to the extent that such liabilities arise from the acts or omissions, negligence, gross or reckless misconduct, or intentional wrongdoing of the indemnifying party, its trustees, officers, professional staff, employees or agents.

Minuteman Security Technologies, Inc Full One Year Limited Warranty:

What is Covered:

This warranty covers any defects in materials or workmanship, including installation, with the exceptions stated below.

How Long Coverage Lasts:

This warranty runs for one year from the date your system was installed and accepted.

What is not covered:

This warranty does not cover intentional or un-intentional misuse or of any of the system components or software. The warranty does not cover damage as a result of acts of god (lighting, floods, storms, etc...) or electric surge.

What Minuteman Will Do:

Minuteman will repair any part of the system that is proved to be defective in materials or workmanship. In the event repair is not possible on certain system components, Minuteman will replace said component with similar specification and price.

How To Get Service:

Contact our service department at your nearest service center. A service representative will review your system and take any necessary action to correct problems covered by this warranty.

How State Law Applies:

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Fixed LPR Roosevelt & Lambert
Prepared for
Glen Ellyn Police Department

Name: Jim Monson (630) 547-5450

Prepared By: Mike O'Brien,
 mobrien@minutemanst.com

Company: Glen Ellyn Police Department
 65 S. Park Blvd
 Glen Ellyn, IL 60137

Quote Date: 10/9/2020
Quote No: 15523

Account No: 2,861

Quote Valid To: November 08, 2020

Payment Terms: Net 30

Scope Of Work

Minuteman to install 4-LPR cameras at the corner of Roosevelt & Lambert for EB & WB traffic. Minuteman has selected poles that will capture plates before they arrive to turn lanes. Minuteman will configure and install wireless radios that will bounce to a 'hop' pole in front of the New Beijing restaurant up to the PD roof. Minuteman to also aggregate existing Baker Hill frequency by removing existing radio from PD roof and installing on 'hop' pole. This radio will point down to Baker Hill radio. MST to repoint all existing radios and insure proper through put.

Minuteman understands that the street light poles have 24/7 power and that our enclosure is to be wired directly into pole via existing GFI outlet. Minuteman may need some assistance from PW with this.

Quantity	Manufacturer	Part No.	Description	Price
Subtotal Header 1 - Hardware/Software				
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4	Genetec	ADV-LPR-F-4Y	Genetec™ Advantage for 1 AutoVu fixed camera connection - 4 Years	\$960.00
3	MST	IPCAMEN4-PWR	BLK-Nema enclosure w/lightning protection, power supply & network switch. Built with temperature hardened components	\$3,300.00
6	Cambium Networks	C058900C901A	CAM ePMP 5G Force300-19R SM FCC.UScord	\$2,131.08
1	Cambium Networks	C058900C072A	Cambium -EPMP Force 180 4.9-5.9GHz Radio	\$180.00
7	Anixter	C000000L033A	Cambium - Gigait Ethernet Surge Suppressor	\$350.00
7		860500208-BLK	ALUM "S" Bracket w/7" mtg, pole mount, Black	\$949.34
Subtotal Footer 1				\$27,830.42
Subtotal Header 2 - MST Services				
	MST	Labor, Install	Installation Labor	\$5,400.00
	MST	Labor, Prog	Programming Labor	\$2,945.00
	MST	Labor, PM	Project Management Labor	\$620.00
4.00	MST	Lift-30' Boom	30' Boom Lift	\$2,200.00
Subtotal Footer 2				\$11,165.00

Quantity	Manufacturer	Part No.	Description	Price
1.00	MST	Shipping-IL	Shipping Charges CAN to USA	\$275.00

Your Price:

\$39,270.42

Total:

\$39,270.42

Number of Lease Payments:

3

Lease Buyout / upgrade:

\$1 Lease

Lease Payment:

\$13,092.61

Notes:

Exclusions & Assumptions

Minuteman assumes the following will be provided and/or installed by others:
Minuteman assumes all work will be completed during normal business hours of Monday - Friday 7:00AM - 5:00PM.
Freight:
Standard shipping charges, if applicable, will be included in the final invoice.

Payment Terms: [Net30]
Progress Payments Per AIA Form Will Be Submitted
Final Payment due upon completion of project

Accepted By: *(Please type or print except where otherwise indicated.)*

Firm Name: _____

Authorized Signature: _____

Printed Name, Title: _____

Date: _____

Terms and Conditions:

OPERATION: Customer shall be responsible for: (i) properly testing and setting the system on every closing and to properly turn off the system on each opening (if applicable); (ii) testing any detection device, or other electronic equipment designated in the Proposal prior to setting the System for closed periods; (iii) notifying Minuteman promptly if such equipment fails to respond to the test; and (iv) using and operating the System and the equipment properly and in accordance with proper operating procedures (if customer requires Minuteman Security Technologies). Whenever Minuteman employees or authorized representatives are sent to the Covered Premises in response to a service call or alarm signal caused by the Customer improperly following operating instructions or failing to close or properly secure a protected point, Customer agrees to pay an additional service charge at Minuteman's prevailing rate per occurrence.

DELAYS - INTERRUPTION OF SERVICE: Minuteman shall not be liable for any delays, however caused, or for interruptions of service caused by strikes, riots, floods, acts of God, loss of communication and or other signal transmission lines, or by any event beyond the control of Minuteman. Minuteman will not be required to furnish service to Customer while such interruption shall continue.

EXCLUSIONS: Services to be provided by Minuteman pursuant to this Agreement do not include:

- a) Repair of damage or increase in service time caused by failure to continually provide a suitable operating environment for the System as prescribed by Minuteman and/or the manufacturer of any equipment used in the System, including, but not limited to, the failure to provide, or the failure of, adequate and regulated electrical power, air conditioning or humidity control; or such special requirements as contained in the Proposal hereto.
- b) Repair of damage or increase in service time caused by use of the equipment for other than the ordinary use for which the equipment was designed or purpose for which it was intended.
- c) Repair of damage, replacement parts (due to other than normal wear) or repetitive service calls caused by the use of unauthorized supplies or equipment.
- d) Repair of damage or increase in service time caused by: accident, disaster, which shall include, but not be limited to, fire, flood, water, wind and lightning; transportation, neglect or misuse, alterations, which shall include, but not be limited to, any deviation from Minuteman's physical, mechanical or electrical machine design; attachments, which are defined as the mechanical, electrical or electronic interconnecting to non-Minuteman equipment and devices not supplied by Minuteman.
- e) Electrical work external to the equipment or accessories furnished by Minuteman.

ADDITIONAL CHARGES: Unless otherwise specified in the Proposal, service charges for the system are based upon coverage during "normal business hours of operation." Service performed outside this window, or as a result of the failure of the Customer to adhere to the requirements as specified by either the manufacturer or outside the scope of the Agreement, shall be chargeable at Minuteman's prevailing rates. Customer shall not tamper with, adjust, alter, move, remove, or otherwise interfere with equipment without Minuteman's specific permission, nor permit the same by other contractors. Any work performed by Minuteman to correct Customer's breach of the foregoing obligation shall be corrected and paid for by Customer at Minuteman's prevailing rates. Remedial maintenance due to Acts of God or events beyond the control of Minuteman shall be corrected by Minuteman and paid for by Customer in accordance with Minuteman's prevailing rates.

Minuteman shall have the right to increase or decrease the periodic service charge provided above at any time or times after the expiration of one year from the date service is operative under this Agreement, upon giving Customer written notice thirty (30) days in advance of the effective date of such increase or decrease.

LIQUIDATED DAMAGES -MINUTEMAN'S LIMITS OF LIABILITY: Customer understands that Minuteman is not an insurer; that Customer is responsible for obtaining insurance for such reasons or purposes, including theft and vandalism, and in such amounts, as Customer shall determine. Customer further understands and agrees that the sums payable hereunder to Minuteman are based upon the value of services offered and equipment value provided and such sums are not related to the value of property belonging to Customer or to others located on the Covered Premises. Customer does not and shall not seek indemnity under this Agreement from Minuteman, and specifically waives any rights for indemnity for any damages or losses caused by hazards to customers, invitees, guests, or property of customer or third parties. Customer understands and agrees that the System and the services to be supplied hereunder are designed to detect security breaches, and that MINUTEMAN MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT THE SYSTEM OR THE SERVICES IT FURNISHES WILL AVERT OR PREVENT OCCURRENCES, OR THE CONSEQUENCES THEREFROM. Customer agrees that Minuteman shall not be liable to Customer, its employees, agents or guests, or to any third party, for any losses or damages, irrespective of origin, to person or property, whether directly or indirectly caused by performance or non-performance of obligations imposed upon Minuteman under this Agreement or by negligent acts or omissions of Minuteman, its agents or employees. In all events, it is further agreed that if Minuteman should become liable for any losses or damages for any reason having to do with this Agreement, Minuteman's total liability to Customer shall be limited \$250., which sum the Customer agrees is reasonable. The payment of this amount shall be Minuteman's sole and exclusive liability regardless of the amount of loss or damage incurred by the Customer.

Indemnification:

Each party shall indemnify and hold harmless the other, their trustees, officers, professional staff, employees and agents from and against any loss, damage, claim or liability, including reasonable attorneys' fees (collectively "liabilities"), arising out of the performance of this Agreement to the extent that such liabilities arise from the acts or omissions, negligence, gross or reckless misconduct, or intentional wrongdoing of the indemnifying party, its trustees, officers, professional staff, employees or agents.

Minuteman Security Technologies, Inc Full One Year Limited Warranty:

What is Covered:

This warranty covers any defects in materials or workmanship, including installation, with the exceptions stated below.

How Long Coverage Lasts:

This warranty runs for one year from the date your system was installed and accepted.

What is not covered:

This warranty does not cover intentional or un-intentional misuse or of any of the system components or software. The warranty does not cover damage as a result of acts of god (lighting, floods, storms, etc...) or electric surge.

What Minuteman Will Do:

Minuteman will repair any part of the system that is proved to be defective in materials or workmanship. In the event repair is not possible on certain system components, Minuteman will replace said component with similar specification and price.

How To Get Service:

Contact our service department at your nearest service center. A service representative will review your system and take any necessary action to correct problems covered by this warranty.

How State Law Applies:

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.



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

Meeting 2/22/2021 7:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Steve Warner

**AGENDA ITEM (ID
2021-915)**

DOC ID: 2021-915

Motion to Authorize the Village Manager to Execute a Contract with J.A. Johnson Paving Company of Arlington Heights, Illinois, in the Amount of \$190,700 for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)

Statement of the Issue:

The purpose of this memorandum is to provide a recommendation for the award of a construction contract for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program in the Village of Glen Ellyn. Staff is recommending award to J.A. Johnson Paving Company of Arlington Heights, Illinois in the contract amount of \$190,700 as well as authorization to complete additional patching in the amount of \$20,000 as to further utilize the monies budgeted for this program in response to a harsh winter and take advantage of favorable pricing for 2021. All inspection and construction engineering services required for the project will be completed in-house by Engineering Division staff.

Analysis:

Annually, the Village seeks to make localized improvements to roadways in addition to those that are programmed for more extensive rehabilitation in the form of resurfacing or reconstruction. Under this Patching Program, Public Works identifies streets or street segments that could benefit from large scale patching. Proposed work involves removing and replacing approximately two to three inches of asphalt from deteriorated areas of roadways. Staff emphasizes that the intent is to rehabilitate the roadway by patching the most severely deteriorated areas in order to significantly improve the condition of the roadway. Considerations for determining appropriate candidates include the roadway's relative condition, age, and its place in the overall Roadway Rehabilitation Program.

To achieve greater economies of scale, parking lot resurfacings and minor segments of roadway resurfacing have typically been included in the same contract. The decision to include (or not include) parking lots in the program is made congruently with a recently updated assessment of

parking lot life cycles and their associated rehabilitation needs. Candidate lots are considered based on pavement condition and the anticipated time before a lot's next needed rehabilitation.

Program Scope

This year's program currently includes resurfacing the Park & Montclair parking lot (~4,200 square yards) and asphalt roadway patching at various locations throughout the Village (bid quantity ~5000 square yards). Please see attached preliminary location map for more information.

Bidding Process

The project was advertised for bid in the Daily Herald on January 29, 2021. A bid package was requested by and distributed to fourteen (14) contractors and five (5) companies specializing in preconstruction management services. Twelve (12) bid proposals were received and publicly opened on February 10, 2021. Bid tabulations were completed by staff with a summary of the as-calculated bids as follows:

Bidder	Total Bid*
J.A. Johnson Paving, Arlington Heights, IL	\$190,700
Schroeder Asphalt Services, Huntley, IL	\$190,761
Chicagoland Paving, Lake Zurich, IL	\$195,000
R.W. Duntelman Company, Addison, IL	\$232,891
Engineer's Estimate (Glen Ellyn)	\$241,995
Geneva Construction, Aurora, IL	\$247,608
Brothers Asphalt Paving, Addison, IL	\$252,506
Maneval Construction, Ingleside, IL	\$255,211
McGill Construction, Frankfort, IL	\$259,704
Briggs Paving, Downers Grove, IL	\$262,630
Advantage Paving Solutions, Joliet, IL	\$272,001
Builders Paving, Hillside, IL	\$278,209
A Lamp Concrete, Schaumburg, IL	\$317,656

* All bid amounts are rounded to the nearest dollar.

It should be noted that 2021 unit pricing (and also 2019-2020) for key pay items such as roadway patching is considerably more favorable than previous years. 2021 unit pricing for 2-inch patches is lower than the last four years and is \$1.75/SY less (9.3% less) than in 2017/2018 (averaged).

Contractor References and Past Performance

The low, responsible and responsive bidder for the project is deemed to be J.A. Johnson Paving Company of Arlington Heights, Illinois. It has been several years since J.A. Johnson has worked

directly with the Village and/or Village staff, but they have been a subcontractor on two recent Village projects and have performed similar recent projects for several area communities, including St. Charles and Glendale Heights. Multiple references were checked by staff and all reviews were consistently positive. As a result, staff is confident that this project can be successfully completed by J.A. Johnson.

Construction Schedule and Inspection

Roadway patching work is anticipated to commence in late April or early May and be completed by May 28, 2021. Parking lot work is targeted to be completed within the same time frame but may be subject to a delay resulting from the contractor having to obtain right-of-entry from Union Pacific. The contractor has been reminded of this time-critical step and plans to submit an application for right-of-entry upon award of the contract.

All inspection and engineering associated with the project will be completed by Engineering Division staff.

Strategic Plan Initiatives

The project fulfills the following Village of Glen Ellyn Strategic Initiative:

Strategic Issue I: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown accessibility, Village facilities, streets, utility, and technology improvements.

Budget Impact:

The Asphalt Roadway Patching Program is funded by both the Parking and Capital Projects Funds. An annual element for patching is provided in the Capital Projects Fund and a one-time element for resurfacing the Park & Montclair Lot is provided in the Parking Fund.

Recommended 2021 funding is summarized in the following table:

2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program Recommended Funding for Construction					
Project Item	Funding Source	Account No.	Available (Budgeted) Funding	Base Contract Funding	Recommended Funding*
Asphalt Street Patching	Capital Projects Fund	40000-520990	\$150,000.00	\$117,508.10	\$132,508.10
Park & Montclair Parking Lot Resurfacing	Parking Fund	53000-580100	\$100,000.00	\$73,191.90	\$78,191.90
Total Funding			\$250,000.00	\$190,700.00	\$210,700.00

*Staff recommends funding in the above amounts to include both the bid contract amount and an extra \$20,000 to allow for up to 900 square yards of additional patching work and also allow for increased scope or contingencies during parking lot work. This additional work is proposed in an effort to address what is becoming a harsh winter and to take advantage of extremely competitive patching unit prices. Base contract funding and optional additional funding are included as separate motions as described later in this memorandum.

Action Requested:

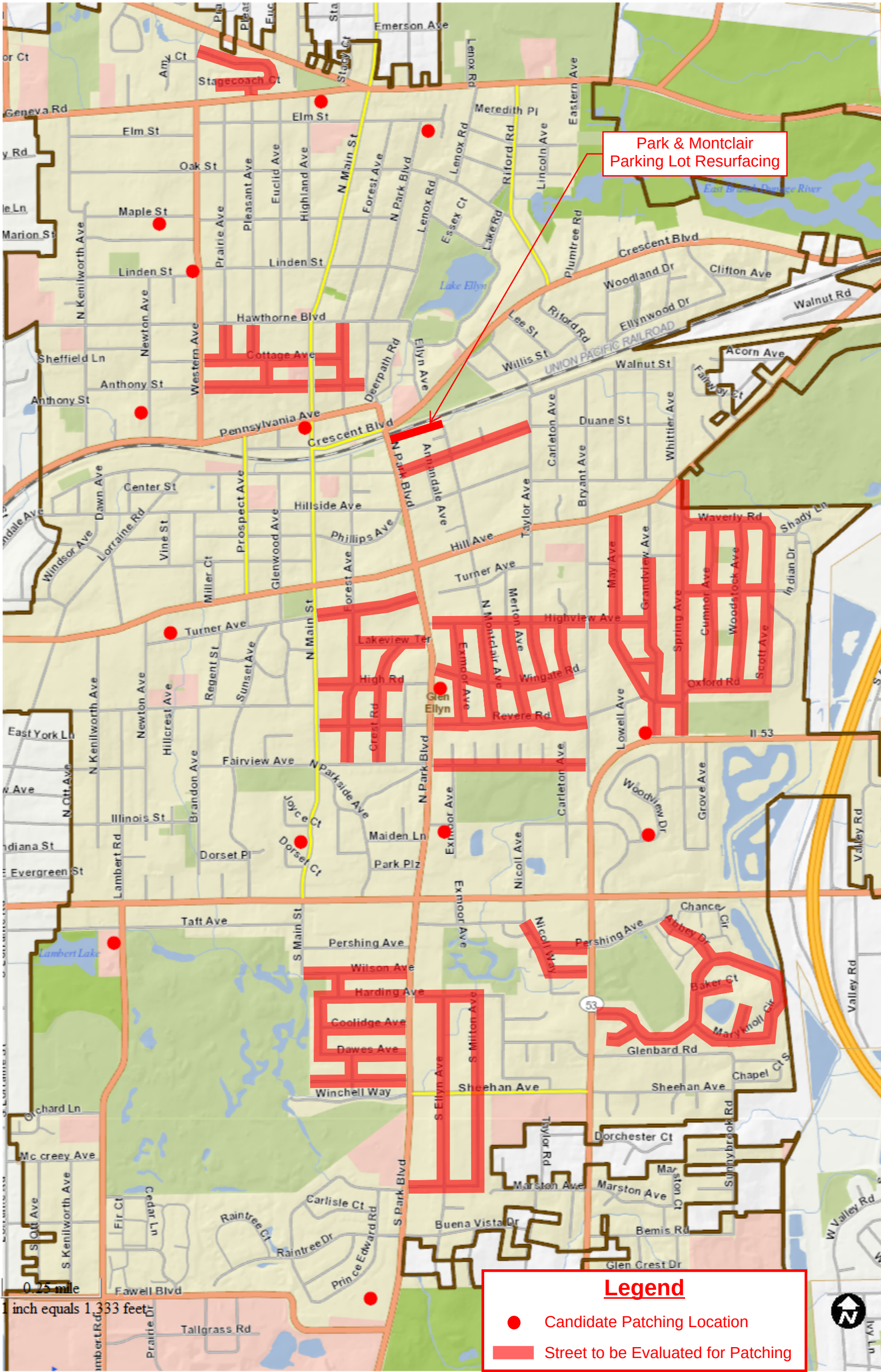
Engineering staff recommends the Village Board of Trustees make the following motions at the February 22, 2021 Village Board Meeting:

1. Motion to authorize the Village Manager to execute a contract with J.A. Johnson Paving Company of Arlington Heights, Illinois, in the amount of \$190,700.00 for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be expensed to the Parking and Capital Projects Funds
2. Motion to authorize the Village Manager to execute one or more contract change orders for additional work with J.A. Johnson Paving Company of Arlington Heights, Illinois in an amount not to exceed \$20,000.00, for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be expensed to the Parking and Capital Projects Funds

Engineering staff will be present at the February 22, 2021 Village Board of Trustees Meeting to answer any questions regarding the project.

Attachments:

1. Preliminary Location Map



Map created on January 29, 2021.
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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
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.



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

Meeting 2/22/2021 7:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Steve Warner

**AGENDA ITEM (ID
2021-915)**

DOC ID: 2021-915

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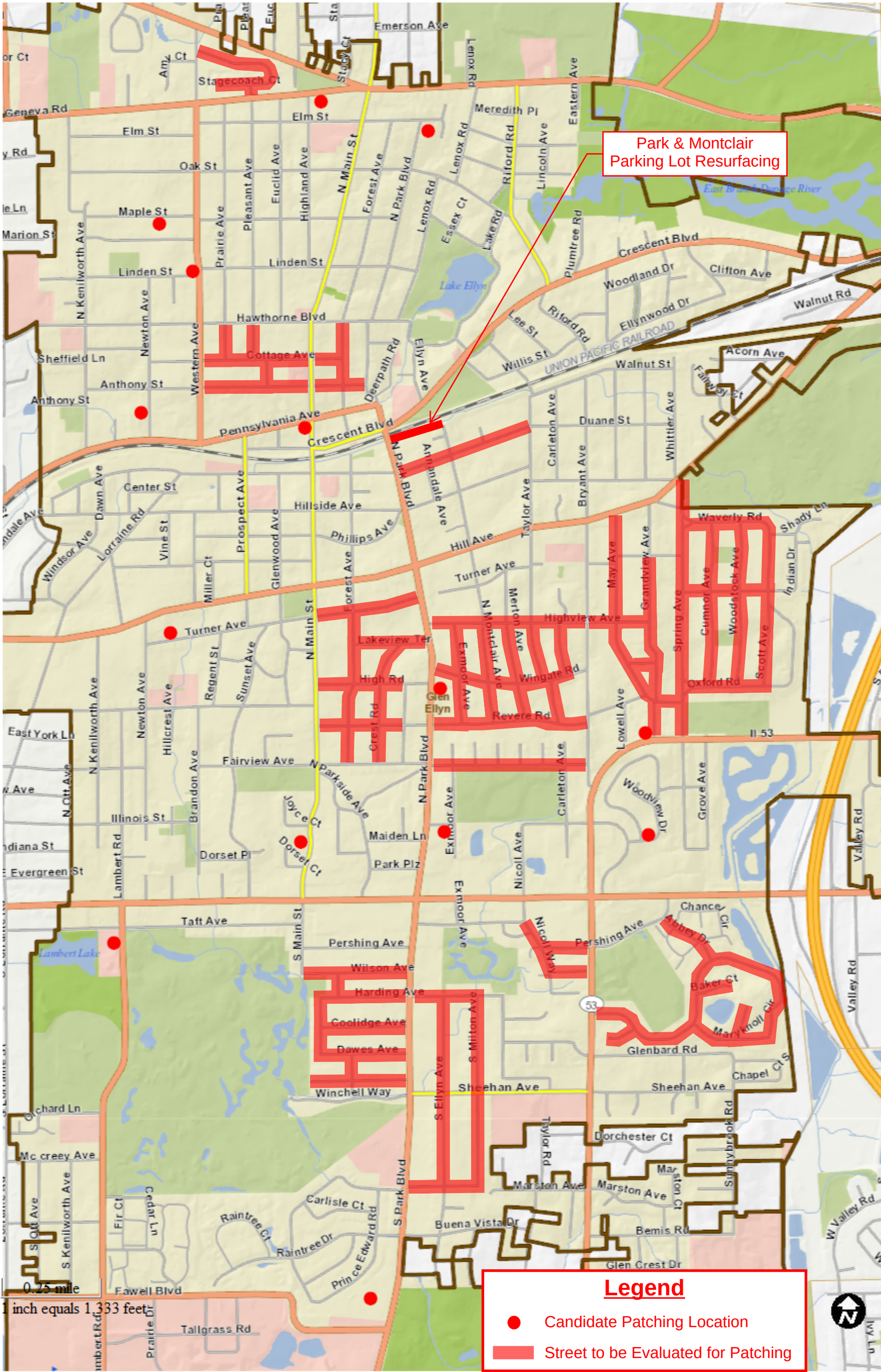
Engineering staff recommends the Village Board of Trustees make the following motions at the February 22, 2021 Village Board Meeting:

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Engineering staff will be present at the February 22, 2021 Village Board of Trustees Meeting to answer any questions regarding the project.

Attachments:

1. Preliminary Location Map



Map created on January 29, 2021.
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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
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**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Cole Jackson, Kelly Purvis

**AGENDA ITEM (ID
2021-902)**

DOC ID: 2021-902

**Ordinance No. 6854, An Ordinance Granting Approval of a Special
Use Permit to allow a Single-Family Home to be Located at 454
Duane Street**

Statement of the Issue:

Please see attachments.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. ^Village Board Memo (1) SUP
2. 1. Draft Ordinance to Approve
3. 2. Draft Minutes from the January 28, 2021 Plan Commission Meeting - Exhibit A
4. 3. Aerial Photo of Site
5. 4. Zoning and Location Map
6. 5. Petitioner's Application for a Special Use Permit
7. 6. Petitioner's Narrative Statement
8. 7. Plat of survey
9. 8. Example Floor Plan

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: February 12, 2021

FOR: February 22, 2021 Village Board Meeting

SUBJECT: Special Use Application to Convert 454 Duane Street to Back to a Single Family Residence from its Current Use as an Office



Background: The petitioner is Behrnt Aaberg of the architecture firm Aptus on behalf of the owner of the property, Laura Rose. The applicant is requesting approval of a special use permit in accordance with Section 10-10-14 of the Zoning Code to allow the existing office building to be converted back into a single-family detached residence. According to the petitioner, the property was originally developed and used as a single-family home. Staff was unable to locate the original building permit for the construction of the home in the Village records. Between 2001-2002, the Village adopted 3 Ordinances which allowed a small addition to be added onto the structure, allowed the structure to be converted to an office use and granted approval for the Exterior Appearance of the commercial use.

The subject property is located on the north side of Duane Street between Prospect Avenue and Glenwood Avenue and is zoned C5B Central Service Subdistrict. The lot is approximately 4,000 square feet and is developed with a two-story building and a small parking lot to the rear of the structure. An attached example floor plan has been included with the submittal, illustrating how the house might be laid out if the Special Use Permit is granted. No exterior alterations to the building, site, or landscaping are proposed. Since the office building maintained the residential appearance of the original home, the use of the building as a residential dwelling unit would not look inappropriate on the site. The petitioner has also provided a narrative statement (attached) with some additional information regarding the suitability of the property for residential use.

The petitioner has indicated that the property is currently for sale and they would like the flexibility to market the property either for commercial or residential use. Staff notes that the structure would be legally non-conforming if converted back to a residential home. The C5B District Regulations require greater setbacks for residences than for commercial structures. Since no changes are proposed to the building footprint or site itself, variations are not being requested at this time. Should a future purchaser wish to convert the property to a residence and wish to make changes to the property in conjunction with that change, variations would likely be needed at that time, depending upon what might be proposed.

Plan Commission Recommendation: The Plan Commission held a public hearing and considered the petitioner's request on January 28, 2021. By a roll call vote of 6 "yes" and 3 "no" votes, the Plan Commission made a recommendation to approve the requested Special Use Permit to allow a single family detached residence in the C5B Central Service Subdistrict. The Commissioners in opposition to the request raised concerns that a residential structure would create restrictive setbacks on the neighboring property at 450 Duane Street, should that property be redeveloped at a future date. The Plan Commission requested that staff bring forward a Zoning Code Text Amendment for consideration that would eliminate the requirement for commercial properties to provide larger setbacks next to residential properties that are within a commercial district. Commissioners in support of the project felt the use was appropriate for the residential character of the building. The draft minutes from the January 28, 2021, public hearing are attached for the Village Board's review. There were no members of the public at the meeting to speak either in favor or against the request.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's requests for a Special Use Permit. Village staff has prepared a draft Ordinance approving the request for consideration at the February 22, 2021 Village Board meeting in accordance with the Plan Commission's recommendation. If the Village Board chooses to approve the request, staff would recommend the Village Board consider the following conditions of approval:

1. That the building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
3. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.
4. That should modifications to the single-family home be considered in the future, that the appropriate zoning variations be applied for at such time.

Attachments:

1. Draft Ordinance to Approve
2. Draft Minutes from the January 28, 2021, Plan Commission Meeting – Exhibit A
3. Aerial Photo of the Site
4. Zoning & Location Map
5. Application for a Special Use Permit
6. Petitioner's Narrative Statement
7. Plat of Survey
8. Example Floor Plan

CC: Laura Rose, Property Owner

Behrnt Aaberg, Applicant

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Materials\VB\Village Board Memo.doc



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit to allow a
Single-Family Home to be Located at
454 Duane Street
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 to allow a
Single-Family Home to be Located at
454 Duane Street
Glen Ellyn, IL 60137**

Whereas, Behrnt Aaberg, petitioner, on behalf of Laura Rose Trust, owner of the property located at 454 Duane Street, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of a Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow the structure on the property to be used as a single-family home; and

Whereas, the subject property is located at 454 Duane Street on the north side of Duane Street between Glenwood Avenue and Prospect Avenue in the C5B Central Service Subdistrict, and is legally described as follows:

LOTS 3 AND 4 IN BLOCK 1 (EXCEPT THE NORTH 50.0 FEET THEREOF CONVEYED TO AURORA, ELGIN AND CHICAGO RAILROAD COMPANY) OF PLAT "GLENWOOD", BEING C.A. PHILLIPS SUBDIVISION PARTS OF SECTIONS 10 AND 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT SITUATED IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

PIN: 05-11-320-003

Whereas, the property was converted from a single-family residential use into an office use in 2002 and is currently being used as an office; and

Whereas, the property is currently for sale, and the petitioner wishes to market the property both as a potential residential or commercial use; and

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 28, 2021, at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit at which hearing, zero (0) people spoke against the request, and zero (0) people spoke in favor of the request; 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 six (6) “yes” and three (3) “no”, the motion to recommend approval of the request carried, as set forth in the January 28, 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 Permit, 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 no exterior alterations to the building or changes to the site or landscaping are considered, and the proposed use supports the goals of the Zoning Code. The Village’s Comprehensive Plan indicates that the downtown is a multi-use focal point that includes residential uses.
2. The project 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 the appearance and bulk of the property will be unchanged, the character, quality and density of the neighborhood will be maintained. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. Additionally, directly to the south of the subject property are residential uses including single-family homes.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because, if occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity. Detached and attached single-family residences are located directly south of the subject property, also located in the C5B service subdistrict.

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 density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased or changed.

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 density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

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 the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property and is likely to be less disturbing to surrounding uses than the current office use on the property.

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 existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating any undue interference.

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 extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased. No changes to the site or building footprint are proposed.

9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because no changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any

damage to natural, scenic or historic features. The only physical changes to the property will be on the interior of the structure.

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit is consistent with the goals of the Glen Ellyn Zoning Code, 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 28, 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 Permit to allow the use of a single-family home on the property commonly known as 454 Duane Street, Glen Ellyn, IL 60137.

Section Three: This grant of approval of the Special Use Permit is subject to the following conditions:

- A. Use of the subject property shall be in substantial conformance with the testimony presented at the January 28, 2021 Plan Commission public hearing and the February 22, 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 Permit dated 12/09/2020
2. Petitioners Narrative Statement dated 12/11/2020

3. Plat of Survey dated 12/07/2020

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 the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
- C. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.
- D. That should modifications to the single-family home be considered in the future, that the appropriate zoning variations be applied for at such time.

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 a 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____.)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
January 28, 2021

Call to Order and Roll Call

The meeting was convened at 7:00 p.m. by Chairperson Mary Loch, who explained the advisory function of the Plan Commission, as well as outlined procedures for conducting the evening's meeting remotely – including public participation – due to the Covid-19 disaster declaration. She introduced meeting participants Village Board Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Associate Planner Cole Jackson and Recording Secretary Barbara Dutton.

Roll call was taken: Chairperson Loch and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Saeed and seconded by Commissioner Heming-Littwin. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Draft Plan Commission Meeting Minutes

A motion to approve the minutes of the January 7, 2021 was made and seconded by Commissioners Saeed and Heming-Littwin, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

A motion to approve the minutes of the January 14, 2021 as amended was made by Commissioner Heming-Littwin and seconded by Commissioner Brown. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single family residence

A motion to open the Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single-family residence was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis and Community Development Director Staci Springer, 535 Duane Street, were sworn in. Associate Planner Jackson provided an overview of the property at 454 Duane Street, for which a Special Use Permit is sought to allow the property to be converted from an office use – recently as a financial services business – to a single-family residence in the C5B District. He stated that the property backs up to the Prairie Path on the north, and has a short setback in the front; a parking lot sits to the east, a commercial use is on the west, and residences lie to the south. Behind the building is parking, stated Associate Planner Jackson, who related that the Comprehensive Plan defines the section of town as appropriate for small offices and the like. He stated that the Plan mentions the building, which is outside the retail core, as a contributing historic structure. Associate Planner Jackson listed suggested conditions of approval, including removal of a monument sign, should the applicant opt to make the building a single-family use. In the C5B Zoning District, he stated, properties built or altered abutting residentially zoned properties are required to meet the 20 foot setback requirements. Therefore, the neighboring property were it to be redeveloped, would have to meet the 20 foot setback requirement.

Commissioner Heming-Littwin asked if the Petitioner would need approval for commercial rather than residential use, even if the latter application is approved. Planning Manager Purvis said no, as long as the business use is a permitted use in the district. Development Director Springer stated that the ordinance governing this Special Use Permit being requested carries a 24-month time limit to apply for a building permit. She cautioned that an argument could be made that the property is zoned residential due to its listing as a special use in the C5B District, so language should probably be reviewed. Commissioner Berry asked if the response to the action requested by a potential property seller is typical, to which Director Springer said this instance is different as it is pre-emptive, and that the issue is related to the use, not the applicant. Commissioner Berry asked if granting the permit would set additional restrictions on the property to the west. “Yes,” stated Director Springer, unless a text amendment is enacted. Planning Manager Purvis noted that additional restrictions to the westerly property would only come into play if that property was to be redeveloped. Commissioner Rodemann said if the Special Use is granted, and the next buyer is a commercial user, he wants to make sure any restrictions associated with a residential use don’t impact the neighboring property. Director Springer said a variation would be needed if a new commercial owner wanted to do something, such as an addition or an expansion, requiring Plan Commission approval. Plan Commissioners requested that staff bring forth a text amendment to address the setback issue. Planning Manager Purvis stated that modifications to the Code text could be brought before the Commission for consideration. She answered “No” to a question from Commissioner Heming-Littwin as whether the Special Use under consideration would allow turning the 454 Duane property into a multi-family dwelling.

Petitioner’s Presentation

Petitioners Tom and Laura Rose, 557 Carlisle Ct., Glen Ellyn, and Behrnt Aaberg, of the architecture firm Aptus, 325 W. Huron, Chicago, were sworn in. Mr. Aaberg explained that the Special Use Permit is being requested to broaden the pool of potential buyers in the real estate market. He stated that the conversion is a good choice, and that making the property more saleable will hopefully contribute to

downtown vibrancy. Mr. Rose stated that after purchasing the property some 20 years ago he converted it to an office from its original use as a single-family home.

Commissioner Questions

Commissioner Heming-Littwin asked if the interior configuration presented was yet to be created. Architect Aaberg said the drawing shown approximated the spatial layout, but that a buyer would determine a plan. No kitchen is in place at present, he stated.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Fanella said she had no problem granting the Special Use Permit, though was concerned about the impact on the neighbor to the west. Lest the Commission “put the cart before the horse,” she thought it sensible to first craft a text amendment to the code, but can’t vote in good faith for Special Use now. Chairperson Loch asked what could be done this evening relative to amending the text. Director Springer stated that the Commission could ask Staff to delay forwarding the Commission’s recommendation to the Board until after the text is amended, and continue the hearing. But, she pointed to Zoning Code timeframes in place to guarantee “swift action” for a Petitioner. Commissioner Vondruska asked if a text amendment could be created that would solve this problem clearly. Director Springer stated this would need to be examined. Chairperson Loch asked whether there could be a condition unique to these two lots. Director Springer stated there’s no condition that could be placed that would allow the neighbor to the west to not meet a setback that would be required because of a change in use. She explained that the Village regularly allows change of use, sometimes triggering legal non-conforming status. She said she understood the hesitation, and that the discussion could be continued to explore options.

Commissioner Mulherin saw the issue as a “solution in search of a problem,” and said the Village owes it to the Petitioner to move ahead and grant the permit. He said he can’t imagine a situation where, say if the neighboring building were destroyed, the Commission wouldn’t grant a variance to rebuild on this specific footprint or close to it, and added that the Commission should not worry about what may happen in the future. Commissioner Heming-Littwin observed that the direction does not seem the common way the Commission grants special uses, suggesting that the action is premature. Chairperson Loch acknowledged that typically a buyer absorbs the upfront cost, but in this case the Petitioner is absorbing some of the cost currently. Commissioner Heming-Littwin raised a point about approval upon condition of meeting substantial conformance to information presented, when in fact the subject property interior layout is not set. Chairperson Loch said that no variations are being requested, but only

the special use. Director Springer stated that the plan provided is only conceptual, and the Village usually doesn't require conformance with floor plans, anyway.

Commissioner Saeed asked if the Petitioner has only 24 months to fulfill the Special Use Permit, to which Director Springer responded that is the amount of time given to pull a building permit, and that a time period of between a year and a half and two years is generally given for completion of work.

Commissioner Berry declared that he agreed with Commissioner Fanella. Commissioner Rodemann asked if the building would not be residential use until occupied as such. Director Springer stated this is correct, and that the clock for the trigger of the two years before which a building permit needs to be submitted is the date the ordinance is signed – usually the day of the Village Board meeting or the following day.

Commissioner Vondruska asked if granting a Special Use Permit affects the neighbor the same way as if the Village changed the zoning, and whether doing so creates a problem or not. He said he didn't have a problem with converting the building to a residence, but is concerned about how the use might affect the neighbor. Director Springer said she can't imagine the Commission or the Board having a problem with the neighbor converting to single-family home, next to a single-family home, and that it's expected that the buildings might go back and forth between commercial and residential uses. A hardship might come in, she stated, in the case of an addition or a teardown to rebuild, both of which would trigger Plan Commission review. Commissioner Vondruska asked if both properties are currently legally non-conforming, to which Director Springer replied affirmatively. Planning Manager Purvis discussed distinctions between C5B commercial and residential requirements, explaining that the conversion of use yields non-conformance.

Commissioner Brown said she had no problem converting the subject property into residential, but asked if making it mixed-use of residential and office would make it a different use yet again. Planning Manager Purvis stated that this would be a significant alteration and would make it a different use than what is currently proposed. This would require the proposal come before the Plan Commission for further review. Commissioner Brown thought the plan sensible because of demand she cited for housing in Glen Ellyn.

Commissioner Heming-Littwin, seconded by Commissioner Saeed, moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Behrnt Aaberg, on behalf of the property owner, Laura Rose, for approval of a Special Use Permit, to allow the property at 454 Duane Street to be used as a single-family residence 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 28, 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 building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
3. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.

The motion passed by roll call vote, with six (6) yes votes and three (3) no votes as follows:

Commissioners Saeed, Brown, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Commissioners Heming-Littwin, Berry and Fanella voted “no.”

Chairperson Loch voiced the need for clarification, or a text amendment.

Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard

A motion to open the Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard was made by Commissioner Heming-Littwin and seconded by Commissioner Mulherin. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Recording Secretary Barbara Dutton, now Barbara Dutton-Thomas, disclosed that she resides in the home just to the north and adjacent to the proposed food pantry.

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis, Community Development Director Staci Springer, 535 Duane St., were sworn in. Associate Planner Jackson summarized the Food Pantry project activity to date, noting that the current pantry operates at 493 Forest in downtown Glen Ellyn, and that a pre-app concerning relocation was held December 12, 2019. This evening’s hearing is for approval of Zoning Code Text Amendments to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the Zoning Code. He provided an overview of the new location envisioned – a building on the property of Faith Lutheran Church – and provided an overview of the driveway accesses to the site, including one slated for demolition on the 55 N. Park Blvd. lot. Setbacks and variations are viewed, he explained, in the light of the site’s frontage, on Exmoor Ave., adding that a requested lot consolidation is factored into calculations.

Associate Planner Jackson stated that the subject property has townhomes to the west and east, single-family residential to the north, a commercial district to the south, and is near two bus routes. He stated that the Village’s storm-water engineer reviewed the project and does not have any concerns about storm-water impact on any neighboring properties. The Comprehensive Plan lists the subject property as single-family residential, he noted, but said this was mislabeled as the property was used for church functions at the time the last Comprehensive Plan was adopted. The Plan, he continued, mentions working with support organizations, as well as discusses integrating institutional uses and providing buffers between commercial and residential. He gave an overview of site operations, stating that the Pantry is staffed with nine part-time employees and more than 350 volunteers; operates by

appointment only (other than emergencies); and collaborates with grocery stores, the Northern Illinois Food bank, churches and schools, and the broader community. He stated that the proposed development – to include driveway and pavement demolition, parking updates, alterations to the existing building, and the introduction of a driveway connecting to a loading zone at the east side of the structure and to the existing church parking lot that would connect to Exmoor – would increase Pantry capacity to serve clients.

Associate Planner Jackson reviewed a proposed Zoning Code text amendment to the Glen Ellyn Zoning Code to add a definition for “food pantry;” an amendment to Section 10-4-8(B) to allow them as a special use when accessory to a church in the R2 district, and an amendment to Section 10-4-8(H) to create parking requirements for food pantries. He noted that the Petitioner is requesting approval of zoning variations as well.

A screened refuse and HVAC component, he stated, requires a variation to allow it to be 21 feet from the property line in lieu of the 37-ft. 11-in. setback for the refuse enclosure. A 5-ft. 7-in. building setback and a 2-ft. 6-in. impervious surface setback from the curb of the new driveway to the north property line are proposed, both calling for variations. Crabapple trees are specified for Park Blvd. street trees, and arborvitae and an Eastern Redbud for placement on the north lot line, according to Jackson, acting as screening. A screening variation is requested for the north property line: While an existing fence does provide some screening, stated Jackson, it does not count as screening for the project as it is on the neighboring property, and code requires a 6-7 ft. opaque screen on the Pantry property.

Associate Planner Jackson stated that no signs are proposed facing Park Blvd., but one is specified for the south façade of the building. He displayed elevation drawings showing the exterior appearance envisioned, which he said is traditional in design, and is to feature woodgrain siding and asphalt roof shingles. Two chimneys are to remain, an accessible walkway is to be constructed of concrete block, and the amount of north elevation windows, he stated, was minimized to increase privacy for the neighboring home to the north. The basement will accommodate storage, the first floor will house the warehouse and pantry use, and the second floor will have storage and office space, and a multi-purpose room envisioned to host community nutrition classes.

Associate Planner Jackson read proposed text that defines “Food Pantry” as a standalone use, as well as text amendment language to allow one as an R2 special use, and to add a parking requirement for such. He listed suggested conditions of approval, and explained that the move to the new standalone location prompted Staff to request the Petitioner go through the review process.

After seeking clarification on the proposed driveway demolition, Commissioner Heming-Littwin asked if the text amendment language concerning prepared meals applies to meals taken away or served onsite. Associate Planner Jackson said, either. Citing the north elevation, Commissioner Berry asked if the building is currently two-story, to which Associate Planner Jackson explained that this is where the garage, which is one-story, is currently located. Commissioner Berry asked if the elevation is going to be 5 ft. 7 in. from the property line; Associate Planner Jackson stated that it’s currently 5 ft. 2 in. from the property line.

Commissioner Fanella asked for confirmation that most of the variations are due to how the front lot line is being defined. Associate Planner conveyed that the way the setbacks are calculated as a percentage of the lot width, and having Exmoor as the front yard, accounts for most of the variations, including the trash enclosure. Commissioner Heming-Littwin asked if there would be an excavation, to which Planning Manager Purvis responded that since the basement is being expanded, the Petitioner will need to excavate to some extent. Relative to the driveway/loading zone depicted, Commissioner Rodemann asked if it was the intent that a commercial truck back in all the way to the structure. Associate Planner Jackson was unsure but thought so. Commissioner Rodemann expressed concern about having a running commercial vehicle to be in such a position next to the property to the north. He said that when deliveries get made and how they get scheduled can make use of other pavement and means by which to unload a truck.

He wondered, too, if the "Food Pantry" definition reference to meal preparation implied that the premises would feature a commercial kitchen. Association Planner Jackson replied, no, that the definition text was written to allow flexibility in application. Director Springer asked how the definition had been developed, to which Cole explained that it was based on definitions from other communities. Director Springer reminded the Commission that it could modify the language. Commissioner Mulherin recalled that discussion of preparing food centered on teaching activities, and indicated that restaurant/food service is beyond the scope of this application.

Commissioner Brown asked if an area had been designated for Village residents and others to park and drop off food. Associate Jackson wasn't sure, but Planning Manager Purvis pointed to a small cut-out area on the south side that she believed could serve this function. Director Springer asked if customers could load their cars from this area. Associate Planner Jackson replied affirmatively. Commissioner Rodemann asked if a ramp would serve this area, and was told one is to connect it to accessible parking.

Commissioner Berry asked what setbacks would apply if the church sold the property to a buyer who wished to replace the building with a new residential structure. Associate Planner Jackson stated that it would depend on how it was subdivided; with the current lot width it would be a large requirement, but that if the parcel was subdivided, presumably the regular R2 setback of approximately 6.6 feet. Director Springer said a subdivision would likely be needed to rebuild.

Petitioner's Presentation

Sworn in, Paula Nugent, 75 Citation Circle, Wheaton, Ill., stated that the Pantry has worked with professionals almost two years to create a facility that not only works for the Pantry but continues to maintain the character of the neighborhood. All the Pantry activities and clients will be to the side and back of the house to minimize disturbing the neighbors, she stated, adding that traffic will be contained to the church property to minimize the impact on Park. Ms. Nugent, president of the Pantry's Board of Directors, stated it was the organization's goal to create a facility that provides needed food and support to the community while being a good neighbor to the homes, the church, and the businesses nearby.

She related that two years ago the Pantry had been urged to look for a new home by the Pastor of Grace Lutheran Church, where the Pantry had operated for nearly 40 years, but faced space constraints. A team was formed to evaluate alternatives, and an initial design finalized in the summer of 2019.

Outreach was made to neighbors in the area of the subject project site, including the direct neighbor, Bruce Thomas, who Ms. Nugent said didn't see a problem with the plan. She recalled a concern voiced by his then-girlfriend, now wife, about garbage attracting raccoons; The Pantry, stated Ms. Nugent, chains its dumpsters to keep varmints out. The Pantry launched a capital campaign, said the Petitioner, but explained that it had to "retool" the fund-raising effort because of the Covid19 crisis which also caused the Pantry to alter operations. By the end of 2020, Ms. Nugent reported, \$809,000 of the Pantry's \$900,000 goal had been raised, and subsequently was awarded a challenge grant by the DuPage Foundation. The Pantry is now in the process of finalizing contractors, she said. During this year the Pantry provided food to more than 3,000 people every month, reported Ms. Nugent, who said that while some previous clients didn't visit the Pantry during Covid, in 2020 the Pantry added two to four families each day it was open. She said the Pantry had partnered with a refugee-support program and as well as with Kiwanis, and emphasized that food distribution stays local.

The Pantry has been paying \$18,000 annually in rent, said Ms. Nugent, but will be paying an additional \$500 a month to Grace, starting in February; Faith Lutheran gave the Pantry the house and will rent it the parking lot for \$55 a year. The new location, said the Petitioner, will allow the Pantry potentially to double the number of client appointments offered, as well as offer classes. She reiterated the desire to be a good neighbor, explaining that other locations considered for the Pantry move were cost-prohibitive.

Commissioner Questions

Chairperson Loch asked about delivery trucks backing up in the driveway. The Petitioner stated that currently a 20-ft. long dairy truck delivers on Tuesday, and a "giant semi" on Thursday as part of a shared delivery, but that a 22-ft or smaller, single-delivery truck has been requested of the Northern Illinois Food Bank, which then can't confirm Thursday delivery. A truck study, she stated, showed the smaller truck can back straight into the driveway. She stated that the truck will enter from Park Blvd., travel between the house and church to the east end of the parking lot, and then back into the delivery drive, and exit south behind the church, out to Park. She also outlined how groceries will be retrieved by clients, who are to park in the lot behind the church.

Commissioner Rodemann asked about garbage pick-up frequency; Petitioner Nugent guessed it will be three times a week. Expressing concern about the neighbor to the north, Commissioner Rodemann thought the weekly large-truck delivery event could be worked out, but that frequent garbage pick-up could become a nuisance and noise issue. The Commissioner asked if large events are expected to be held near that neighbor, to which Petitioner Nugent responded that such events aren't held at the Pantry. Property limitations precluded having a short driveway, she stated, citing the house's high grade, and the need to maintain refugee gardens and handicap parking spaces for the church. Commissioner Mulherin asked if the truck driver could cut the engine while unloading; Ms. Nugent responded that this is reasonable and desirable, and could certainly be requested. He asked to review the location of the air-condition units. The Petitioner said these are sited where the refuse had originally been intended, and that placement options were limited. Commissioner Fanella requested confirmation that the conversation is about only two deliveries per week; Ms. Nugent replied that the Pantry has two truck deliveries per week.

Commissioner Rodemann hoped that lighting would not be excessive, would be properly shielded, and at lower levels. Ms. Nugent stated that the parking lot is already lit and the Pantry isn't adding to this; that the house currently has six exterior lights that the Pantry is proposing to replace with five residential-style ones; and that the Pantry has no need for any other exterior lighting.

Commissioner Heming-Littwin asked what time deliveries and garbage pick-up would happen. The Petitioner stated that the Pantry is told when garbage pick-up will occur, but that it's not picked up before 7 a.m. Dairy, she reported, comes at 9 a.m., while food now is around 8. She said that with the new truck arrangement anticipated, the Pantry will be able to specify to the Food Bank a delivery timeframe, though not a precise time. Observing that Park Boulevard traffic backs up during busy times, Commissioner Heming-Littwin asked if a traffic study was done to determine the feasibility of deliveries between certain hours. Ms. Nugent thought timing is something to be worked out with the Food Bank, and that a traffic study hadn't been performed, partly, she thought, as it was determined that two trucks wasn't a huge impact to Park Blvd. Associate Planner Jackson confirmed a study wasn't requested. The Petitioner stated that the Pantry is conscious of pre-school drop-off and pick-up needs.

Public Comment

Associate Planner Jackson read the following received written comment into the record:

Joe Bochenski, 76 N. Park Blvd.: *"Dear Planning Commission*

First, I would like to thank Ms. Nugent and the Food Panty for the continuous work that they do in and for our community. Further, I would like to thank Ms. Nugent for visiting us neighbors near the proposed site, in 2019, to help explain their plans and operations.

The change in use of the subject property is a major change. This will have a significant impact on the surrounding community and should not be taken lightly. The proposed use includes a mini-grocery store and areas for classes. This use brings typical commercial operations to the subject property – which include truck deliveries, loading dock operations and an increase in the number of trips to and from the subject property. In fact, by example the petitioner's plans include demolition of the existing single story garage and the construction of a new larger two-story structure, which is definitely a strong indication that this use change is to a commercial use (loading and warehouse areas). These activities are better suited for the commercial district along Roosevelt Road, which has vacancies or the downtown commercial district,

The petitioner's plans state that this new facility will greatly increase the services that they can provide to the community. These increases in the petitioner's services will result in much higher traffic counts than they currently experience and more importantly much higher traffic counts than an R-2 property experiences. These increased traffic counts will significantly change the character of this particular Glen Ellyn neighborhood. If you have not been submitted a traffic study, I would highly recommend that you request one before you make a final decision to proceed.

Neighborhoods in Glen Ellyn are important to the residents of Glen Ellyn. The Village does an excellent job protecting these neighborhoods through its zoning codes and ordinances. Transitional uses between commercially zoned areas and residential areas tend to be uses such as churches, schools, daycare,

multi-family and parks, which all help buffer the residential neighborhood from commercial uses. These transitional uses allow the home owners to enjoy the neighborhood feeling that the zoning codes and ordinances help protect. This application proposes a use change that requires a text amendment, Special Use and variations that are counter to this important component to the Village planning process.

In our residential zone neighborhood, this application is seeking (1) a Zoning Code Text Amendment (2) a Special Use Permit and (3) no less than nine Zoning Variations. I understand if such extensive requests were being made in a Commercially Zone District but this number of requests/variations within a Residential Zone District clearly indicates that the use should not be located within a Residential Zone District.

I ask that you not allow this commercial use in a residential neighbor. There are so many better places in Glen Ellyn's commercial districts for this user, whereby they can provide such great work for our community within our community.

Should this application proceed, please strongly consider the following enhancements to the development that will assist the applicant with creating a more residential feeling to its commercial development:

- Enhanced Landscaping Screening along the Park Blvd side – including larger evergreen trees to screen the warehouse area, which will also help buffer the sound from the increased traffic;*
- Enhance the Park Blvd side elevations to have more residential character. This change will complement our residential neighborhood; and*
- Request a full traffic study to make certain that everyone understands how best to plan for the increased truck and patron traffic including restricting deliveries to certain day time hours that will not*

Bruce Thomas, 63 N Park Blvd: *"Dear Commissioners,*

My name is Bruce Thomas, I own the property at 63 N Park Blvd.

After looking at the latest revision to the plan for the Glen Ellyn Food Pantry I must make a few objections. The latest plan has moved the refuse and recycling enclosures considerably north of their proposed location that we saw December 12, 2020. I am concerned about their location as the Food Pantry will be dealing with food and must assumedly have waste that could attract vermin. Also now just east of the refuse enclosures are three a/c units which would be quite noisy.

The access drive for semi-trailer deliveries has been widened and as it approaches the back of the property at 55 N Park it widens still. This indicates that large semi-trucks would be loading and unloading foodstuffs very adjacent to me.

So if I may be specific I object to variation requests 3b (5ft 6 inch setback from north lot line), 3c (5 foot tall landscape screening as opposed to opaque screening), 3d (variation to permit loading area without screening) and 3h (variation to HVAC and refuse setback).

I am very concerned about the proximity of all buildings and services being to my property and I hope the commission will consider my opinion before making a decision.

Thank you.”

K.C. Wigle, 64 Exmoor (the property immediately, diagonally northeast of the subject property), was sworn in. Acknowledging the busyness of Park Blvd. and concerns about the traffic impacts discussed, he stated that Exmoor is a quiet street, which is why his family moved there five and a half years ago. He expressed concern over the “two large commercial truck deliveries” and the three garbage pick-ups over the course of a week – five new disturbances he said residents of a quiet neighborhood don’t expect. While he supports the Pantry in its missions, he said he shares concerns voiced by other neighbors and commissioners, and doesn’t believe the use is appropriate for the area or this is the place for it.

Sworn in, Joe Yucha, 14 Walnut Rd., a pastor with Faith Lutheran, stated that the church has been part of the Pantry for a long time, and that his congregation is enthusiastic about the move. He said the church is accessible and recently brought its building up to fire code, and that it hosts events and wants to be part of the life of Glen Ellyn. He sees the Pantry as a way of living out this call.

Sworn in, Pete Ladesic, 615 Scott Ave., stated that the Pantry represents a “great repurpose” of the building at the site and that the project impact isn’t going to be great, but a perfect fit. Lighting can be managed through regulations, he stated, and said Faith Lutheran already receives semi deliveries and has garbage pick-up. He looks forward to helping as he can. Regarding the variation for the loading area without screening it from an adjoining property, Chairperson Loch asked him if this could be fixed. Mr. Ladesic said he thinks the Pantry has a landscape plan, and that landscape screening would be the best.

Sworn in, Leonard Swanson, 116 Sunset Ave., said, as a former member of the Plan Commission, he doesn’t see any major adverse effects on neighbors, and the neighborhood isn’t purely residential. He said the Pantry does a wonderful job in trying to route traffic and that the number of deliveries is not significant, and urged Commission approval.

Sworn in, Scott Winterstein, 75 N. Park Blvd., said that while the Pantry provides a great benefit for Glen Ellyn, he has reservations concerning garbage collection, the mini-grocery store, cooking classes, loading dock activities, traffic disruption and delivery timing, which he views as commercial operations that violate zoning. He said he would “like a lot more information” about details behind activities, and if these could be agreed upon, they could be allocated into the permit, he would be more comfortable, but at this point, there is too much uncertainty.

Sworn in, Matt McHale, 69 N. Park, referencing neighbors who have given public comment, he said he echoes the sentiments of his neighbors. Expressing an appreciation for the service the Pantry provides, he voiced reservations and concerns about food waste, noise, and traffic. He would like to better understand the schedule and have input into it, so to achieve one that “makes sense,” allowing the Food Pantry to operate effectively with minimal disruption to the neighborhood.

Sworn in, Rick Scheck, 678 Oak St., said that while he does not reside in the area of the development, he finds joy in seeing those in need helped and sees value in the opportunity the Pantry provides for volunteering. He lauded Faith Lutheran’s participation in the relocation effort, congratulated the Pantry and Village staff for putting together the plan discussed, and hopes the Pantry’s contribution to the community can continue.

Sworn in, Carol Asselmeier, 454 Whittier, thanked the Commission for listening to the “plusses and minuses of what the residents have to say.” A lifetime resident of Glen Ellyn and parishioner of Grace Lutheran, and a volunteer at the Pantry and a member of its board of directors, she said that, as much as the Pantry appreciates concerns raised, it has gone through a “meticulous process” with Staff and believes the Pantry has addressed all of the concerns raised throughout the process. The Pantry, she thinks, has community appeal, and that the property will afford a smooth transition without a lot of direct effect on the neighborhood, and will increase the benefit to people experiencing food insecurity.

Sworn in, Katherine Meagher, 433 Cottage Ave., stated that she, too, is a lifelong Glen Ellyn resident and a member of the Food Pantry board, which she said has been very thoughtful about the necessity of a new home, reiterating that other options were sought. She doesn’t think the Pantry will add much activity to what, between the church and the Pickwick Place commercial space, is already occurring in the area. The Pantry as proposed, she stated, will add value with little disturbance, and that its services are in great need.

Sworn in, John Berg, 22W166 McCarron Rd., stated that truck deliveries rarely exceed 30 minutes, and that garbage trucks are “in and out in minutes,” and will likely be tied to the existing church pick-ups, with maybe a one or two more. A member of the Pantry’s Board and a long-time volunteer, he stated that other options explored for relocating it were too expensive, that it is imperative the community embrace the Pantry, due to the need for its services.

Petitioner Nugent elucidated the screening change requested, stating that the Pantry asked to be allowed to not place arborvitae between the house and the fence and the garage and the fence, as the landscape architect for the project advised that the plants would die due to the north exposure. Also, she stated smaller plants were selected as they are cheaper and said to be healthier and grow faster.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Vondruska, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Heming-Littwin suggested the phrase “prepared meals at no cost” be dropped from the text of the “Food Pantry” definition, as cooking is only intended by the Pantry in the context of teaching. Commissioners Mulherin, Saeed, Brown and Rodemann concurred.

Chairperson Loch invited discussion of the Special Use Permit and the exterior appearance proposed; hearing none, she asked for input on the zoning code variations requested.

Commissioner Heming-Littwin said the screening situation needs to be addressed. Understanding the arborvitae growing issue (though it could be by the curb cut), she thought there might be an alternative buffer for visual and noise, and there should be landscaping all along the driveway between the curb and the fence. A more concrete schedule of deliveries and garbage pick-up with which the neighborhood feels comfortable is needed, she said. Chairperson Loch suggested a condition attached to approval could specify collaboration on scheduling. Commissioner Mulherin opined that too much

stress is being put on this concern, adding that he lives nearby in an area with apartments where garbage pick-up is swift, and that determination of garbage pick-up protocols is between the Village and the Food Pantry. Commissioner Vondruska figured that the church already gets garbage pick-ups, so the Pantry might only necessitate one additional weekly, and though he is sympathetic to the neighbors, he's not sure how much control can be exerted over garbage collection operators. Director Springer said a condition could call for notifying neighbors of the schedule, but the most the Commission could do is specify a number of deliveries a week or a timeframe, which the Village wouldn't enforce unless it received a complaint of violation. Chairperson Loch stated the Pantry will have a bigger problem working around the pre-school, and which they'll have to get right.

Commissioner Vondruska said he "loves the community spirit" the Pantry creates, but would like to see the driveway better screened. Commissioner Rodemann didn't think trucks would back up all the way, and if they would only go part way, further from the neighbor to the north, less noise "might naturally happen." Such limitations along with the likelihood that the Pantry and the church could share a garbage pick-up schedule, he said, can make the situation more palatable and are worth discussion to see what the Commission can do.

Commissioner Fanella conveyed that she is comfortable with the zoning variations and the changes Commissioner Heming-Littwin recommended, and issuing the Special Use Permit, but wants to see increased screening along the lot line and by the loading dock. She likes the residential appearance presented, and believes the Pantry will work out the delivery issues relative to the pre-school, and thinks the frequency of deliveries modest. Commissioner Berry said it's a "pipe dream" to think a 43-ft. trailer as depicted will make its way a winding driveway without hitting material on either side of the driveway, and hopes for a 22-foot truck. He thought trash containers will be need to be wheeled out of the enclosure and lifted, creating six noise events a week, and hence had a concern about the need for screening. Associate Planner Jackson clarified that a 21-foot truck is actually proposed.

Planner Purvis said she would strike a sentence from the "Food Pantry" definition, as per the suggestion by Commissioner Heming-Littwin, who summarized discussion of needing screening along the drive from the building to the east. Commissioner Heming-Littwin, seconded by Commissioner Mulherin, moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Paula Nugent on behalf of the Glen Ellyn Food Pantry, for approval of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow the development of a food pantry at 41-55 N. Park Blvd. in the R-2 Single Family Residential Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 that additional screening be added along the north property line to act as a buffer between the property to the north; 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; and
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.
5. That additional landscaping be added between the driveway and the north property line.
6. That the text amendment be approved as amended.

The motion carried by roll call vote, with nine (9) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Brown asked if the Pantry and church could give the neighbors to the North a landscape allowance for their side of the fence. Saying that this would have needed to be part of the Commission’s recommendation, Director Springer said the body could *ask* the Petitioners, but not require it. The Commission, she said, could bring it to the Board, an idea with which Chairman Lock was “okay.”

A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street

A motion to open the A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street was made and seconded by Commissioners Heming-Littwin and Saeed, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Staff Introduction

Planning Manager Kelly Purvis and Development Director Staci Springer, 535 Duane St., were sworn in. The former stated that Sam Vlahos, together with property owner 400 Main LLC, are seeking:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):

- a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Mr. Vlahos wants to open a restaurant on the premises, necessitating the variation, Planning Manager Purvis stated, adding that three rooftop units and two black iron exhaust pipes are proposed. She described the area of the development, which is under construction; displayed building concept images from different views, in which rooftop units were not evident; and listed conditions of approval to consider. Commissioner Rodemann asked if the black iron exhaust fans would serve the restaurant; Planning Manager Purvis said, "Yes," and that she understood a height reduction by the Board drove mechanical equipment to the garage, and that the Petitioner hopes to move some of that equipment to the roof and put restaurant HVAC in the garage.

Petitioner's Presentation

Larry Debb, 1049 Edgebrook Lane, Glencoe, Ill., and Sam Vlahos, 15436 Lewis Ave., Lombard, Ill., were sworn in. Mr. Vlahos stated that he operates restaurants in Hinsdale, Downers Grove and Wheaton, and thinks Glen Ellyn would benefit from one of his company's restaurant concepts. Mr. Debb of 400 Main LLC stated that the HVAC units will serve the apartment building hallways. Originally intended for the roof, they were moved to the parking lot area, he stated, though the Petitioner knew that to provide HVAC equipment for a restaurant or another tenant the units would have to be relocated to the roof.

Commissioner Questions

Commissioner Heming-Littwin asked for clarification that the Board's height reduction forced the Petitioner to put the HVAC into the garage. Debb stated that the HVAC equipment was still on the roof when the Petitioner went for the building permit, but disagreed with Staff's opinion that the equipment be counted as part of the roof unit prompted the Petitioner to seek a variance. Commissioner Rodemann said the building always needed make-up air units, for which roof placement would be desired. He said it seems like the Petitioner knew he'd have to come back to request this, but that he (Rodemann) is "not overly concerned" with the placement proposed, and awaits discussion.

Though she understood the model was deemed by Building and Zoning's Steve Witt as not suitable for the application (contrary to Mr. Debb's stated opinion), Planning Manager Purvis displayed a drawing of the exhaust ("mushroom") fan assembly envisioned by the Petitioner. Commissioner Berry asked if the restaurant HVAC could be on the roof and the other three units left where they were proposed, and if so whether additional first-floor retail tenant HVAC requests could be expected. Mr. Debb stated, "No," there will be room if the building units are moved to the roof, and that the two (which, he stated, were advised by Staff so the Petitioner doesn't have to return to request another at a later point) black iron ducts will cover an additional restaurant (which the Petitioner is hoping to have). Planning Manager Purvis stated that when Preliminary and Final PUD plans are submitted to the Village, Staff at that stage doesn't look at mechanical plans and such, so it didn't know what the height of those units would be, and so didn't know that when the Village Board made changes that it would impact what could be put

on the roof; and the issue wasn't realized until the Building Permit phase, the Petitioner not knowing that the rooftop equipment counted toward height (whereas in some communities it doesn't).

Public Comment

None.

Commissioner Berry moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Berry, Heming-Littwin, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Berry thanked Staff for anticipating the potential need for the second unit and taking care of it now. He also thanked the development team designers for pushing the units back so they're not visible from the right-of-way, and indicated he is in support of the project. Commissioner Heming-Littwin agreed and said that she is excited to see another great restaurant come into town. Commissioner Saeed said he is in support of approving the amendment.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Sam Vlahos, together with the property owner, 400 Main LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 of the requests with the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
3. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

The motion passed by roll call vote, with nine (9) yes votes and zero (0) no votes as follows:
Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and
Chairperson Loch voted “yes.”

Trustee’s Report

Trustee Enright reported that Gary Fasules was sworn in as Acting Village President.

Chairman’s Report

Chairperson Loch had no report.

Staff Report

Planning Manager Purvis announced that the first February Plan Commission meeting is cancelled, but
the second meeting will be the third public hearing for the Draft Comprehensive Plan.

Other Business

None.

Adjournment

Chairperson Loch adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF
A SPECIAL USE PERMIT TO ALLOW THE PROPERTY AT 454 DUANE STREET TO BE
USED A SINGLE-FAMILY HOME.**

Related to the request of the petitioner, Behrnt Aaberg, on behalf of the property owner Laura Rose, for approval of a **Special Use Permit**, to allow the property at 454 Duane Street to be converted from an office use to a single-family residence in the C5B Central Service Subdistrict 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 no exterior alterations to the building or changes to the site or landscaping are considered, and the proposed use supports the goals of the Zoning Code. The Village's Comprehensive Plan indicates that the downtown is a multi-use focal point which includes residential uses.
2. The project 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 the appearance and bulk of the property will be unchanged, the character, quality and density of the neighborhood will be maintained. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. Additionally, directly to the south of the subject property are residential uses including single-family homes.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because, if occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity. Detached and attached single-family residences are located directly south of the subject property, also located in the C5B service subdistrict.
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 density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased or changed.
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 density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

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 the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property and is likely to be less disturbing to surrounding uses than the current office use on the property.
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 existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating any undue interference.
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 extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased. No changes to the site or building footprint are proposed.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because no changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any damage to natural, scenic or historic features. The only physical changes to the property will be on the interior of the structure.

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**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING CODE TEXT AMENDMENTS, A SPECIAL USE PERMIT,
ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW THE
DEVELOPMENT OF A FOOD PANTRY AT 41-55 N. PARK BOULEVARD.**

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of **Zoning Code Text Amendments** to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the 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 R-2 Zoning District contains primarily single-family homes but also contains public uses such as cemeteries, religious organizations, and daycares.
2. The R-2 Zoning District is the largest in the Village and abuts many other uses. The property in question, 41-55 N. Park Blvd., is in a transitional area between commercial and single-family residential and is adjacent to properties zoned for multi-family residential uses as well.
3. The existing classification would significantly limit the practical use of the building for the existing church. The property is proposed to remain in the R-2 Zoning District but allow food pantries in that district on church properties. The proposed food pantry is low-impact and retains its residential character, visually acting as a transition from the institutional church property to the neighboring single-family homes.
4. The surrounding area has seen the development of a diverse set of uses including single-family, townhomes, multi-family, and commercial uses.
5. The Comprehensive Plan states that the church property should continue its institutional use while surrounding properties are proposed to have diverse uses from single-family to commercial.
6. Despite an active congregation, the existing building is in need of repair due to the church struggling to find a viable use for it.
7. The proposed use will not diminish property values because it will act as a low-impact transition between commercial/institutional areas and residential areas. The proposed zoning

code text amendments will allow the Food Pantry to serve the needs of nearby neighbors and the community as a whole. The text amendments would permit the property owners (Faith Lutheran Church) to create a viable use for the building that would otherwise become increasingly rundown without further investment.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of a **Special Use Permit**, to allow a food pantry in the R2 Single Family Zoning District 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 if will have the appearance of a single-family home typical to the R-2 Zoning District.
2. The project 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 the applicant will maintain the look of the current farmhouse but will improve the building by replacing the older existing building materials which are in need of repair. Additional landscaping and site improvements are also proposed as part of the project.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the food pantry will operate during normal business hours for an active church and will not have loud or hazardous functions.
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 there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the food pantry.
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 privately funded food pantry will enhance the economic welfare of the Village by helping those in need throughout the Glen Ellyn community.

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 traffic will be similar to any other active church and odors from trash will be actively addressed with trash pick-up three times per week. The refuse bins are screened with an enclosure and that enclosure has been located more than 20 feet from the northerly residential lot.
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 deliveries will be behind the food pantry building and therefore will not impact Park Blvd. or any other high traffic street. Access will be provided from within the church parking lot, and no new curb cuts will be required for the project. In fact one existing driveway on Park Blvd. will be removed as part of the project.
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 subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. The existing parsonage will maintain its existing residential character and the proposed food pantry will keep approximately the same footprint as the existing structure. It was determined that a Land Use Option from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that an endangered bumble bee species may be present on or near the site, but that no adverse impact is expected due to the development and therefore no further action would be required.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for **approval of the following zoning variations:**

1. Variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5 feet 7 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.

4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required.
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft from the north lot line in lieu of the minimum 37 feet 6 inches setback required of accessory structures closer than 10 feet from the principal structure on the lot.
9. A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

...all to allow the development of a food pantry in the R2 Single Family Residential Zoning District, and in accordance with Section 10-10-12 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the existing building is not habitable in its current condition, and the lot cannot be sold because the church has utilized part of the property for handicap parking spots. Additionally, access to the loading area requires several site design accommodations to also accommodate ADA concerns and senior users. Furthermore, the large property fronts on two roads which requires unique site design considerations.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because for this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot

- that was not consolidated. Additionally, the property is significantly larger than most R2 lots and has two frontages. This requires unique site design accommodations so the site can still be safely used.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the church is making no money on this variation. The Glen Ellyn Food Pantry is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. The pantry is a not-for-profit. These variations are simply to make the property usable for our purpose in a cost-effective manner as possible.
 4. 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 because this is an existing building on existing church property.
 5. 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 is located because the improvements will enhance the property, which is currently in disrepair. The relocation of the Glen Ellyn Food Pantry allows people in need to receive food, which is a service to the entire community.
 6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air. The updated property will provide an enhanced view.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers and the development will improve fire safety in the building due to Building Code required upgrades.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the property will not impair the inhabitants of the village, it will enhance it by serving the community and offering assistance to those in need.
 - d. Diminish or impair property values within the neighborhood because the proposed upgrades will enhance the property values of the neighborhood through quality design and rehabilitation of the dilapidated building.

- e. Unduly increase traffic congestion in the public streets and highways because traffic will reflect the use of an already active congregation.
 - f. Create a nuisance because the Food Pantry has existed downtown for over 41 years, adjacent to residential properties and has proven not be create nuisances to surrounding properties.
 - g. Result in an increase in public expenditures because the food pantry is entirely privately funded and will not require any significant infrastructure changes to operate on the subject property.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the property is unusable to the food pantry. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down. The building would only continue to fall into disrepair.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of the **Exterior Appearance** application to allow the development of food pantry in the R2 Single-Family Zoning District in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings:

(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 is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH DEVIATIONS, AS APPROVED BY ORDINANCE 6672 AND 6690 TO ALLOW ROOF TOP MECHANICAL EQUIPMENT TO BE INSTALLED, EXCEEDING THE HEIGHT DEVIATION PREVIOUSLY GRANTED FOR THE DEVELOPMENT AT 400, 418-424 N. MAIN STREET, GLEN ELLYN.

Related to the requests of the petitioner, Sam Vlahos, together with the property owner 400 Main LLC, for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

...the Plan Commission hereby makes the following Findings of Fact related to the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code:

(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 the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the abuilding. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate use for the district.
2. The project 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 the mechanical equipment and black iron duct fan assemblies will be designed, constructed, operated and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
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 HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
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 proposed HVAC and black iron duct fan assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.
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 the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
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 proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
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 proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.

The Plan Commission hereby makes the following findings in relation to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code:

(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 HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because the will not alter the intensity of use of the building and

these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.

2. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear yard definitions and they will have no impact on the uses at the development's periphery.
3. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
4. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvement being made by the Village including streets, lighting or parking.

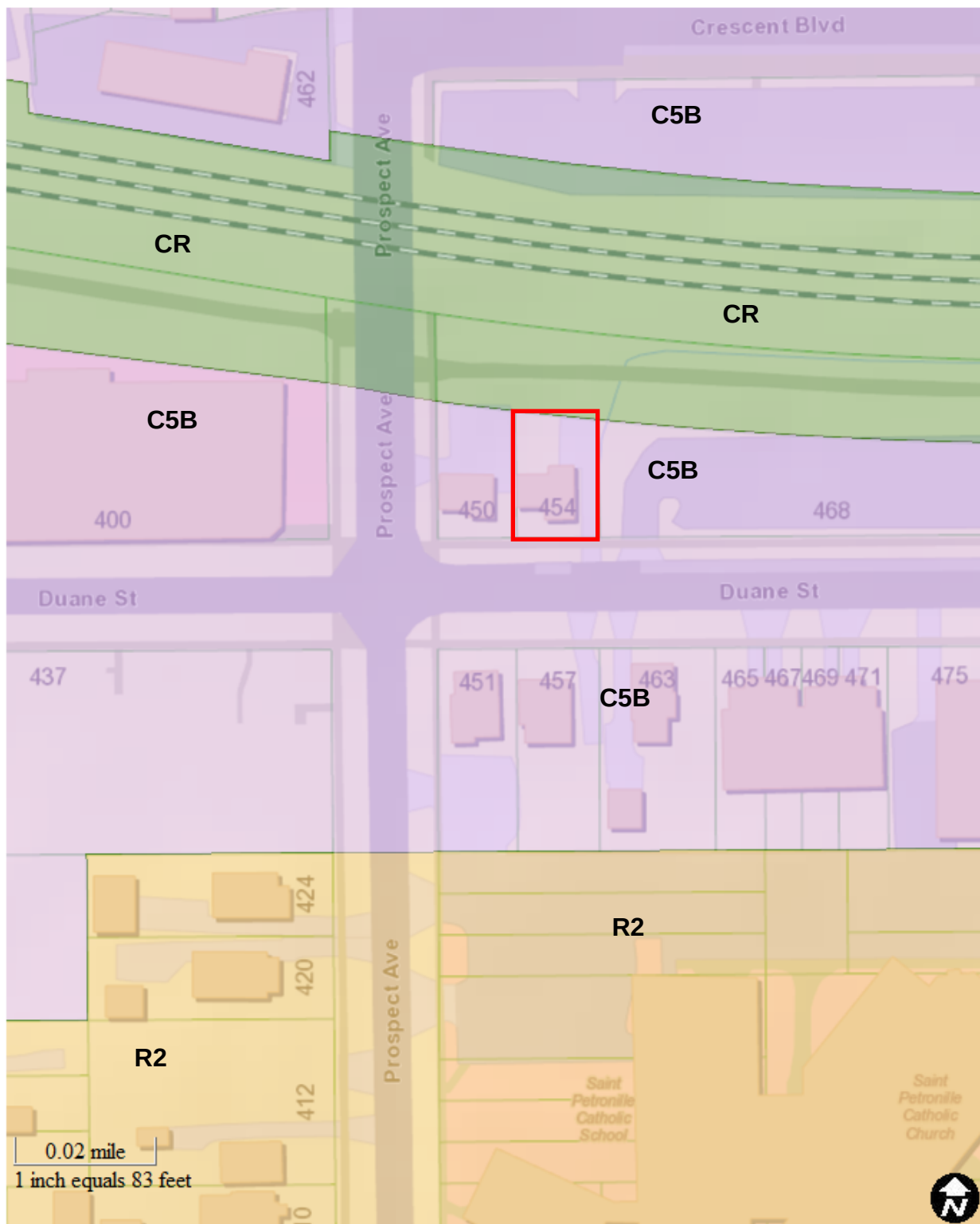


Map created on December 29, 2020.

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Map created on December 29, 2020.

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APPLICATION FOR SPECIAL USE PERMIT

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

Date Filed: **12/09/20** Application No: _____

Name of Applicant: **Behrnt Aaberg, Aptus**

Address of Applicant: **325 W Huron Street, Suite 510**

Business Phone: **312-667-4660** Fax: _____

Home Phone: _____ Mobile Phone: **312-339-4536**

Email: **behrnt@aptusgroup.com**

Property Interest of Applicant: **owner representative**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **Laura Rose**

Address of Owner: **557 Carlisle Ct., Glen Ellyn, IL**

Business Phone: **630-915-6290** Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: **trose@roseandassociates.biz**

Property Address: **454 Duane Street**

Legal Description of Property:

Lots 3 and 4 in Block 1 (except the north 50.0 feet thereof conveyed to Aurora, Elgin and Chicago Railroad Company) of Plat "Glenwood", being C.A. Phillips subdivision parts of sections 10 and 11, township 39 north, range 10 east of the third principle meridian, according to the plat situated in the Village of Glen Ellyn, DuPage County, Illinois

Permanent Index No. (PIN): **05-11-320-003** Zoning: **C5B**

Lot Dimensions: **50 x 79** Lot Area: **4,026 SF**

Present Use:

OFFICE

Requested Use/Construction:

RESIDENTIAL

Estimated Date to Begin New Use/Construction: **03/01/21**

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

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Architect:

Aptus; 325 W Huron St, Suite 510, Chicago, Illinois, 60654; 312-667-4660

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

See attached narrative within cover letter.

Describe How the Special Use:

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

Since no exterior alterations to the building or changes to the site or landscaping are considered, this proposed use supports the goals of the Zoning Code.

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:

Since the appearance and bulk of the property will unchanged, the character, quality and density of the neighborhood will be maintained.

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

If occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity.

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:

As the density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased.

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 the density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

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:

As the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property.

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 existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating an undue interference.

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

The extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased.

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

No changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any damage to natural, scenic or historic features.

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

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

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

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

<u>12.9.20</u> Date	<u>Behrnt Aaberg, AIA</u> Print Name	 Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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



8 0 1 9 3 3 0 3
Tx:40109338

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
02/07/2020 10:05 AM
RHSP

DOCUMENT # R2020-013168

WARRANTY DEED IN TRUST

THIS WARRANTY DEED, made this 9th day of December, 2019, by and between, STUART/BUCKLEY ENTERPRISE, LLC, an Illinois Limited Liability Company, of County of DuPage, State of Illinois, ("Grantor"), and LAURA L. ROSE, not individually, but as Trustee of the LAURA L. ROSE TRUST DATED OCTOBER 12, 2009, ("Grantee") and unto all and every successor or successors in trust under said Declaration:

Grantee's address: 557 Carlisle Court, Glen Ellyn, Illinois 60137

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby CONVEYS and WARRANTS unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of DuPage in the State of Illinois, described as follows, to wit:

LOTS 3 AND 4 IN BLOCK 1 (EXCEPT THE NORTH 50 FEET THEREOF CONVEYED TO THE AURORA, ELGIN AND CHICAGO RAILROAD COMPANY) OF THE PLAT OF "GLENWOOD" BEING C. A. PHILLIP'S SUBDIVISION OF PART OF SECTIONS 10 AND 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, SITUATED IN THE VILLAGE OF GLEN ELLYN, COUNTY OF DUPAGE, ILLINOIS.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 05-11-320-003

Address of Property: 454 Duane Street, Glen Ellyn, Illinois 60137

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.

The transfer of title and conveyance herein is hereby accepted by LAURA L. ROSE, Trustee of the LAURA L. ROSE TRUST DATED OCTOBER 12, 2009.

Laura L. Rose, Trustee
Laura L. Rose, as Trustee of the
Laura L. Rose Trust dated
October 12, 2009

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, Karen F. Pipal, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that LAURA L. ROSE, personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed,
sealed and delivered the said instrument as her free and voluntary act as Trustee of the STUART/BUCKLEY
ENTERPRISE, LLC, an Illinois Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9th day of December, 2019.

Commission expires 4/14, 2021

Karen F. Pipal
Notary Public



Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

12/9/2019
Date

Laura L. Rose
Buyer, Seller or Representative

This instrument was prepared by:
Susan Reedy Williams
1900 S. Highland Ave., Suite 100
Lombard, Illinois 60148

Return to:
Susan Reedy Williams
1900 S. Highland Ave., Suite 100
Lombard, Illinois 60148

Send tax bill to:
Laura L. Rose
557 Carlisle Court
Glen Ellyn, Illinois 60137



Village of Glen Ellyn Real Estate Transfer Tax	
022423	
Sale \$	<u>0</u>
Tax \$	<u>0</u>
Date	<u>12/21/2019</u> Initials <u>SS</u>

AFFIDAVIT OF AUTHORIZATION

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I, **Laura Rose** owner of the property described as

LOTS 3 AND 4 IN BLOCK 1 (EXCEPT THE NORTH 50.0 FEET THEREOF CONVEYED TO AURORA, ELGIN AND CHICAGO RAILROAD COMPANY) OF PLAT "GLENWOOD", BEING C.A. PHILLIPS SUBDIVISION PARTS OF SECTIONS 10 AND 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT SITUATED IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

verify that **Behrnt Aaberg, AIA , from Aptus**

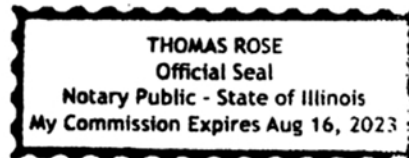
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Laura Rose
OWNER SIGNATURE

Subscribed and sworn to before me this

10TH day of DECEMBER, 2020

[Signature]
Notary Public



REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **454 Duane - Special Use Permit**
- II. OWNER:
- A. Owner of Property: **Laura Rose**
- B. Owner's Address: **557 Carlisle Ct., Glen Ellyn, IL**
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: **630-915-6290**
- E. Owner's E-mail: **trose@roseandassociates.biz**
- 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: **Behrnt Aaberg, AIA - Aptus**
- B. Petitioner's Address: **325 W Huron St. Suite 510, Chicago, IL 60654**
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: **312-667-4660**
- E. Petitioner's E-mail: **behrnt@aptusgroup.com**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **454 Duane**
- B. Acreage of Parcel: **0.92 acres, (4,026 sf)**
- C. Permanent Index Number(s): **05-11-320-003**
- 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.

Behrnt Aaberg, Aptus

Petitioner

Laura Rose

Owner

Date: 12/9/20

Village of Glen Ellyn

By: _____
Planning and Development Director

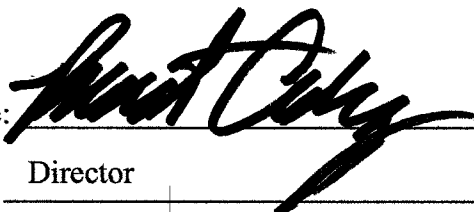
Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Behrnt Aaberg, AIA, and I hold the position of Director for Aptus ("**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: Director

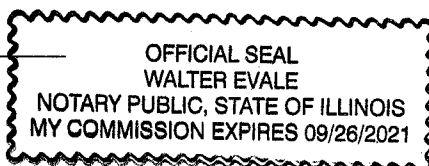
Applicant's Name: Behrnt Aaberg, AIA

Subscribed and sworn to me this

11th day of December, 2020.



Notary Public



12.11.20

Village of Glen Ellyn

Community Development Department
535 Duane Street
Glen Ellyn, Illinois, 60137

454 Duane Street – Special Use Permit Application

Re: Narrative and Submission Materials

On behalf of the owner of the property, Laura Rose of Glen Ellyn, we hereby submit the attached application for a special use permit. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. The intent of the application is to obtain zoning permission to convert the property to a residential use. No exterior alterations to the building or changes to the site or landscaping are considered. As such, we believe that this proposed use supports the goals of the Village of Glen Ellyn Zoning Code.

Since the appearance and bulk of the property is unchanged, the character, quality and density of the existing urban streetscape will be maintained. Similarly, the design, construction, operation, and maintenance of the existing property will be harmonious with the appearance and character of the general vicinity, because the existing building remains unchanged.

If occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity.

As the density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased. Similarly, 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.

As the proposed use is residential, this 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 or odors.

The existing driveway and curb cut to the property will not be altered. This will maintain the existing vehicular approaches, thereby avoiding creating an undue interference with traffic on surrounding public streets or road.

The extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased.

No changes are intended to either the existing massing of the structure, or the trees on the property. This will avoid any destruction, loss or damage of natural, scenic or historic features of major importance to the community.

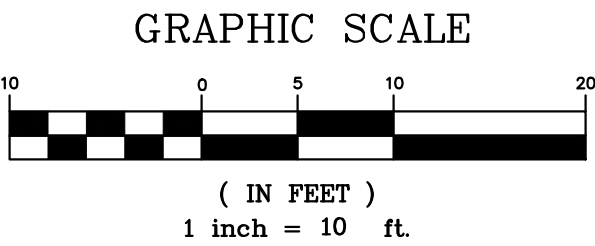
The following documents are attached in support of this application.

- 1. Application / Property Data
- 2. Proof of Ownership – deed of property
- 3. Affidavit of Authorization
- 4. Reimbursement of Fees Agreement
- 5. Zoning Application Affidavit confirming no conflict of interest
- 6. Plat of Survey
- 7. Conceptual Floor Plans

Respectfully submitted,

Behrnt Aaberg, AIA	Director	12.11.20
name	title	date

PLAT OF SURVEY



LEGAL DESCRIPTION

LOTS 3 AND 4 IN BLOCK 1 (EXCEPT THE NORTH 50 FEET THEREOF CONVEYED TO THE AURORA, ELGIN AND CHICAGO RAILROAD COMPANY) OF THE PLAT OF "GLENWOOD" BEING C. A. PHILLIP'S SUBDIVISION OF PART OF SECTIONS 10 AND 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, SITUATED IN THE VILLAGE OF GLEN ELLYN, COUNTY OF DUPAGE, ILLINOIS.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- + CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- ⊙ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- UTILITY POLE
- GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ LIGHT
- ⊙ LIGHT POLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GATE POST
- ⊙ BOLLARD POLE
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ▨ BITUMINOUS PAVEMENT
- ▨ CONCRETE SURFACE
- ▨ DEPRESSED CURB
- ▨ GRAVEL SURFACE
- ▨ BRICK PAVERS
- x-x- CHAIN LINK FENCE

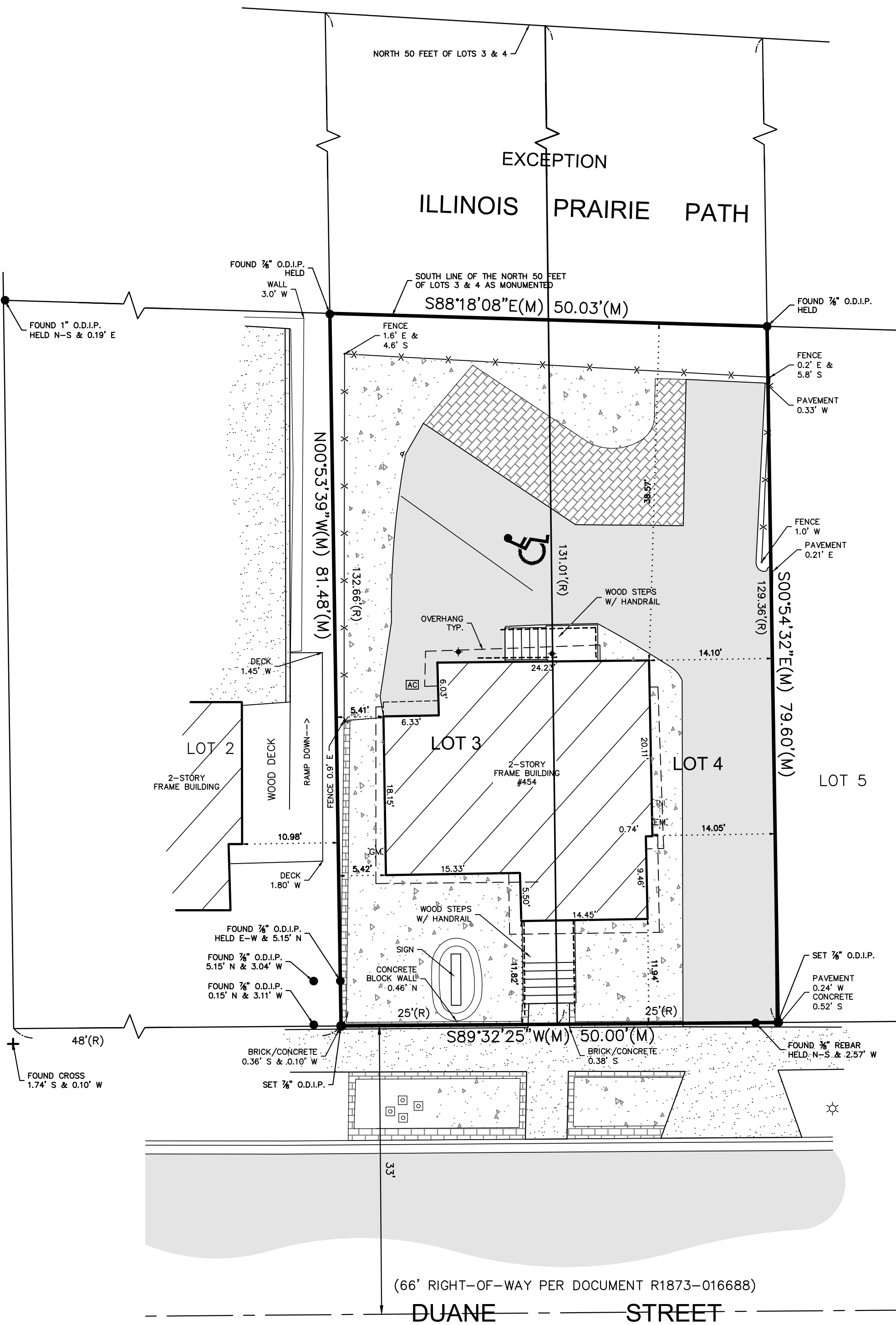
ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

PROSPECT AVENUE



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
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- SECTION LINE

AREA SUMMARY
(TO HEAVY LINES)
4026 SQUARE FEET
OR
0.092 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 11/23/20. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: *Christopher J. Salazar* DATE: 12/8/2020
CHRISTOPHER J. SALAZAR

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES 11/30/2022

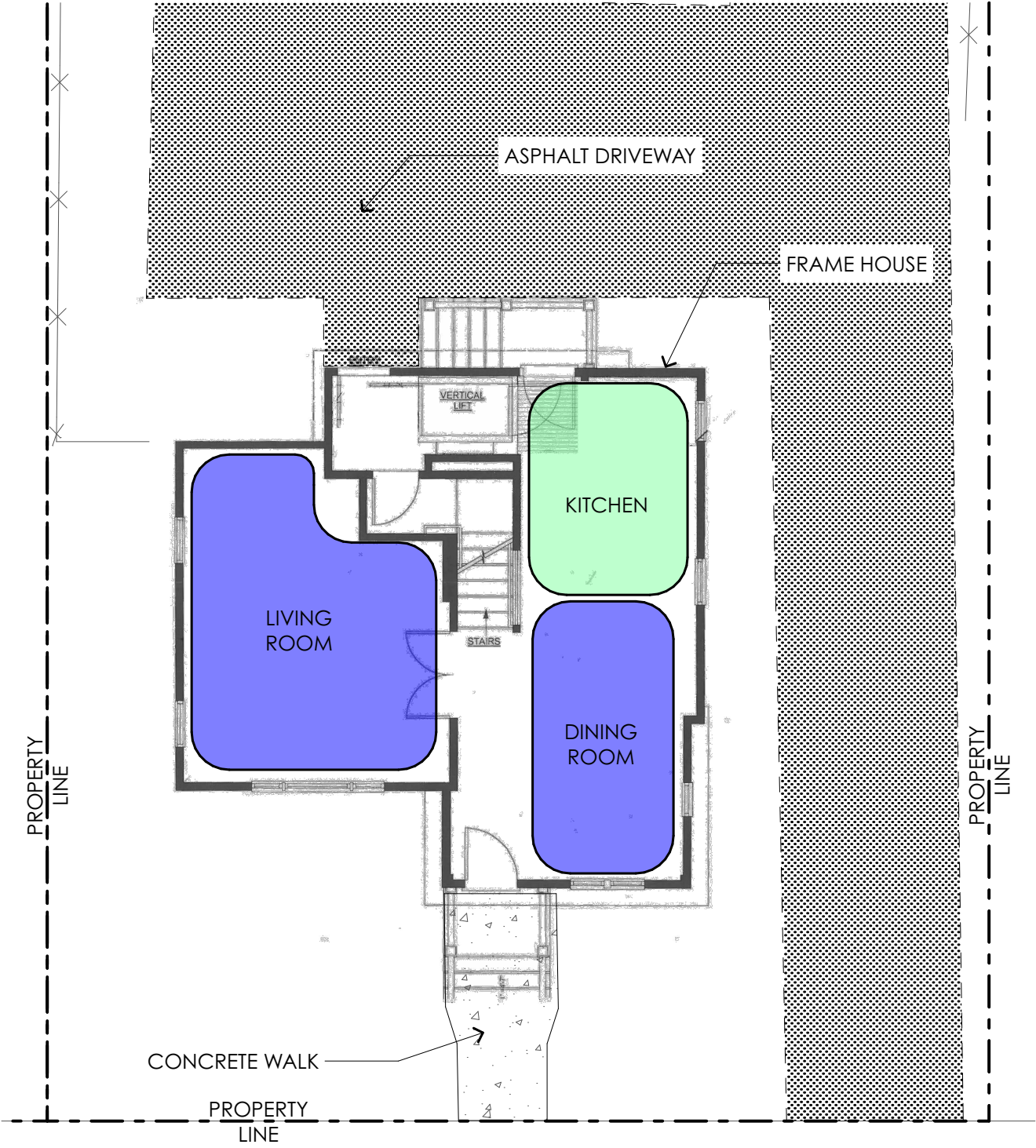


NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES - BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS. J:\P\data\2020 Projects\20.0296\20.0296 BNDY.dwg

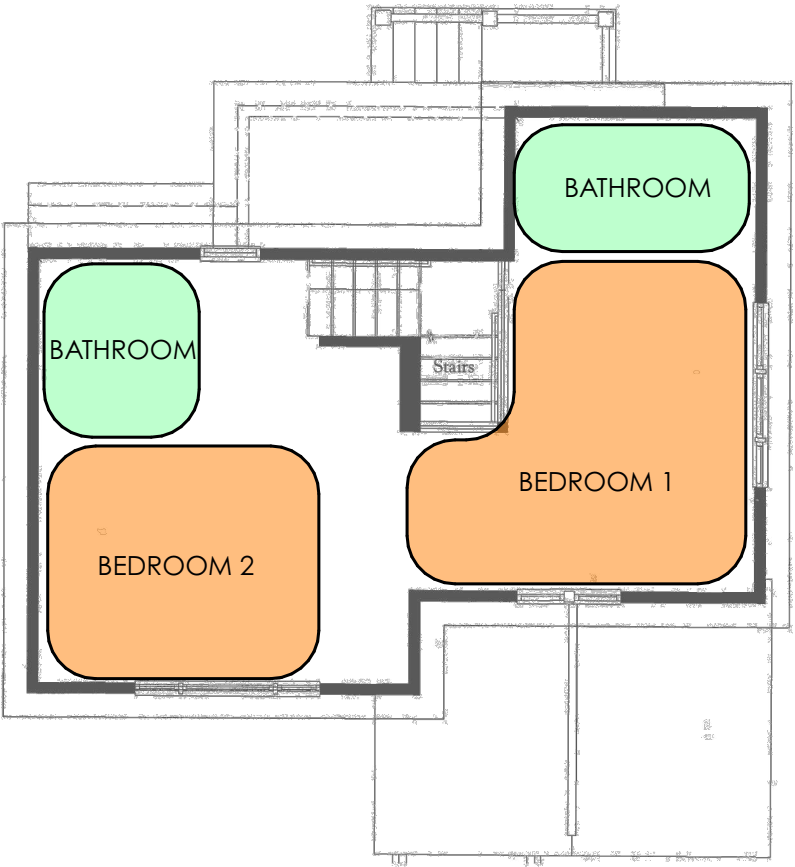
PROJ. NO.: 20.0296	1 OF 1	SCALE: 1" = 10'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING		PROJECT	DATE: 12/7/20	PC	CS	DRAWN BY	MRA	CHECKED BY	CJS	BOOK	577	PG	46-47
					454 DUANE ST GLEN ELLYN, IL	NO.	REVISIONS								DATE	BY
			CLIENT													
			2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	APTUS GROUP 325 WEST HURON STREET, SUITE 510 CHICAGO, IL 60654												



VIEW FROM STREET



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Owner: Tom Rose

copyright 2020 © by aptus



454 Duane Street
Special Use Permit
Glen Ellyn, Illinois 60137

CONCEPTUAL FLOOR PLANS
Special Use Permit Application
SUP 001
12.9.20



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

Meeting 2/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-900)**

DOC ID: 2021-900

Ordinance No. 6855, An Ordinance Granting Approval of Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance for the Glen Ellyn Food Pantry to be Located at 41-55 N. Park Boulevard

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Food Pantry VB Memo 2-16-21
2. 1. Draft Ordinance to Approve - Food Pantry
3. 2. Draft Minutes from the January 28, 2021 Plan Commission Meeting - Exhibit A
4. 3. Aerial Photo of the Site
5. 4. Zoning and Location Map
6. 5. Application for a Text Amendment
7. 6. Application for a Special Use Permit
8. 7. Application for Zoning Variations
9. 8. Application for Exterior Appearance
10. 9. Supporting Application Documents
11. 10. Petitioner's Narrative Statement and Operations Information
12. 11. Proposed Text Amendments – Exhibit B

- 13. 12. Surrounding Conditions Plan
- 14. 13. Plat of Survey
- 15. 14. Existing Conditions Plan
- 16. 15. Demolition Plan
- 17. 16. Site Plan (Full Site) – Exhibit C
- 18. 17. Site Plan (55 N Park) – Exhibit D
- 19. 18. Preliminary Engineering - Exhibit E
- 20. 19. Tree Preservation Plan
- 21. 20. Updated Landscape Plan - Exhibit F
- 22. 21. Proposed Elevations – Exhibit G
- 23. 22. Project Rendering
- 24. 23. Floor Plans
- 25. 24. Roof Plan
- 26. 25. Light Fixture Cut Sheets - Exhibit H
- 27. 26. Sign Plan - Exhibit I
- 28. 27. Parking Exhibit

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: February 12, 2021

FOR: February 22, 2021 Village Board Meeting

SUBJECT: Consideration of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a Food Pantry at 41-55 N. Park Boulevard



Background: Paula Nugent, President of the Board of Directors for the Glen Ellyn Food Pantry, is requesting approval of Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and an Exterior Appearance application. The requests are being made to allow the renovation of the existing single family structure to accommodate the Glen Ellyn Food Pantry on the site. Faith Lutheran Church owns both properties located at 41 N. Park Boulevard and 55 N. Park Boulevard. As part of the project, all of the church property will be consolidated into one lot. The plat of consolidation will be administratively reviewed by staff.

The subject property is located on the east side of N. Park Boulevard between Maiden Lane and Park Plaza and is considered a through-lot fronting on both Park Boulevard and Exmoor Avenue. The property is zoned R2 Single Family Residential.

Requested Approvals: In order to proceed with the project as proposed, the petitioner is specifically requesting approval of the following:

1. Zoning Code Text Amendments in accordance with Section 10-10-13 of the Zoning Code to define “food pantry” in the list of definitions, to allow food pantries to operate as a Special Use in the R2 Zoning District as an accessory use on church properties, and to set parking requirements for food pantries in the R2 Zoning District.
2. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow the Glen Ellyn Food Pantry to operate on the church property located at 41-55 N. Park Boulevard in the R2 Residential District.
3. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a) A variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted; and

- b) A variation from Section 10-4-8(D)3 to allow a setback of 5 feet 6 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required; and
 - c) A variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required; and
 - d) Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district; and
 - e) Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required; and
 - f) Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located; and
 - g) Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building; and
 - h) Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft. from the north lot line in lieu of the minimum 37 feet 6-inch setback required of accessory structures closer than 10 feet from the principal structure on the lot; and
 - i) A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.
4. Exterior Appearance Approval.
5. Lot Consolidation (to be administratively reviewed and approved).

Project Summary: The Glen Ellyn Food Pantry is currently located at 493 Forest Avenue, in the basement of the Grace Lutheran Church, in downtown Glen Ellyn. Fourteen churches in total support the Food Pantry as a non-profit organization and members of each church comprise its Board of Directors. The food pantry has expanded beyond the capacity of its current location at Grace Lutheran Church. Faith Lutheran Church, located at 41 – 55 N. Park Boulevard, as one of the supporting churches, has agreed to allow the petitioner to pursue the existing two-story, church-owned, former single-family residence to the north of the church building as an alternative location.

The church building at 41 N. Park Boulevard is an approximately 17,500 square-foot building and is served by 124 parking stalls. The existing two-story, single-family structure to the north of the church at 55 N. Park Boulevard is approximately 2,125 square-feet in area. The home has been used most recently by the church as a meeting space and has not functioned as a single family residence in many years. The petitioner is proposing to convert the existing two-story, single-family structure into a food pantry as an adaptive reuse of the now underutilized building. This conversion consists of the demolition of the one-story attached garage on the north side of the residence. The attached garage is now 5 feet 2 inches from the north interior side lot line. The food pantry is proposing to replace the attached garage with a two-story addition including a

garage/loading dock. This addition is proposed to be 5 feet 7 inches from the north interior side lot line. A variation will be required to allow an addition to a non-conforming commercial structure, where the addition does not meet the side yard setback requirement.

The applicant also proposes to demolish the existing deck on the east side of the structure and demolish and replace the side entryway on the south side of the building (see attached demolition plans). The completed structure will include a basement (primarily for storage), a ground floor food pantry and warehouse, and second-floor storage, a multi-purpose room, and offices.

While 41 N. Park Boulevard and 55 N. Park Boulevard are two lots of record (recorded as separate lots) at this time, the Village Code treats them as one zoning lot because they are adjacent lots in common ownership. The zoning requests filed by the petitioner trigger compliance with a provision in the Zoning Code that requires the lots to be consolidated. Note, as one zoning lot, the “front” of the property is defined in the Zoning Code as the property line which has the shortest right-of-way frontage, or in this case, the east property line. However, functionally the east lot line along Exmoor Avenue acts as the rear of the property. Some of the zoning variations noted in this memo are directly related to how the Code defines the front lot line. Additionally, due to the width of the entire combined lot, several of the setback variations (which are calculated as a percentage of the total lot width) are greater than they would be if the food pantry was on its own lot.

Setbacks

The existing single-family residence is approximately 5 feet 2 inches from the north interior side lot line. The required interior side yard setback for the subject property is 37 feet 11 inches due to the long frontage of the combined church property (side yard setbacks are calculated as a percentage of the lot width). The petitioner is proposing an interior side yard setback of 5 feet 7 inches.

Landscaping

The applicant is proposing significant landscaping improvements on the property including the planting of 11 trees (3 of which will be in the parkway), tall grasses and arborvitae along a portion of the north property line to act as screening, and many shrubs and perennials throughout the site. Two mature trees on the site will be preserved (the 27-inch diameter Silver Maple in front of the food pantry building, and the 20 foot Pine Tree directly south of the food pantry building). The applicant also proposes food gardens on the site which are not required to be shown on the landscape plan but are represented by the 96” x 48” rectangles southwest and east of the proposed food pantry building.

In the R-2 Zoning District, opaque screening is required along property lines of non-residential uses which abut residential uses. A variation is required to allow 5-foot tall landscape screening along only a portion of the north lot line abutting the single-family residence to the north, in place of the 6 to 7-foot tall opaque screening required along the entire lot line. A variation is also required for the lack of screening for the loading dock, next to a residential property. After commentary from the Plan Commission and public feedback at the public hearing, the applicant updated their landscape plan to add 5 fountain grasses and 12 Shenandoah red switch grasses

between the loading area and north property line. The grasses will approximately 4-feet tall at maturity. The fence labeled as, “existing fence” to the north of the project area may act as screening, however it cannot be counted toward meeting the screening requirements because it is not on the church’s property.

Loading Zone

The food pantry will be constructing a new driveway along the north side of the property, that will connect to the church’s parking lot. The west part of the new driveway will act as a loading zone where food products delivered to the pantry will be unloaded into the new garage/warehouse space. The loading zone is designed to accommodate semi-trailer sized trucks of 33 feet (not including the cab), but the Food Pantry expects that trucks no larger than 21 feet will be used in deliveries. Delivery trucks will enter from the northerly church entrance on Park Boulevard, back into the loading area, then exit the site through the south exit on Park Boulevard.

Refuse & Recycling

The garbage and recycling will be relocated from its current location adjacent to an existing shed and garage (near the center of the north lot line), to the rear of the proposed food pantry. The church’s dumpster is currently not enclosed or secured. The proposed refuse enclosure will be constructed of brick to match the brick material of Faith Lutheran Church, which is the primary building on the lot. Two variations are required in order for the refuse enclosure to be located where it is proposed. To reduce garbage truck traffic and potential vermin, the church will remove their dumpster and both the church and the pantry will share the proposed, enclosed and chain-secured dumpster to the east of the food pantry. The refuse enclosure would be located approximately 20 feet from the north property line.

HVAC Equipment

The HVAC equipment for the food pantry will be located between the walkway and the refuse/recycling enclosure to the east of the proposed food pantry building. The equipment will also be screened by a brick enclosure. Because the enclosure is within 10 feet of the food pantry building, the enclosure is required to meet the same setbacks as the principal structure. One variation is needed to allow the HVAC enclosure where it is proposed.

Parking

The petitioner is proposing to create one additional accessible parking space but does not propose any additional parking for the use of the food pantry. The church property currently has 124 parking stalls and with the addition of the proposed accessible parking stall, it will have 125 total parking stalls. The shared parking is adequate to serve both the food pantry and church uses on the site.

Overhead Wires

A variation is requested to allow all existing and proposed secondary utility wires to remain above ground. The petitioner has indicated that utility undergrounding would be an expense that would make the project infeasible.

Text Amendments

In the petitioner's current location, the Village has historically considered the use, 'food pantry', as an incidental use within an existing church building. In the proposed location in a standalone building, with an increased size and intensity of use, it is appropriate for the request to undergo review by the Plan Commission and Village Board.

The Village Code does not currently define 'food pantry' and does not expressly allow a 'food pantry' in any district in the Village. The petitioner has requested Zoning Code Text Amendments that would define 'food pantry' as a use in the Code, and would allow a food pantry as a Special Use in the R2 Single-Family Zoning District as an accessory use and on the same property as a church. Staff would also suggest that the R2 District Regulations be amended to include a parking requirement for this use, if the other text amendments are approved. The proposed text amendments are attached for the Board's review.

Site Operations

For over 40 years, the Food Pantry has operated at its current location at Grace Lutheran Church. The petitioner indicates that the current facility lacks enough space for the operation of the food pantry and they currently rent an off-site storage facility to compensate. The food pantry is staffed with 9 part-time employees and over 350 volunteers. In 2020, the food pantry provided food to over 3,000 people every month. Annually, the Food Pantry collaborates with grocery stores, the Northern Illinois Food Bank, local churches, schools, and the broader community to distribute an average of \$2.7 million in food. The proposed development at 41-55 N. Park Boulevard would double their capacity to service clients, provide more room for the "shopping area", increase client choices, and potentially allow for programs such as healthy eating classes.

With the Covid-19 pandemic affecting operations, the food pantry has adapted to safely serve its clients. Clients are called on the day of their appointment and a volunteer creates a shopping list to match their needs. Another volunteer takes that list and shops the pantry, filling a shopping cart with the client's requested items. That cart is labeled with the client's name. At the designated appointment time, the client drives up, shows identification, opens their trunk, and the groceries are loaded into their vehicle. If the proposed development is approved, and at some point, clients are again able to safely enter the food pantry, they will do so by entering through the door on the south side of the food pantry. The front door facing Park Boulevard will function as an emergency exit only. Clients will be asked to park in the existing church parking lot.

The food pantry would like to offer programming, such as healthy eating and in-season eating classes, to help clients both medically and financially. Due to the ongoing pandemic, these programs have not yet been developed. When possible, the pantry plans to hold the classes in the second-floor community room. This community room is designed to hold no more than a dozen people in a classroom setting.

Currently, the Food Pantry receives two shipments per week from the Northern Illinois Food Bank. The pantry receives dairy shipments on Tuesdays and food shipments on Thursdays. Shipments typically arrive in the morning. The Thursday delivery date may move to Friday, based on the Northern Illinois Food Bank's schedule to accommodate the need for a smaller

truck to navigate the proposed driveway. More information about the operations of the food pantry is included in the attached narrative statement.

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 development avoids architectural styles that harshly conflict with surrounding residential properties (1.1.4)
- The development maintains the rhythm of the street (in terms of building setback and massing) and continuity of its landscape (1.1.5)
- The traditional design avoids arbitrary or fad elements (1.4)
- The roof is scaled to the building it covers (1.5)
- The roof is a material, color, and texture appropriate to the building and structure use (1.5.1)
- The roof edge and wall face are clearly differentiated (1.5.2)
- The entrance is readily identifiable from the parking area (1.6)
- The architectural character of all four sides of the building relates to the principal elevations (1.7)
- The colors are muted and complement each other (1.8)
- Applied elements including light fixtures and railings coordinate with, rather than dominate, the design (1.8.2)
- The setbacks maintain the rhythm of the street and parking is located to the rear and sides of the buildings (1.1.5)
- Proposed landscaping uses several recommended plants (2.1)
- Wall-mounted fixtures do not directly allow light projection into the sky (2.2.1)
- The brick trash enclosure matches the main church building's materials (2.3.1)
- The expansion, addition, and remodeling of the existing structure emphasize the compatibility with the original structure in terms of the roof structure, materials, openings, and detailing (6.2)

Plan Commission Recommendation: The Plan Commission held a public hearing and considered the petitioner's requests on January 28, 2021. By a roll call vote of 9 "yes" and 0 "no" votes, the Plan Commission recommended approval of the requested Zoning Code Text Amendments (as amended), Special Use Permit, Zoning Variations and the Exterior Appearance. Five (5) 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 (written public comments attached). These members of the public were primarily concerned with setbacks, lack of landscaping, and truck traffic. Seven (7) members of the public spoke in favor of the project, primarily supportive of the food pantry adding value to the community.

During deliberations, some Commissioners expressed concern about the noise and traffic of both garbage collection and food delivery trucks. Commissioners worried that the truck activity might negatively affect neighboring property owners and suggested that the petitioner try to work out a

schedule that would minimize disturbance to the adjacent properties. The Commission was also concerned about the lack of landscape screening between the loading area and the north property line. With many Commissioners expressing a desire for additional landscape screening, this was made a condition of approval for the project. Overall, Commissioners were generally supportive of the project and appreciated the applicant's attempts to blend the architectural design into the neighborhood. As the public hearing closed, it was also suggested that the petitioner might consider providing funds to the neighboring lot to the north to add landscaping on their property, where there is more room for some landscaping that is a bit more substantial.

Per the comments received at the public hearing, the petitioner revised the landscape plan to include 5 fountain grasses and 12 Shenandoah red switch grasses between the loading area and the north property line. The grasses will grow to approximately 4 feet at maturity.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's requests for Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance application. Village staff has prepared a draft Ordinance approving the requests for consideration at the February 22, 2021, Village Board meeting in accordance with the Plan Commission's recommendation. 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 Food Pantry to install, and continuously maintain and replace all landscape materials in accordance with the approved landscape plan.
3. That should any rooftop mechanical equipment be visible from the public right-of-way or adjacent properties following construction, such equipment shall be appropriately screened.
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for the installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.

Attachments:

1. Draft Ordinance to Approve
2. Draft Plan Commission Minutes from January 28, 2021 – Exhibit "A"
3. Aerial Photo of the Site
4. Zoning & Location Map
5. Application for a Text Amendment
6. Application for a Special Use Permit
7. Application for Zoning Variations

8. Application for Exterior Appearance
9. Supporting Application Documents
10. Petitioner's Narrative Statement and Operations Information
11. Proposed Text Amendments – Exhibit "B"
12. Surrounding Conditions Plan
13. Plat of Survey
14. Existing Conditions Plan
15. Demolition Plan
16. Site Plan (Full Site) – Exhibit "C"
17. Site Plan (55 N. Park) – Exhibit "D"
18. Preliminary Engineering Plan – Exhibit "E"
19. Tree Preservation Plan
20. Updated Landscape Plan – Exhibit "F"
21. Proposed Elevations – Exhibit "G"
22. Project Renderings
23. Floor Plan
24. Roof Plan
25. Light Fixture Cut Sheets – Exhibit "H"
26. Sign Plan – Exhibit "I"
27. Parking Exhibit

CC: Paula Nugent, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 41-55, Faith Lutheran Church - Glen Ellyn Food Pantry\5. Meeting Materials\Village Board\Village Board Memo.doc



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Approval of
Zoning Code Text Amendments, a Special Use Permit, Variations
from the Zoning Code, and the Exterior Appearance for
the Glen Ellyn Food Pantry to be Located at
41-55 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 _____ 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
Zoning Code Text Amendments, a Special Use Permit, Variations
from the Zoning Code, and the Exterior Appearance for
the Glen Ellyn Food Pantry to be Located at
41-55 N. Park Boulevard
Glen Ellyn, IL 60137**

Whereas, Paula Nugent, petitioner on behalf of the Glen Ellyn Food Pantry and Faith Lutheran Church, the latter being the owner of the property located at 41-55 N. Park Boulevard, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. Zoning Code Text Amendments in accordance with Section 10-10-13 of the Zoning Code to define “food pantry” in the list of definitions, to allow food pantries to operate as a Special Use in the R2 Zoning District as an accessory use on church properties, and to set parking requirements for food pantries in the R2 Zoning District.
- B. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow the Glen Ellyn Food Pantry to operate on the Church property located at 41-55 N. Park Boulevard in the R2 Residential District.
- C. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - 1. A variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted; and

2. A variation from Section 10-4-8(D)3 to allow a setback of 5 feet 6 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required; and
3. A variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required; and
4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district; and
5. Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required; and
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located; and
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building; and
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft. from the north lot line in lieu of the minimum 37 feet 6-inch setback required of accessory structures closer than 10 feet from the principal structure on the lot; and
9. A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction and operation of a food pantry on the subject property; and

Whereas, the subject property is located at 41-55 N. Park Boulevard on the east side of Park Boulevard between Park Plaza and Maiden Lane in the R2 Single-Family Residential Zoning District, and legally described as follows:

THE SOUTH HALF OF LOT 5, ALL OF LOT 6 AND 7 IN BLOCK 1 IN ROOSEVELT GARDENS HOMESITES, A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-419-039

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 28, 2021 at which hearing the petitioners presented evidence and testimony in support of the request for approval of Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and an Exterior Appearance application at which hearing, five (5) people spoke against the development and raised concerns about the appropriateness of the use for the area, the setbacks, and increased traffic, and seven (7) people spoke in favor of the project; 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 nine (9) “yes” and

zero (0) “no”, the Plan Commission made a recommendation to approve the requests, as set forth in the January 28, 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 request for approval of Zoning Code Text Amendments to allow food pantries as Special Use in the R2 Single-Family Zoning District and in accordance with 10-10-13(E) of the Zoning Code, the Village Board hereby makes the following Findings of Fact;

1. The R-2 Zoning District contains primarily single-family homes but also contains public uses such as cemeteries, religious organizations, and daycares.
2. The R-2 Zoning District is the largest in the Village and abuts many other uses. The property in question, 41-55 N. Park Boulevard, is in a transitional area between commercial and single-family residential and is across from properties zoned for multi-family residential uses as well.
3. The existing classification would significantly limit the practical use of the building for the existing church. The property is proposed to remain in the R-2 Zoning District but allow food pantries in that district on church properties. The proposed food pantry is low-impact and retains its residential character, visually acting as a transition from the institutional church property to the neighboring single-family homes.
4. The surrounding area has seen the development of a diverse set of uses including single-family, townhomes, multi-family, and commercial uses.
5. The Comprehensive Plan states that the church property should continue its institutional use while surrounding properties are proposed to have diverse uses from single-family to commercial.

6. Despite an active congregation, the existing building is in need of repair due to the church struggling to find a viable use for it.
 7. The proposed use will not diminish property values because it will act as a low-impact transition between commercial/institutional areas and residential areas. The proposed zoning code text amendments will allow the Food Pantry to serve the needs of nearby neighbors and the community as a whole. The text amendments would permit the property owners (Faith Lutheran Church) to create a viable use for the building that would otherwise become increasingly rundown without further investment.
- B. In Regard to the request for the approval of a Special Use Permit, to allow a food pantry in the R2 Single-Family Zoning District and in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board hereby makes the following Findings of Fact;
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 it will have the appearance of a single-family home typical to the R-2 Zoning District.
 2. The project 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 the applicant will maintain the look of the current farmhouse but will improve the building by replacing the older existing building materials which are in need of repair. Additional landscaping and site improvements are also proposed as part of the project.
 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the food pantry will operate during normal business hours for an active church and will not have loud or hazardous functions.
 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 there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the food pantry.

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 privately funded food pantry will enhance the economic welfare of the Village by helping those in need throughout the Glen Ellyn community.
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 traffic will be similar to any other active church and odors from trash will be actively addressed with trash pick-up three times per week. The refuse bins are screened with an enclosure and that enclosure has been located more than 20 feet from the northerly residential lot.
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 deliveries will be behind the food pantry building and therefore will not impact Park Boulevard or any other high traffic street. Access will be provided from within the church parking lot, and no new curb cuts will be required for the project. In fact one existing driveway on Park Boulevard will be removed as part of the project.
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 subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss, or damage of natural, scenic, or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. The existing parsonage will maintain its existing residential character and the proposed food pantry will keep approximately the same footprint as the existing structure. It was determined that a Land Use Opinion from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that an endangered bumblebee species may be present on or near the site, but that no adverse impact is expected due to the development and therefore no further action would be required.

C. In Regard to the request for approval of the Zoning Variations identified herein and in accordance with Section 10-10-12 of the Zoning Code, the Village Board hereby makes the following findings of fact;

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out because the existing building is not habitable in its current condition, and the lot cannot be sold because the church has utilized part of the property for handicap parking spots. Additionally, access to the loading area requires several site design accommodations to also accommodate ADA concerns and senior users. Furthermore, the large property fronts on two roads which requires unique site design considerations. The overall width of the combined church property creates setback requirements for the structure that are far greater than the requirements would be for a standalone lot.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because for this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot that was not consolidated. Additionally, the property is significantly larger than most R2 lots and has two frontages. This requires unique site design accommodations so the site can still be safely used.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the church is making no money on this variation. The Glen Ellyn Food Pantry is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. The pantry is a not-for-profit. These variations are simply to make the property usable for our purpose in the most cost-effective manner.
4. 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 because this is an existing building on existing church property.
5. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the improvements will enhance the property, which is currently in disrepair. The relocation of the Glen Ellyn Food Pantry allows people in need to receive food, which is a service to the entire community.
6. That the proposed variation will not:

- a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air. The updated property will provide an enhanced view.
- b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers and the development will improve fire safety in the building due to Building Code required upgrades.
- c. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village because the property will not impair the inhabitants of the village, it will enhance it by serving the community and offering assistance to those in need.
- d. Diminish or impair property values within the neighborhood because the proposed upgrades will enhance the property values of the neighborhood through quality design and rehabilitation of the dilapidated building.
- e. Unduly increase traffic congestion in the public streets and highways because traffic will reflect the use of an already active congregation and food deliveries are only received twice a week.
- f. Create a nuisance because the Food Pantry has existed downtown for over 41 years, adjacent to residential properties, and has proven not to create nuisances to surrounding properties.
- g. Result in an increase in public expenditures because the food pantry is entirely privately funded and will not require any significant infrastructure changes to operate on the subject property.

7. That the variations are the minimum variations that will make possible the reasonable use of the land, building, or structure because, without these variations, the property is unusable to the food pantry. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down. The building would only continue to fall into disrepair.

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 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 Zoning Code Text Amendments, a Special Use Permit, and Variations from the Zoning Code, is consistent with the goals of the Glen Ellyn Zoning Code, and approving the Exterior Appearance for the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interest 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 28, 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 requested Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance to allow a food pantry on the property commonly known as 41-55 N. Park Boulevard, Glen Ellyn, IL 60137.

Section Three: The Glen Ellyn Zoning Code shall be and is hereby amended as set forth in Exhibit "B" attached hereto.

Section Four: This grant of approval of the requested Zoning Code Text Amendments, a Special Use Permit, Zoning Variations from the Glen Ellyn Zoning Code, 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 28, 2021, Plan Commission public hearing and the February 22, 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. Application for approval of a Zoning Code Text Amendment, dated 6/12/20 and stamped received on 11/09/20;
2. Application for approval of Special Use Permit, dated 11/01/20 and stamped received on 11/09/20;
3. Application for approval of Zoning Variations dated 10/31/20
4. Application for approval of the Exterior Appearance, dated 06/10/20 and stamped received on 11/09/2020;
5. Petitioner's narrative statement, stamped received on 11/09/2020;
6. Demolition Plans labeled A-1, A-3, and A-7, prepared by Sara E.F. Gensburg Ltd., last revised on 11/09/20;
7. Site Plan labeled C-3, prepared by Webster, McGrath, & Ahlberg Ltd., last revised on 11/06/2020, attached hereto as Exhibit "C";
8. Site Plan labeled A-2, prepared by Sara E.F. Gensburg Ltd., last revised on 11/09/2020, attached hereto as Exhibit "D";
9. Preliminary Engineering Plan labeled C-4, prepared by Webster, McGrath, & Ahlberg Ltd., last revised on 11/06/2020, attached hereto as Exhibit "E";
10. Tree Preservation Plan labeled LA1, prepared by Sara E.F. Gensburg Ltd., last revised on 11/09/20;
11. Landscape Plan labeled LA2, prepared by Sara E.F. Gensburg Ltd., last revised on 02/08/2021, attached hereto as Exhibit "F";
12. Elevations labeled A-8, A-9, and A-10, prepared by Sara E.F. Gensburg Ltd., last revised on 12/10/2020, attached hereto as Exhibit "G";
13. Floor Plans labeled A-4 and A-5, prepared by Sara E.F. Gensburg Ltd., and dated 5/29/2020;
14. Roof Plan labeled A-6, prepared by Sara E.F. Gensburg Ltd., last revised on 12/10/2020;
15. Light Fixture Cut Sheet for Feiss model OL9004TXB, no date, attached hereto as Exhibit "H";
16. Sign Plan stamped received on 11/09/2020, attached hereto as Exhibit "I";

17. Parking Exhibit labeled X-2, prepared by Webster, McGrath, & Ahlberg Ltd., dated 11/04/20;

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 and continuously maintain and replace all landscape materials in accordance with the approved landscape plan on an ongoing basis; and
- C. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties following construction, 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; and
- D. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owners to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.

Section Five: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter returns for a public hearing.

Section Six: 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 Seven: The Community Development Director is hereby directed to cause the text of the Glen Ellyn Zoning Code to be amended as approved by this Ordinance and said

amendments shall be inserted in proper order into the Zoning Code, and said Zoning Code shall be published and made available for inspection and purchase by the general public.

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

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

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

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

Ayes		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
REGULAR PLAN COMMISSION MEETING
January 28, 2021

Call to Order and Roll Call

The meeting was convened at 7:00 p.m. by Chairperson Mary Loch, who explained the advisory function of the Plan Commission, as well as outlined procedures for conducting the evening's meeting remotely – including public participation – due to the Covid-19 disaster declaration. She introduced meeting participants Village Board Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Associate Planner Cole Jackson and Recording Secretary Barbara Dutton.

Roll call was taken: Chairperson Loch and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Saeed and seconded by Commissioner Heming-Littwin. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Draft Plan Commission Meeting Minutes

A motion to approve the minutes of the January 7, 2021 was made and seconded by Commissioners Saeed and Heming-Littwin, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

A motion to approve the minutes of the January 14, 2021 as amended was made by Commissioner Heming-Littwin and seconded by Commissioner Brown. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single family residence

A motion to open the Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single-family residence was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis and Community Development Director Staci Springer, 535 Duane Street, were sworn in. Associate Planner Jackson provided an overview of the property at 454 Duane Street, for which a Special Use Permit is sought to allow the property to be converted from an office use – recently as a financial services business – to a single-family residence in the C5B District. He stated that the property backs up to the Prairie Path on the north, and has a short setback in the front; a parking lot sits to the east, a commercial use is on the west, and residences lie to the south. Behind the building is parking, stated Associate Planner Jackson, who related that the Comprehensive Plan defines the section of town as appropriate for small offices and the like. He stated that the Plan mentions the building, which is outside the retail core, as a contributing historic structure. Associate Planner Jackson listed suggested conditions of approval, including removal of a monument sign, should the applicant opt to make the building a single-family use. In the C5B Zoning District, he stated, properties built or altered abutting residentially zoned properties are required to meet the 20 foot setback requirements. Therefore, the neighboring property were it to be redeveloped, would have to meet the 20 foot setback requirement.

Commissioner Heming-Littwin asked if the Petitioner would need approval for commercial rather than residential use, even if the latter application is approved. Planning Manager Purvis said no, as long as the business use is a permitted use in the district. Development Director Springer stated that the ordinance governing this Special Use Permit being requested carries a 24-month time limit to apply for a building permit. She cautioned that an argument could be made that the property is zoned residential due to its listing as a special use in the C5B District, so language should probably be reviewed. Commissioner Berry asked if the response to the action requested by a potential property seller is typical, to which Director Springer said this instance is different as it is pre-emptive, and that the issue is related to the use, not the applicant. Commissioner Berry asked if granting the permit would set additional restrictions on the property to the west. “Yes,” stated Director Springer, unless a text amendment is enacted. Planning Manager Purvis noted that additional restrictions to the westerly property would only come into play if that property was to be redeveloped. Commissioner Rodemann said if the Special Use is granted, and the next buyer is a commercial user, he wants to make sure any restrictions associated with a residential use don’t impact the neighboring property. Director Springer said a variation would be needed if a new commercial owner wanted to do something, such as an addition or an expansion, requiring Plan Commission approval. Plan Commissioners requested that staff bring forth a text amendment to address the setback issue. Planning Manager Purvis stated that modifications to the Code text could be brought before the Commission for consideration. She answered “No” to a question from Commissioner Heming-Littwin as whether the Special Use under consideration would allow turning the 454 Duane property into a multi-family dwelling.

Petitioner’s Presentation

Petitioners Tom and Laura Rose, 557 Carlisle Ct., Glen Ellyn, and Behrnt Aaberg, of the architecture firm Aptus, 325 W. Huron, Chicago, were sworn in. Mr. Aaberg explained that the Special Use Permit is being requested to broaden the pool of potential buyers in the real estate market. He stated that the conversion is a good choice, and that making the property more saleable will hopefully contribute to

downtown vibrancy. Mr. Rose stated that after purchasing the property some 20 years ago he converted it to an office from its original use as a single-family home.

Commissioner Questions

Commissioner Heming-Littwin asked if the interior configuration presented was yet to be created. Architect Aaberg said the drawing shown approximated the spatial layout, but that a buyer would determine a plan. No kitchen is in place at present, he stated.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Fanella said she had no problem granting the Special Use Permit, though was concerned about the impact on the neighbor to the west. Lest the Commission “put the cart before the horse,” she thought it sensible to first craft a text amendment to the code, but can’t vote in good faith for Special Use now. Chairperson Loch asked what could be done this evening relative to amending the text. Director Springer stated that the Commission could ask Staff to delay forwarding the Commission’s recommendation to the Board until after the text is amended, and continue the hearing. But, she pointed to Zoning Code timeframes in place to guarantee “swift action” for a Petitioner. Commissioner Vondruska asked if a text amendment could be created that would solve this problem clearly. Director Springer stated this would need to be examined. Chairperson Loch asked whether there could be a condition unique to these two lots. Director Springer stated there’s no condition that could be placed that would allow the neighbor to the west to not meet a setback that would be required because of a change in use. She explained that the Village regularly allows change of use, sometimes triggering legal non-conforming status. She said she understood the hesitation, and that the discussion could be continued to explore options.

Commissioner Mulherin saw the issue as a “solution in search of a problem,” and said the Village owes it to the Petitioner to move ahead and grant the permit. He said he can’t imagine a situation where, say if the neighboring building were destroyed, the Commission wouldn’t grant a variance to rebuild on this specific footprint or close to it, and added that the Commission should not worry about what may happen in the future. Commissioner Heming-Littwin observed that the direction does not seem the common way the Commission grants special uses, suggesting that the action is premature. Chairperson Loch acknowledged that typically a buyer absorbs the upfront cost, but in this case the Petitioner is absorbing some of the cost currently. Commissioner Heming-Littwin raised a point about approval upon condition of meeting substantial conformance to information presented, when in fact the subject property interior layout is not set. Chairperson Loch said that no variations are being requested, but only

the special use. Director Springer stated that the plan provided is only conceptual, and the Village usually doesn't require conformance with floor plans, anyway.

Commissioner Saeed asked if the Petitioner has only 24 months to fulfill the Special Use Permit, to which Director Springer responded that is the amount of time given to pull a building permit, and that a time period of between a year and a half and two years is generally given for completion of work.

Commissioner Berry declared that he agreed with Commissioner Fanella. Commissioner Rodemann asked if the building would not be residential use until occupied as such. Director Springer stated this is correct, and that the clock for the trigger of the two years before which a building permit needs to be submitted is the date the ordinance is signed – usually the day of the Village Board meeting or the following day.

Commissioner Vondruska asked if granting a Special Use Permit affects the neighbor the same way as if the Village changed the zoning, and whether doing so creates a problem or not. He said he didn't have a problem with converting the building to a residence, but is concerned about how the use might affect the neighbor. Director Springer said she can't imagine the Commission or the Board having a problem with the neighbor converting to single-family home, next to a single-family home, and that it's expected that the buildings might go back and forth between commercial and residential uses. A hardship might come in, she stated, in the case of an addition or a teardown to rebuild, both of which would trigger Plan Commission review. Commissioner Vondruska asked if both properties are currently legally non-conforming, to which Director Springer replied affirmatively. Planning Manager Purvis discussed distinctions between C5B commercial and residential requirements, explaining that the conversion of use yields non-conformance.

Commissioner Brown said she had no problem converting the subject property into residential, but asked if making it mixed-use of residential and office would make it a different use yet again. Planning Manager Purvis stated that this would be a significant alteration and would make it a different use than what is currently proposed. This would require the proposal come before the Plan Commission for further review. Commissioner Brown thought the plan sensible because of demand she cited for housing in Glen Ellyn.

Commissioner Heming-Littwin, seconded by Commissioner Saeed, moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Behrnt Aaberg, on behalf of the property owner, Laura Rose, for approval of a Special Use Permit, to allow the property at 454 Duane Street to be used as a single-family residence 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 28, 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 building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
3. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.

The motion passed by roll call vote, with six (6) yes votes and three (3) no votes as follows:

Commissioners Saeed, Brown, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Commissioners Heming-Littwin, Berry and Fanella voted “no.”

Chairperson Loch voiced the need for clarification, or a text amendment.

Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard

A motion to open the Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard was made by Commissioner Heming-Littwin and seconded by Commissioner Mulherin. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Recording Secretary Barbara Dutton, now Barbara Dutton-Thomas, disclosed that she resides in the home just to the north and adjacent to the proposed food pantry.

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis, Community Development Director Staci Springer, 535 Duane St., were sworn in. Associate Planner Jackson summarized the Food Pantry project activity to date, noting that the current pantry operates at 493 Forest in downtown Glen Ellyn, and that a pre-app concerning relocation was held December 12, 2019. This evening’s hearing is for approval of Zoning Code Text Amendments to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the Zoning Code. He provided an overview of the new location envisioned – a building on the property of Faith Lutheran Church – and provided an overview of the driveway accesses to the site, including one slated for demolition on the 55 N. Park Blvd. lot. Setbacks and variations are viewed, he explained, in the light of the site’s frontage, on Exmoor Ave., adding that a requested lot consolidation is factored into calculations.

Associate Planner Jackson stated that the subject property has townhomes to the west and east, single-family residential to the north, a commercial district to the south, and is near two bus routes. He stated that the Village’s storm-water engineer reviewed the project and does not have any concerns about storm-water impact on any neighboring properties. The Comprehensive Plan lists the subject property as single-family residential, he noted, but said this was mislabeled as the property was used for church functions at the time the last Comprehensive Plan was adopted. The Plan, he continued, mentions working with support organizations, as well as discusses integrating institutional uses and providing buffers between commercial and residential. He gave an overview of site operations, stating that the Pantry is staffed with nine part-time employees and more than 350 volunteers; operates by

appointment only (other than emergencies); and collaborates with grocery stores, the Northern Illinois Food bank, churches and schools, and the broader community. He stated that the proposed development – to include driveway and pavement demolition, parking updates, alterations to the existing building, and the introduction of a driveway connecting to a loading zone at the east side of the structure and to the existing church parking lot that would connect to Exmoor – would increase Pantry capacity to serve clients.

Associate Planner Jackson reviewed a proposed Zoning Code text amendment to the Glen Ellyn Zoning Code to add a definition for “food pantry;” an amendment to Section 10-4-8(B) to allow them as a special use when accessory to a church in the R2 district, and an amendment to Section 10-4-8(H) to create parking requirements for food pantries. He noted that the Petitioner is requesting approval of zoning variations as well.

A screened refuse and HVAC component, he stated, requires a variation to allow it to be 21 feet from the property line in lieu of the 37-ft. 11-in. setback for the refuse enclosure. A 5-ft. 7-in. building setback and a 2-ft. 6-in. impervious surface setback from the curb of the new driveway to the north property line are proposed, both calling for variations. Crabapple trees are specified for Park Blvd. street trees, and arborvitae and an Eastern Redbud for placement on the north lot line, according to Jackson, acting as screening. A screening variation is requested for the north property line: While an existing fence does provide some screening, stated Jackson, it does not count as screening for the project as it is on the neighboring property, and code requires a 6-7 ft. opaque screen on the Pantry property.

Associate Planner Jackson stated that no signs are proposed facing Park Blvd., but one is specified for the south façade of the building. He displayed elevation drawings showing the exterior appearance envisioned, which he said is traditional in design, and is to feature woodgrain siding and asphalt roof shingles. Two chimneys are to remain, an accessible walkway is to be constructed of concrete block, and the amount of north elevation windows, he stated, was minimized to increase privacy for the neighboring home to the north. The basement will accommodate storage, the first floor will house the warehouse and pantry use, and the second floor will have storage and office space, and a multi-purpose room envisioned to host community nutrition classes.

Associate Planner Jackson read proposed text that defines “Food Pantry” as a standalone use, as well as text amendment language to allow one as an R2 special use, and to add a parking requirement for such. He listed suggested conditions of approval, and explained that the move to the new standalone location prompted Staff to request the Petitioner go through the review process.

After seeking clarification on the proposed driveway demolition, Commissioner Heming-Littwin asked if the text amendment language concerning prepared meals applies to meals taken away or served onsite. Associate Planner Jackson said, either. Citing the north elevation, Commissioner Berry asked if the building is currently two-story, to which Associate Planner Jackson explained that this is where the garage, which is one-story, is currently located. Commissioner Berry asked if the elevation is going to be 5 ft. 7 in. from the property line; Associate Planner Jackson stated that it’s currently 5 ft. 2 in. from the property line.

Commissioner Fanella asked for confirmation that most of the variations are due to how the front lot line is being defined. Associate Planner conveyed that the way the setbacks are calculated as a percentage of the lot width, and having Exmoor as the front yard, accounts for most of the variations, including the trash enclosure. Commissioner Heming-Littwin asked if there would be an excavation, to which Planning Manager Purvis responded that since the basement is being expanded, the Petitioner will need to excavate to some extent. Relative to the driveway/loading zone depicted, Commissioner Rodemann asked if it was the intent that a commercial truck back in all the way to the structure. Associate Planner Jackson was unsure but thought so. Commissioner Rodemann expressed concern about having a running commercial vehicle to be in such a position next to the property to the north. He said that when deliveries get made and how they get scheduled can make use of other pavement and means by which to unload a truck.

He wondered, too, if the "Food Pantry" definition reference to meal preparation implied that the premises would feature a commercial kitchen. Association Planner Jackson replied, no, that the definition text was written to allow flexibility in application. Director Springer asked how the definition had been developed, to which Cole explained that it was based on definitions from other communities. Director Springer reminded the Commission that it could modify the language. Commissioner Mulherin recalled that discussion of preparing food centered on teaching activities, and indicated that restaurant/food service is beyond the scope of this application.

Commissioner Brown asked if an area had been designated for Village residents and others to park and drop off food. Associate Jackson wasn't sure, but Planning Manager Purvis pointed to a small cut-out area on the south side that she believed could serve this function. Director Springer asked if customers could load their cars from this area. Associate Planner Jackson replied affirmatively. Commissioner Rodemann asked if a ramp would serve this area, and was told one is to connect it to accessible parking.

Commissioner Berry asked what setbacks would apply if the church sold the property to a buyer who wished to replace the building with a new residential structure. Associate Planner Jackson stated that it would depend on how it was subdivided; with the current lot width it would be a large requirement, but that if the parcel was subdivided, presumably the regular R2 setback of approximately 6.6 feet. Director Springer said a subdivision would likely be needed to rebuild.

Petitioner's Presentation

Sworn in, Paula Nugent, 75 Citation Circle, Wheaton, Ill., stated that the Pantry has worked with professionals almost two years to create a facility that not only works for the Pantry but continues to maintain the character of the neighborhood. All the Pantry activities and clients will be to the side and back of the house to minimize disturbing the neighbors, she stated, adding that traffic will be contained to the church property to minimize the impact on Park. Ms. Nugent, president of the Pantry's Board of Directors, stated it was the organization's goal to create a facility that provides needed food and support to the community while being a good neighbor to the homes, the church, and the businesses nearby.

She related that two years ago the Pantry had been urged to look for a new home by the Pastor of Grace Lutheran Church, where the Pantry had operated for nearly 40 years, but faced space constraints. A team was formed to evaluate alternatives, and an initial design finalized in the summer of 2019.

Outreach was made to neighbors in the area of the subject project site, including the direct neighbor, Bruce Thomas, who Ms. Nugent said didn't see a problem with the plan. She recalled a concern voiced by his then-girlfriend, now wife, about garbage attracting raccoons; The Pantry, stated Ms. Nugent, chains its dumpsters to keep varmints out. The Pantry launched a capital campaign, said the Petitioner, but explained that it had to "retool" the fund-raising effort because of the Covid19 crisis which also caused the Pantry to alter operations. By the end of 2020, Ms. Nugent reported, \$809,000 of the Pantry's \$900,000 goal had been raised, and subsequently was awarded a challenge grant by the DuPage Foundation. The Pantry is now in the process of finalizing contractors, she said. During this year the Pantry provided food to more than 3,000 people every month, reported Ms. Nugent, who said that while some previous clients didn't visit the Pantry during Covid, in 2020 the Pantry added two to four families each day it was open. She said the Pantry had partnered with a refugee-support program and as well as with Kiwanis, and emphasized that food distribution stays local.

The Pantry has been paying \$18,000 annually in rent, said Ms. Nugent, but will be paying an additional \$500 a month to Grace, starting in February; Faith Lutheran gave the Pantry the house and will rent it the parking lot for \$55 a year. The new location, said the Petitioner, will allow the Pantry potentially to double the number of client appointments offered, as well as offer classes. She reiterated the desire to be a good neighbor, explaining that other locations considered for the Pantry move were cost-prohibitive.

Commissioner Questions

Chairperson Loch asked about delivery trucks backing up in the driveway. The Petitioner stated that currently a 20-ft. long dairy truck delivers on Tuesday, and a "giant semi" on Thursday as part of a shared delivery, but that a 22-ft or smaller, single-delivery truck has been requested of the Northern Illinois Food Bank, which then can't confirm Thursday delivery. A truck study, she stated, showed the smaller truck can back straight into the driveway. She stated that the truck will enter from Park Blvd., travel between the house and church to the east end of the parking lot, and then back into the delivery drive, and exit south behind the church, out to Park. She also outlined how groceries will be retrieved by clients, who are to park in the lot behind the church.

Commissioner Rodemann asked about garbage pick-up frequency; Petitioner Nugent guessed it will be three times a week. Expressing concern about the neighbor to the north, Commissioner Rodemann thought the weekly large-truck delivery event could be worked out, but that frequent garbage pick-up could become a nuisance and noise issue. The Commissioner asked if large events are expected to be held near that neighbor, to which Petitioner Nugent responded that such events aren't held at the Pantry. Property limitations precluded having a short driveway, she stated, citing the house's high grade, and the need to maintain refugee gardens and handicap parking spaces for the church. Commissioner Mulherin asked if the truck driver could cut the engine while unloading; Ms. Nugent responded that this is reasonable and desirable, and could certainly be requested. He asked to review the location of the air-condition units. The Petitioner said these are sited where the refuse had originally been intended, and that placement options were limited. Commissioner Fanella requested confirmation that the conversation is about only two deliveries per week; Ms. Nugent replied that the Pantry has two truck deliveries per week.

Commissioner Rodemann hoped that lighting would not be excessive, would be properly shielded, and at lower levels. Ms. Nugent stated that the parking lot is already lit and the Pantry isn't adding to this; that the house currently has six exterior lights that the Pantry is proposing to replace with five residential-style ones; and that the Pantry has no need for any other exterior lighting.

Commissioner Heming-Littwin asked what time deliveries and garbage pick-up would happen. The Petitioner stated that the Pantry is told when garbage pick-up will occur, but that it's not picked up before 7 a.m. Dairy, she reported, comes at 9 a.m., while food now is around 8. She said that with the new truck arrangement anticipated, the Pantry will be able to specify to the Food Bank a delivery timeframe, though not a precise time. Observing that Park Boulevard traffic backs up during busy times, Commissioner Heming-Littwin asked if a traffic study was done to determine the feasibility of deliveries between certain hours. Ms. Nugent thought timing is something to be worked out with the Food Bank, and that a traffic study hadn't been performed, partly, she thought, as it was determined that two trucks wasn't a huge impact to Park Blvd. Associate Planner Jackson confirmed a study wasn't requested. The Petitioner stated that the Pantry is conscious of pre-school drop-off and pick-up needs.

Public Comment

Associate Planner Jackson read the following received written comment into the record:

Joe Bochenski, 76 N. Park Blvd.: *"Dear Planning Commission*

First, I would like to thank Ms. Nugent and the Food Panty for the continuous work that they do in and for our community. Further, I would like to thank Ms. Nugent for visiting us neighbors near the proposed site, in 2019, to help explain their plans and operations.

The change in use of the subject property is a major change. This will have a significant impact on the surrounding community and should not be taken lightly. The proposed use includes a mini-grocery store and areas for classes. This use brings typical commercial operations to the subject property – which include truck deliveries, loading dock operations and an increase in the number of trips to and from the subject property. In fact, by example the petitioner's plans include demolition of the existing single story garage and the construction of a new larger two-story structure, which is definitely a strong indication that this use change is to a commercial use (loading and warehouse areas). These activities are better suited for the commercial district along Roosevelt Road, which has vacancies or the downtown commercial district,

The petitioner's plans state that this new facility will greatly increase the services that they can provide to the community. These increases in the petitioner's services will result in much higher traffic counts than they currently experience and more importantly much higher traffic counts than an R-2 property experiences. These increased traffic counts will significantly change the character of this particular Glen Ellyn neighborhood. If you have not been submitted a traffic study, I would highly recommend that you request one before you make a final decision to proceed.

Neighborhoods in Glen Ellyn are important to the residents of Glen Ellyn. The Village does an excellent job protecting these neighborhoods through its zoning codes and ordinances. Transitional uses between commercially zoned areas and residential areas tend to be uses such as churches, schools, daycare,

multi-family and parks, which all help buffer the residential neighborhood from commercial uses. These transitional uses allow the home owners to enjoy the neighborhood feeling that the zoning codes and ordinances help protect. This application proposes a use change that requires a text amendment, Special Use and variations that are counter to this important component to the Village planning process.

In our residential zone neighborhood, this application is seeking (1) a Zoning Code Text Amendment (2) a Special Use Permit and (3) no less than nine Zoning Variations. I understand if such extensive requests were being made in a Commercially Zone District but this number of requests/variations within a Residential Zone District clearly indicates that the use should not be located within a Residential Zone District.

I ask that you not allow this commercial use in a residential neighbor. There are so many better places in Glen Ellyn's commercial districts for this user, whereby they can provide such great work for our community within our community.

Should this application proceed, please strongly consider the following enhancements to the development that will assist the applicant with creating a more residential feeling to its commercial development:

- Enhanced Landscaping Screening along the Park Blvd side – including larger evergreen trees to screen the warehouse area, which will also help buffer the sound from the increased traffic;*
- Enhance the Park Blvd side elevations to have more residential character. This change will complement our residential neighborhood; and*
- Request a full traffic study to make certain that everyone understands how best to plan for the increased truck and patron traffic including restricting deliveries to certain day time hours that will not*

Bruce Thomas, 63 N Park Blvd: *"Dear Commissioners,*

My name is Bruce Thomas, I own the property at 63 N Park Blvd.

After looking at the latest revision to the plan for the Glen Ellyn Food Pantry I must make a few objections. The latest plan has moved the refuse and recycling enclosures considerably north of their proposed location that we saw December 12, 2020. I am concerned about their location as the Food Pantry will be dealing with food and must assumedly have waste that could attract vermin. Also now just east of the refuse enclosures are three a/c units which would be quite noisy.

The access drive for semi-trailer deliveries has been widened and as it approaches the back of the property at 55 N Park it widens still. This indicates that large semi-trucks would be loading and unloading foodstuffs very adjacent to me.

So if I may be specific I object to variation requests 3b (5ft 6 inch setback from north lot line), 3c (5 foot tall landscape screening as opposed to opaque screening), 3d (variation to permit loading area without screening) and 3h (variation to HVAC and refuse setback).

I am very concerned about the proximity of all buildings and services being to my property and I hope the commission will consider my opinion before making a decision.

Thank you.”

K.C. Wigle, 64 Exmoor (the property immediately, diagonally northeast of the subject property), was sworn in. Acknowledging the busyness of Park Blvd. and concerns about the traffic impacts discussed, he stated that Exmoor is a quiet street, which is why his family moved there five and a half years ago. He expressed concern over the “two large commercial truck deliveries” and the three garbage pick-ups over the course of a week – five new disturbances he said residents of a quiet neighborhood don’t expect. While he supports the Pantry in its missions, he said he shares concerns voiced by other neighbors and commissioners, and doesn’t believe the use is appropriate for the area or this is the place for it.

Sworn in, Joe Yucha, 14 Walnut Rd., a pastor with Faith Lutheran, stated that the church has been part of the Pantry for a long time, and that his congregation is enthusiastic about the move. He said the church is accessible and recently brought its building up to fire code, and that it hosts events and wants to be part of the life of Glen Ellyn. He sees the Pantry as a way of living out this call.

Sworn in, Pete Ladesic, 615 Scott Ave., stated that the Pantry represents a “great repurpose” of the building at the site and that the project impact isn’t going to be great, but a perfect fit. Lighting can be managed through regulations, he stated, and said Faith Lutheran already receives semi deliveries and has garbage pick-up. He looks forward to helping as he can. Regarding the variation for the loading area without screening it from an adjoining property, Chairperson Loch asked him if this could be fixed. Mr. Ladesic said he thinks the Pantry has a landscape plan, and that landscape screening would be the best.

Sworn in, Leonard Swanson, 116 Sunset Ave., said, as a former member of the Plan Commission, he doesn’t see any major adverse effects on neighbors, and the neighborhood isn’t purely residential. He said the Pantry does a wonderful job in trying to route traffic and that the number of deliveries is not significant, and urged Commission approval.

Sworn in, Scott Winterstein, 75 N. Park Blvd., said that while the Pantry provides a great benefit for Glen Ellyn, he has reservations concerning garbage collection, the mini-grocery store, cooking classes, loading dock activities, traffic disruption and delivery timing, which he views as commercial operations that violate zoning. He said he would “like a lot more information” about details behind activities, and if these could be agreed upon, they could be allocated into the permit, he would be more comfortable, but at this point, there is too much uncertainty.

Sworn in, Matt McHale, 69 N. Park, referencing neighbors who have given public comment, he said he echoes the sentiments of his neighbors. Expressing an appreciation for the service the Pantry provides, he voiced reservations and concerns about food waste, noise, and traffic. He would like to better understand the schedule and have input into it, so to achieve one that “makes sense,” allowing the Food Pantry to operate effectively with minimal disruption to the neighborhood.

Sworn in, Rick Scheck, 678 Oak St., said that while he does not reside in the area of the development, he finds joy in seeing those in need helped and sees value in the opportunity the Pantry provides for volunteering. He lauded Faith Lutheran’s participation in the relocation effort, congratulated the Pantry and Village staff for putting together the plan discussed, and hopes the Pantry’s contribution to the community can continue.

Sworn in, Carol Asselmeier, 454 Whittier, thanked the Commission for listening to the “plusses and minuses of what the residents have to say.” A lifetime resident of Glen Ellyn and parishioner of Grace Lutheran, and a volunteer at the Pantry and a member of its board of directors, she said that, as much as the Pantry appreciates concerns raised, it has gone through a “meticulous process” with Staff and believes the Pantry has addressed all of the concerns raised throughout the process. The Pantry, she thinks, has community appeal, and that the property will afford a smooth transition without a lot of direct effect on the neighborhood, and will increase the benefit to people experiencing food insecurity.

Sworn in, Katherine Meagher, 433 Cottage Ave., stated that she, too, is a lifelong Glen Ellyn resident and a member of the Food Pantry board, which she said has been very thoughtful about the necessity of a new home, reiterating that other options were sought. She doesn’t think the Pantry will add much activity to what, between the church and the Pickwick Place commercial space, is already occurring in the area. The Pantry as proposed, she stated, will add value with little disturbance, and that its services are in great need.

Sworn in, John Berg, 22W166 McCarron Rd., stated that truck deliveries rarely exceed 30 minutes, and that garbage trucks are “in and out in minutes,” and will likely be tied to the existing church pick-ups, with maybe a one or two more. A member of the Pantry’s Board and a long-time volunteer, he stated that other options explored for relocating it were too expensive, that it is imperative the community embrace the Pantry, due to the need for its services.

Petitioner Nugent elucidated the screening change requested, stating that the Pantry asked to be allowed to not place arborvitae between the house and the fence and the garage and the fence, as the landscape architect for the project advised that the plants would die due to the north exposure. Also, she stated smaller plants were selected as they are cheaper and said to be healthier and grow faster.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Vondruska, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Heming-Littwin suggested the phrase “prepared meals at no cost” be dropped from the text of the “Food Pantry” definition, as cooking is only intended by the Pantry in the context of teaching. Commissioners Mulherin, Saeed, Brown and Rodemann concurred.

Chairperson Loch invited discussion of the Special Use Permit and the exterior appearance proposed; hearing none, she asked for input on the zoning code variations requested.

Commissioner Heming-Littwin said the screening situation needs to be addressed. Understanding the arborvitae growing issue (though it could be by the curb cut), she thought there might be an alternative buffer for visual and noise, and there should be landscaping all along the driveway between the curb and the fence. A more concrete schedule of deliveries and garbage pick-up with which the neighborhood feels comfortable is needed, she said. Chairperson Loch suggested a condition attached to approval could specify collaboration on scheduling. Commissioner Mulherin opined that too much

stress is being put on this concern, adding that he lives nearby in an area with apartments where garbage pick-up is swift, and that determination of garbage pick-up protocols is between the Village and the Food Pantry. Commissioner Vondruska figured that the church already gets garbage pick-ups, so the Pantry might only necessitate one additional weekly, and though he is sympathetic to the neighbors, he's not sure how much control can be exerted over garbage collection operators. Director Springer said a condition could call for notifying neighbors of the schedule, but the most the Commission could do is specify a number of deliveries a week or a timeframe, which the Village wouldn't enforce unless it received a complaint of violation. Chairperson Loch stated the Pantry will have a bigger problem working around the pre-school, and which they'll have to get right.

Commissioner Vondruska said he "loves the community spirit" the Pantry creates, but would like to see the driveway better screened. Commissioner Rodemann didn't think trucks would back up all the way, and if they would only go part way, further from the neighbor to the north, less noise "might naturally happen." Such limitations along with the likelihood that the Pantry and the church could share a garbage pick-up schedule, he said, can make the situation more palatable and are worth discussion to see what the Commission can do.

Commissioner Fanella conveyed that she is comfortable with the zoning variations and the changes Commissioner Heming-Littwin recommended, and issuing the Special Use Permit, but wants to see increased screening along the lot line and by the loading dock. She likes the residential appearance presented, and believes the Pantry will work out the delivery issues relative to the pre-school, and thinks the frequency of deliveries modest. Commissioner Berry said it's a "pipe dream" to think a 43-ft. trailer as depicted will make its way a winding driveway without hitting material on either side of the driveway, and hopes for a 22-foot truck. He thought trash containers will be need to be wheeled out of the enclosure and lifted, creating six noise events a week, and hence had a concern about the need for screening. Associate Planner Jackson clarified that a 21-foot truck is actually proposed.

Planner Purvis said she would strike a sentence from the "Food Pantry" definition, as per the suggestion by Commissioner Heming-Littwin, who summarized discussion of needing screening along the drive from the building to the east. Commissioner Heming-Littwin, seconded by Commissioner Mulherin, moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Paula Nugent on behalf of the Glen Ellyn Food Pantry, for approval of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow the development of a food pantry at 41-55 N. Park Blvd. in the R-2 Single Family Residential Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 that additional screening be added along the north property line to act as a buffer between the property to the north; 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; and
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.
5. That additional landscaping be added between the driveway and the north property line.
6. That the text amendment be approved as amended.

The motion carried by roll call vote, with nine (9) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Brown asked if the Pantry and church could give the neighbors to the North a landscape allowance for their side of the fence. Saying that this would have needed to be part of the Commission’s recommendation, Director Springer said the body could *ask* the Petitioners, but not require it. The Commission, she said, could bring it to the Board, an idea with which Chairman Lock was “okay.”

A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street

A motion to open the A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street was made and seconded by Commissioners Heming-Littwin and Saeed, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Staff Introduction

Planning Manager Kelly Purvis and Development Director Staci Springer, 535 Duane St., were sworn in. The former stated that Sam Vlahos, together with property owner 400 Main LLC, are seeking:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):

- a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Mr. Vlahos wants to open a restaurant on the premises, necessitating the variation, Planning Manager Purvis stated, adding that three rooftop units and two black iron exhaust pipes are proposed. She described the area of the development, which is under construction; displayed building concept images from different views, in which rooftop units were not evident; and listed conditions of approval to consider. Commissioner Rodemann asked if the black iron exhaust fans would serve the restaurant; Planning Manager Purvis said, "Yes," and that she understood a height reduction by the Board drove mechanical equipment to the garage, and that the Petitioner hopes to move some of that equipment to the roof and put restaurant HVAC in the garage.

Petitioner's Presentation

Larry Debb, 1049 Edgebrook Lane, Glencoe, Ill., and Sam Vlahos, 15436 Lewis Ave., Lombard, Ill., were sworn in. Mr. Vlahos stated that he operates restaurants in Hinsdale, Downers Grove and Wheaton, and thinks Glen Ellyn would benefit from one of his company's restaurant concepts. Mr. Debb of 400 Main LLC stated that the HVAC units will serve the apartment building hallways. Originally intended for the roof, they were moved to the parking lot area, he stated, though the Petitioner knew that to provide HVAC equipment for a restaurant or another tenant the units would have to be relocated to the roof.

Commissioner Questions

Commissioner Heming-Littwin asked for clarification that the Board's height reduction forced the Petitioner to put the HVAC into the garage. Debb stated that the HVAC equipment was still on the roof when the Petitioner went for the building permit, but disagreed with Staff's opinion that the equipment be counted as part of the roof unit prompted the Petitioner to seek a variance. Commissioner Rodemann said the building always needed make-up air units, for which roof placement would be desired. He said it seems like the Petitioner knew he'd have to come back to request this, but that he (Rodemann) is "not overly concerned" with the placement proposed, and awaits discussion.

Though she understood the model was deemed by Building and Zoning's Steve Witt as not suitable for the application (contrary to Mr. Debb's stated opinion), Planning Manager Purvis displayed a drawing of the exhaust ("mushroom") fan assembly envisioned by the Petitioner. Commissioner Berry asked if the restaurant HVAC could be on the roof and the other three units left where they were proposed, and if so whether additional first-floor retail tenant HVAC requests could be expected. Mr. Debb stated, "No," there will be room if the building units are moved to the roof, and that the two (which, he stated, were advised by Staff so the Petitioner doesn't have to return to request another at a later point) black iron ducts will cover an additional restaurant (which the Petitioner is hoping to have). Planning Manager Purvis stated that when Preliminary and Final PUD plans are submitted to the Village, Staff at that stage doesn't look at mechanical plans and such, so it didn't know what the height of those units would be, and so didn't know that when the Village Board made changes that it would impact what could be put

on the roof; and the issue wasn't realized until the Building Permit phase, the Petitioner not knowing that the rooftop equipment counted toward height (whereas in some communities it doesn't).

Public Comment

None.

Commissioner Berry moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Berry, Heming-Littwin, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Berry thanked Staff for anticipating the potential need for the second unit and taking care of it now. He also thanked the development team designers for pushing the units back so they're not visible from the right-of-way, and indicated he is in support of the project. Commissioner Heming-Littwin agreed and said that she is excited to see another great restaurant come into town. Commissioner Saeed said he is in support of approving the amendment.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Sam Vlahos, together with the property owner, 400 Main LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 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 of the requests with the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
3. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

The motion passed by roll call vote, with nine (9) yes votes and zero (0) no votes as follows:
Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and
Chairperson Loch voted “yes.”

Trustee’s Report

Trustee Enright reported that Gary Fasules was sworn in as Acting Village President.

Chairman’s Report

Chairperson Loch had no report.

Staff Report

Planning Manager Purvis announced that the first February Plan Commission meeting is cancelled, but
the second meeting will be the third public hearing for the Draft Comprehensive Plan.

Other Business

None.

Adjournment

Chairperson Loch adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF
A SPECIAL USE PERMIT TO ALLOW THE PROPERTY AT 454 DUANE STREET TO BE
USED A SINGLE-FAMILY HOME.**

Related to the request of the petitioner, Behrnt Aaberg, on behalf of the property owner Laura Rose, for approval of a **Special Use Permit**, to allow the property at 454 Duane Street to be converted from an office use to a single-family residence in the C5B Central Service Subdistrict 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 no exterior alterations to the building or changes to the site or landscaping are considered, and the proposed use supports the goals of the Zoning Code. The Village's Comprehensive Plan indicates that the downtown is a multi-use focal point which includes residential uses.
2. The project 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 the appearance and bulk of the property will be unchanged, the character, quality and density of the neighborhood will be maintained. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. Additionally, directly to the south of the subject property are residential uses including single-family homes.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because, if occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity. Detached and attached single-family residences are located directly south of the subject property, also located in the C5B service subdistrict.
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 density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased or changed.
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 density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

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 the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property and is likely to be less disturbing to surrounding uses than the current office use on the property.
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 existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating any undue interference.
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 extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased. No changes to the site or building footprint are proposed.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because no changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any damage to natural, scenic or historic features. The only physical changes to the property will be on the interior of the structure.

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**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING CODE TEXT AMENDMENTS, A SPECIAL USE PERMIT,
ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW THE
DEVELOPMENT OF A FOOD PANTRY AT 41-55 N. PARK BOULEVARD.**

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of **Zoning Code Text Amendments** to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the 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 R-2 Zoning District contains primarily single-family homes but also contains public uses such as cemeteries, religious organizations, and daycares.
2. The R-2 Zoning District is the largest in the Village and abuts many other uses. The property in question, 41-55 N. Park Blvd., is in a transitional area between commercial and single-family residential and is adjacent to properties zoned for multi-family residential uses as well.
3. The existing classification would significantly limit the practical use of the building for the existing church. The property is proposed to remain in the R-2 Zoning District but allow food pantries in that district on church properties. The proposed food pantry is low-impact and retains its residential character, visually acting as a transition from the institutional church property to the neighboring single-family homes.
4. The surrounding area has seen the development of a diverse set of uses including single-family, townhomes, multi-family, and commercial uses.
5. The Comprehensive Plan states that the church property should continue its institutional use while surrounding properties are proposed to have diverse uses from single-family to commercial.
6. Despite an active congregation, the existing building is in need of repair due to the church struggling to find a viable use for it.
7. The proposed use will not diminish property values because it will act as a low-impact transition between commercial/institutional areas and residential areas. The proposed zoning

code text amendments will allow the Food Pantry to serve the needs of nearby neighbors and the community as a whole. The text amendments would permit the property owners (Faith Lutheran Church) to create a viable use for the building that would otherwise become increasingly rundown without further investment.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of a **Special Use Permit**, to allow a food pantry in the R2 Single Family Zoning District 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 if will have the appearance of a single-family home typical to the R-2 Zoning District.
2. The project 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 the applicant will maintain the look of the current farmhouse but will improve the building by replacing the older existing building materials which are in need of repair. Additional landscaping and site improvements are also proposed as part of the project.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the food pantry will operate during normal business hours for an active church and will not have loud or hazardous functions.
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 there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the food pantry.
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 privately funded food pantry will enhance the economic welfare of the Village by helping those in need throughout the Glen Ellyn community.

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 traffic will be similar to any other active church and odors from trash will be actively addressed with trash pick-up three times per week. The refuse bins are screened with an enclosure and that enclosure has been located more than 20 feet from the northerly residential lot.
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 deliveries will be behind the food pantry building and therefore will not impact Park Blvd. or any other high traffic street. Access will be provided from within the church parking lot, and no new curb cuts will be required for the project. In fact one existing driveway on Park Blvd. will be removed as part of the project.
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 subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. The existing parsonage will maintain its existing residential character and the proposed food pantry will keep approximately the same footprint as the existing structure. It was determined that a Land Use Option from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that an endangered bumble bee species may be present on or near the site, but that no adverse impact is expected due to the development and therefore no further action would be required.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for **approval of the following zoning variations:**

1. Variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5 feet 7 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.

4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required.
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft from the north lot line in lieu of the minimum 37 feet 6 inches setback required of accessory structures closer than 10 feet from the principal structure on the lot.
9. A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

...all to allow the development of a food pantry in the R2 Single Family Residential Zoning District, and in accordance with Section 10-10-12 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the existing building is not habitable in its current condition, and the lot cannot be sold because the church has utilized part of the property for handicap parking spots. Additionally, access to the loading area requires several site design accommodations to also accommodate ADA concerns and senior users. Furthermore, the large property fronts on two roads which requires unique site design considerations.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because for this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot

- that was not consolidated. Additionally, the property is significantly larger than most R2 lots and has two frontages. This requires unique site design accommodations so the site can still be safely used.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the church is making no money on this variation. The Glen Ellyn Food Pantry is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. The pantry is a not-for-profit. These variations are simply to make the property usable for our purpose in a cost-effective manner as possible.
 4. 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 because this is an existing building on existing church property.
 5. 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 is located because the improvements will enhance the property, which is currently in disrepair. The relocation of the Glen Ellyn Food Pantry allows people in need to receive food, which is a service to the entire community.
 6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air. The updated property will provide an enhanced view.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers and the development will improve fire safety in the building due to Building Code required upgrades.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the property will not impair the inhabitants of the village, it will enhance it by serving the community and offering assistance to those in need.
 - d. Diminish or impair property values within the neighborhood because the proposed upgrades will enhance the property values of the neighborhood through quality design and rehabilitation of the dilapidated building.

- e. Unduly increase traffic congestion in the public streets and highways because traffic will reflect the use of an already active congregation.
 - f. Create a nuisance because the Food Pantry has existed downtown for over 41 years, adjacent to residential properties and has proven not be create nuisances to surrounding properties.
 - g. Result in an increase in public expenditures because the food pantry is entirely privately funded and will not require any significant infrastructure changes to operate on the subject property.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the property is unusable to the food pantry. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down. The building would only continue to fall into disrepair.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of the **Exterior Appearance** application to allow the development of food pantry in the R2 Single-Family Zoning District in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings:

(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 is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH DEVIATIONS, AS APPROVED BY ORDINANCE 6672 AND 6690 TO ALLOW ROOF TOP MECHANICAL EQUIPMENT TO BE INSTALLED, EXCEEDING THE HEIGHT DEVIATION PREVIOUSLY GRANTED FOR THE DEVELOPMENT AT 400, 418-424 N. MAIN STREET, GLEN ELLYN.

Related to the requests of the petitioner, Sam Vlahos, together with the property owner 400 Main LLC, for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

...the Plan Commission hereby makes the following Findings of Fact related to the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code:

(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 the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the abuilding. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate use for the district.
2. The project 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 the mechanical equipment and black iron duct fan assemblies will be designed, constructed, operated and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
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 HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
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 proposed HVAC and black iron duct fan assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.
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 the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
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 proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
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 proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.

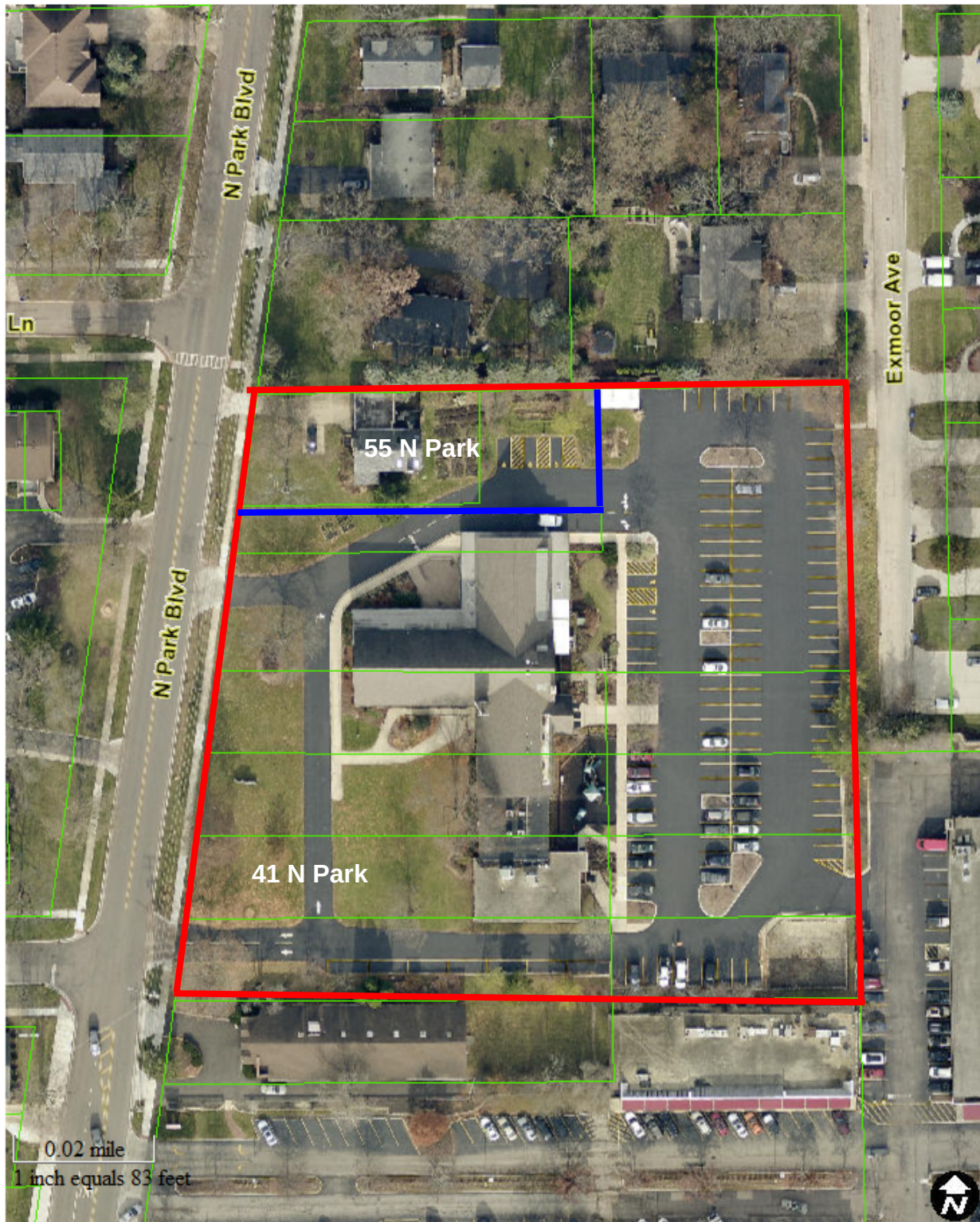
The Plan Commission hereby makes the following findings in relation to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code:

(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 HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because the will not alter the intensity of use of the building and

these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.

2. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear yard definitions and they will have no impact on the uses at the development's periphery.
3. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
4. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvement being made by the Village including streets, lighting or parking.



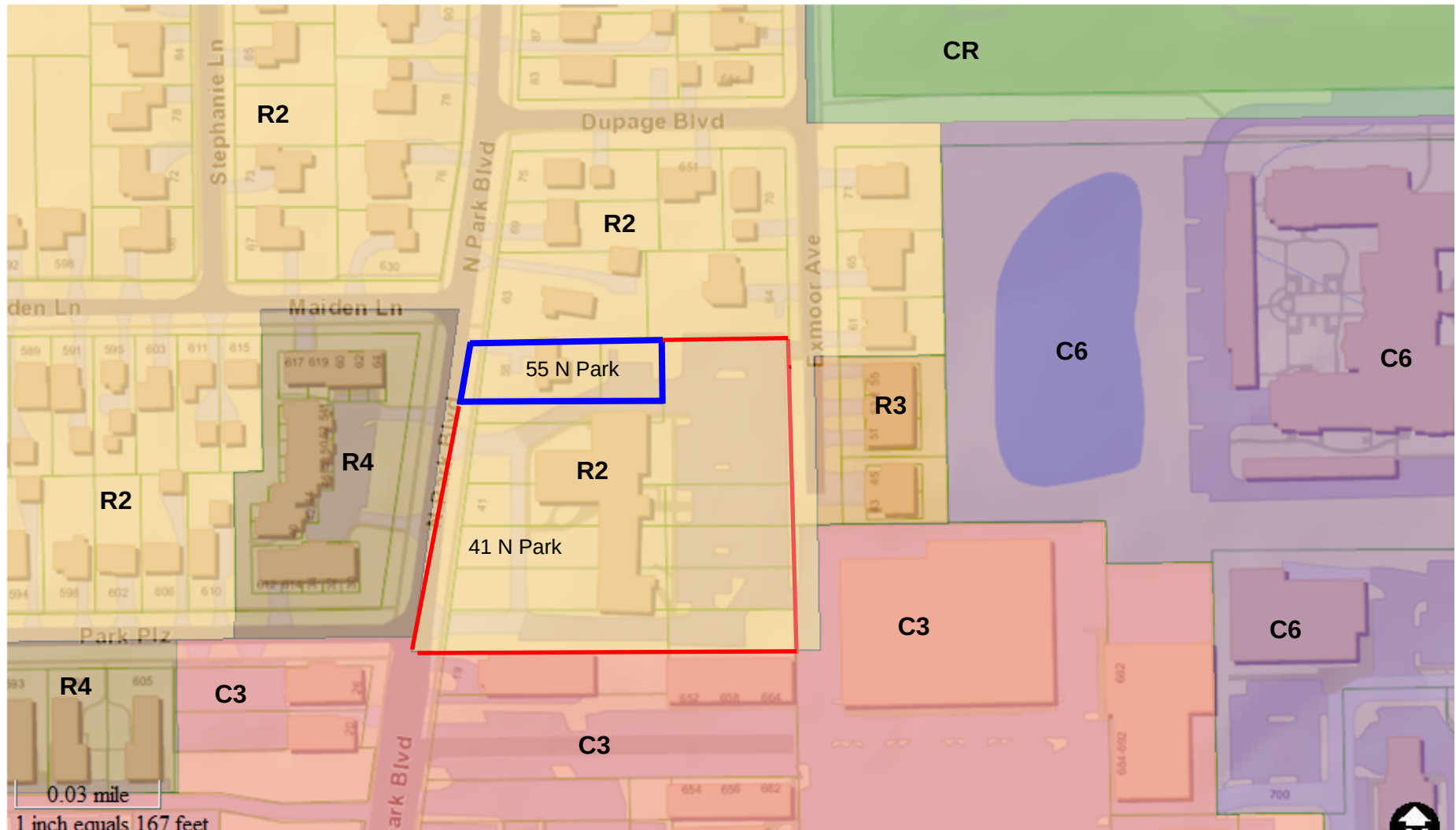
Map created on January 7, 2021.

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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.

Food Pantry Zoning Map



Map created on December 18, 2020.

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VILLAGE OF GLEN ELLYN

Zoning Map Amendment And Zoning Code Text Amendment Application Packet



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

APPLICATION FOR ZONING MAP AMENDMENT

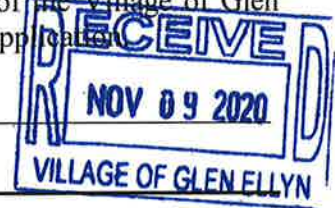
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You may attach separate sheets as needed to answer any of the following questions.

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

Date Filed: **06/12/20**

Application No: _____



Name of Applicant: **GEFP (Paula Nugent)**

Address of Applicant: **493 Forest Ave, Glen Ellyn, IL 60137**

Business Phone No.: **630-469-6988**

Home Phone No.: **630-668-1292**

Mobile Phone No.: **630-247-1494**

Fax No.: **630-668-1450**

Property Interest of Applicant: **None**

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: **Faith Lutheran Church**

Address of Owner: **41 N Park Boulevard, Glen Ellyn**

Phone No. (Business): **630-469-2361**

(Home): **NA**

Mobile Phone No.: **NA**

Fax No.: **630-469-2371**

Address of Property: **55 N. Park, Glen Ellyn**

Legal Description of Property:

The legal description can be found on the Existing Conditions C-1 sheet. (The test box is not large enough to contain the entire property description)

Lot Frontage: 379 Lot Area: 9,470 Sq ft

Present Use: **Ministry programs for the church**

Requested Zoning: **R-2 (I don't think are changing the zoning)**

Requested Use/Construction: **Ministry program for the community. Re-locate the GEFP from inside Grace Lutheran Church to this location.**

Estimated Date to Begin New Use/Construction: **11/01/20**

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

Betsy Gensburg, 105 Revere Drive, Northbrook, 60062, 847-715-9591, Architect. Kerry Morgan Trobec, 105 Revere Drive, Northbrook 60062, 847-715-9591, Architect. Joel Vietti, 207 S. Naperville Road, Wheaton 60187, 630-514-0321, Surveyor. Mark Richards, 207 S. Naperville Road, Wheaton 60187, 630-668-7603, Civil Engineer. Susan Jacobson, 4100 Route 53, Lisle 60532, 630-638-1604, Landscape Architect. Ben Lake, Glen Ellyn, 60137, 847-612-2874.

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-13 of the Zoning Code:

None, the facility will be designed to look like a residential home. We only touch on single family home directly north of the lot. There is a 6 ft fence separating the property. Activity will be consistent with current traffic patterns of an active church congregation.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

single family homes, multi-family buildings, church, commercial

2. Identification of the zoning classification of property within the general area of the affected property:

R2 and commercial

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

The facility will look like a home. We will not have an adverse effect on the surrounding properties. 'Food pantry' is not listed under special use, which is why I need it added.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

None to my knowledge. The property will continue to be used for church ministry

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

There is no significant development in this area to my knowledge.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

Approximately one year.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

None, if anything our investment will enhance the property.

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 entry in or upon the premises described in this application by any unauthorized official of the Village of Glen Ellyn for the purpose of inspection.

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

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

10-31-20

Date

Paula L Nugent

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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

APPLICATION FOR ZONING CODE TEXT AMENDMENT

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

The undersigned petitions the President and Village Board Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Code Text Amendment described in this application.

Date Filed: _____ Application No: _____

Name of Applicant: **GEFP (Paula Nugent)**

Address of Applicant: **493 Forest Avenue, Glen Ellyn, IL**

Business Phone No.: **630-469-6988** Home Phone No.: **630-668-1292**

Mobile Phone No.: **630-247-1494** Fax No.: **630-668-1450**

Proposed Amendment:

Zoning text amendment to define 'food pantry', make 'food pantry' a special use in the R2 Zoning District, and set parking requirements for this use in the R2 District regulations.

Will an existing Section of the Zoning Code be replaced/changed? **changed**

Section Reference: _____

Narrative Statement of how the proposed Text Amendment relates to the Comprehensive Plan of the Village of Glen Ellyn, or otherwise promotes the public health, safety and general welfare:

The property has been used for a long time for church ministry programs. This text amendment defines what a food pantry is and adds that to the R2 Zoning description. The pantry provides a necessary service to the community at large. During this pandemic, we have seen a significant number of people coming to our doors who have never been clients before. Usually, about 25% of our food is distributed to Glen Ellyn residents. In May, our numbers were up 250% year over year, and 61% of our food was going to people who lived in Glen Ellyn. These are our neighbors. Food is a necessity for everyone. The Village of Glen Elly is supportive of our efforts and proud that as a community, we care for the well being of all our residents.

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

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

10/31/20
Date

Paula L Nugent

Print Name

Paula L. Nugent
Signature of Applicant

Date

Print Name

Signature of Applicant

Date

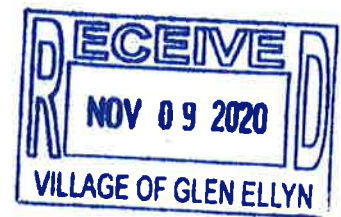
Print Name

Signature of Applicant



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet



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

APPLICATION FOR SPECIAL USE PERMIT

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

Date Filed: _____ Application No: _____

Name of Applicant: **Glen Ellyn Food Pantry (Paula Nugent)**

Address of Applicant: **493 Forest Avenue, Glen Ellyn, IL 60137**

Business Phone: **630-469-6988** Fax: **630-668-1450**

Home Phone: **630-668-1292** Mobile Phone: **630-247-1494**

Email: **serfling@comcast.net**

Property Interest of Applicant: **Leasee**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **Faith Lutheran Evangelical Church**

Address of Owner: **41 N. Park Boulevard, Glen Ellyn, IL 60137**

Business Phone: **630-469-2361** Fax: **630-469-2371**

Home Phone: **NA** Mobile Phone: **NA**

Email: **office@faithonline.org**

Property Address: **55 N. Park Boulevard, Glen Ellyn, IL 60137**

Legal Description of Property:

The legal description can be found on the Existing Conditions C-1 sheet.



Permanent Index No. (PIN): **05-14-419-039** Zoning: **R-2**

Lot Dimensions: _____ Lot Area: **9,470 Sq ft**

Present Use:

used for church ministry functions

Requested Use/Construction:

to allow a food pantry to move on church owned and occupies perpertry at 55 N Park Blvd.

Estimated Date to Begin New Use/Construction: **11/01/20**

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

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Betsy Gensburg and Kerry Morgan Trobec, 105 Revere Drive, Northbrook, 60062, 847-715-9591, Architect. Joel Vietti, 207 S. Naperville Road, Wheaton 60187, 630-514-0321, Surveyor. Mark Richards, 207 S. Naperville Road, Wheaton 60187, 630-668-7603, Civil Engineer. Susan Jacobson, 4100 Route 53, Lisle 60532, 630-638-1604, Landscape Architect. Ben Lake, Glen Ellyn, 60137,

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

None, the facility will be designed to look like a residential home. We only touch on a single family home directly north of the lot. There is a 6 ft fence separating the property. Activity will be consistent with current traffic patterns of an active church congregation. More details can be found in the detailed narrative statement for the project.

Describe How the Special Use:

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

It will have all appearances of an R2 unit. I will fit into R2 zoning and be in accord with all village code provisions.

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:

We are maintaining the look of the current existing farmhouse. We will improve the siding material from vinyl to hardy board type siding and enhance the landscaping.

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

we operate during the normal activity hours for an active church. There is nothing that is loud or hazardous that we do at the pantry that would affect a neighbor.

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:

There is no change needed to any public facilities. We require a larger water line for our sprinkler system. We have our garbage picked up 3X week to avoid any odor.

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:

On the contrary, the GEFP enhances the economic welfare of the Village by helping people in the community. We are privately funded, so there is no public cost.

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:

Traffic will be similar to any active church community in the Glen Ellyn area. Garbage is picked up 3X per week to avoid any odors.

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:

Deliveries will be made behind the house so not to impact Park Blvd. There is currently a one way entrance and exit to the property. That will stay the same.

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

No concern about flooding. Removing front drive/offset construction of back drive.

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

Since there are no natural, scenic or historic features on the property now, there will be no destruction of any such features of the property.

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

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

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

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

6-10-20 **Paula L Nugent** *Paula Nugent*
Date Print Name Signature of Applicant

Date Print Name Signature of Applicant

Date _____ Print Name _____ Signature of Applicant _____

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



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

*Community 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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 55 N. Park Boulevard 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: Glen Ellyn Food Pantry (Paula Nugent)

Address: 493 Forest Ave, Glen Ellyn, IL 60137

Home Phone No.: 630-668-1292 Cell Phone No.: 630-247-1494

Fax No.: 630-668-1450

E-mail: serfling@comcast.net

Ownership Interest in the Property in Question:

None. I am the President of the Board of Directors for the GEFP. I am also a member of Faith Lutheran Church, who is the owner of the property.

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):

Faith Lutheran Church, 41 N. Park Boulevard, Glen Ellyn, IL 60137

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

Glen Ellyn Food Pantry, 493 Forest Avenue, Glen Ellyn, IL 60137

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.

III. PROPERTY INFORMATION:

Common address: 55 N. Park Boulevard, Glen Ellyn, IL 60137

Permanent tax index number: 05-14-419-039

Legal description:

The legal description can be found on the Existing Conditions C-1 sheet.

Zoning classification: R2

Lot size: 70.70 ft. x 140.54 ft. Area: 9,470 sq. ft.

Present use:

Used for various church ministries

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 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5 feet 6 inches from the north interior side lot line in lieu of the minimum 37 feet 6 inch setback required
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.
4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2 feet 6 inch impervious surface setback whereas 18 feet 9 inches is required.
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft from the north lot line in lieu of the minimum 37 feet 6 inches setback required of accessory structures closer than 10 feet from the principal structure on the lot.
9. Variation from Section 10-5-12 of the Subdivision Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

Estimated date to begin construction: 11/01/20

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

Betsy Gensburg and Kerry Morgan Trobec, 105 Revere Drive, Northbrook, 60062, 847-715-9591, Architect.
Joel Vietti, 207 S. Naperville Road, Wheaton, 60187, surveyor
Mark Richards, 207 S. Naperville Road, Wheaton, 60187, Civil Engineer
Susan Jacobson, 4100 Route 53, Lisle 60532, Landscape Architect
Ben Lake, Glen Ellyn, 60137, 847-612-2874

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:

1. We are proposing to use an existing building on the church property for the food Pantry. The Village of Glen Ellyn has requested consolidation of the two properties, which created the conflict of two buildings on the same property.
2. Our proposed remodel and addition has a setback of 5'8" in the front of the home and 5'8" in the back with an additional 1'6" until reaching the existing neighbor's fence. The requested consolidation is what created the 37'11" set back requirement. That set back would cut the home in half and make it unusable. The original architect, who is no longer on the project made an error in calculation which stated we were 6'6" from the property line. He was including the property to the fence, which is not part of our lot.
3. We requested fewer and smaller screening along the fence. Our landscape architect felt smaller plants would grow faster and save us a lot of money. Currently, there is a beautiful 6 ft fence on the neighbors property, screening our facility. We would commit to the village that we would install a fence if that fence were ever removed. Some of the area is located on the north side between a structure and the fence. They would not survive due to minimal lighting.
4. This is the only place for a loading area. We are providing some green screening from the neighbors. The trash corral provides additional screening to the church.
5. This is also a result of the requirement to consolidate the two properties. This would eliminate the ability to have a driveway in the back of the property and make the property unusable due to no driveway entrance.
6. We are requesting to be allowed to add a second story on the addition where no current structure is. Because we plan to be in this location permanently, we feel we need to maximize the space available to us. Having additional storage for unusual donations (gym shoes, small appliances, etc) will allow us to better serve our clients.
7. Due to the legal description of the property, The back of the property, on Exmoor is actually listed as the front of the property. This is also true for the church. The front entrance of the church and to this property is on Park Boulevard. So this is just to allow the refuse enclosure to be in the correct location. (No one wants it on Park Boulevard)
8. We moved the trash enclosure 10 feet away but we had to move the HVAC equipment from the North side of the property to the back so now we need this variation.
9. We are asking to waive the requirement to place utility lines underground due to the excessive cost.

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):

1. If two buildings are not permitted on one zoning lot, would the existing home need to be torn down? It is not habitable in its current condition, and the lot can not be sold because that church has utilized part of the property for handicap parking spots.
2. If the 37'11" set back is required, the north exterior wall would have to be taken down which would require the entire house to be demolished.
3. The location of much of the screened area is shaded behind the house and a garage. The cost to purchase and install the required number of plants is prohibitive for this project.
4. Some screening is being provided. I do not have the ability to screen the entire drive from the neighbor/church due to the sheer length of the driveway. It is behind the house and not visible from the street. The neighbor has seen the plan and approved of the project.
5. The property would not be usable without a driveway to enter the property. We cannot use the current driveway located in the front of the property. The only access is this proposed driveway. Moving is more than 18 feet over would push it off the property.
6. Without the second story addition, we would not have enough storage space. The warehouse space was cut in half to accommodate an elevator, two ADA accessible bathrooms and a stairway with area of rescue. Therefore we have to create space somewhere else. A second story space over the original warehouse was the most cost effective.
7. There are only two locations that have space for a refuse enclosure, the space facing Park Boulevard and the space facing Exmoor. We have to have a refuse enclosure and the Exmoor side is actually the back of the home.
8. Moving the enclosure impacts the refugee gardens on the property. I have to accommodate this location on the property.
9. We could not afford the cost to place all the utilities underground. We are a privately funded not-for-profit. If we were required to do this we would have to abandon the project.

OR

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

This is an already existing property. It is on its own lot and at the request of the village of Glen Ellyn, the church agreed to consolidate the lots. I believe this situation is unique to this property.

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 design of the home will continue to look like a farm house. The addition is created to mimic the style of the home. There will be no signage in front of the home, all deliveries arrive behind the house and clients enter from the door facing the back of the home. The property should, for all practical purposes, look like a single, family home.

- 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:

If two buildings are not permitted on one zoning lot, would the existing home need to be torn down? It is not habitable in its current condition, and the lot can not be sold because the church has utilized part of the property for handicap parking spots and to widen the entrance to the church. If the 37'11" set back is required, the north exterior wall would have to be taken down which would require the entire house to be demolished. The cost and complexity of fully screening the driveway and loading area from the two neighbors would be cost prohibitive. I will point out that our loading area is simply a one car garage door, which I don't believe requires screening for a residential home. It is not a commercial raised loading dock. I mentioned before that due to the reduced size of the warehouse, to accommodate all ADA requirements, we need the extra space that the second story addition provides. The refuse container near the driveway in the back of the home is the only logical location for that enclosure. We must have a garbage enclosure to operate and it must be close to the house. Most of our volunteers are senior citizens and I cannot ask them to walk across that entire property to the back of the church in order to dispose of trash and recycling. I moved the trash enclosure 10 feet away but then I was required to move the HVAC equipment from the North side of the property. The only place for that equipment is in that location and now I am back to less than the required distance to the house for this structure. That would not be safe. Due to the significant cost, we would not have the ability to place utilities underground.

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:

For this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot that was not consolidated.

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 church is making no money on this variation. The GEFP is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. We are a not-for-profit. Nothing that we do is to make money. We serve people in need. These variations are simply to make the property usable for our purpose in as cost effective manner as possible.

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.

The only group that has a financial interest in this property is Faith Lutheran Church. They own the property. They are also the neighbor to this property and are willing to allow these changes to occur to help the Glen Ellyn Food Pantry be able to afford to renovate this property and continue to serve people in this community. These is an existing home, so the hardship was not created by the GEFP.

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.

On the contrary, the improvements will enhance the property, which is currently in disrepair. The relocation of the GEFP allows people in need to receive food, which is service to the entire community.

6. Provide evidence that the proposed variation will not:

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

I do not think there will be any change to the neighbors light and air. The updated property will provide an enhanced view.

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

There is no increase in fire or other dangers. I believe we will be required to have a sprinkler system, which the building does not have now, so we are providing enhanced safety to the facility and adjacent properties.

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

The property will not impair the inhabitants of the village, it will enhance it. We serve the community and offer assistance to those in need.

- d. Diminish or impair property values within the neighborhood;

The upgrades we are proposing will enhance the property values of the neighborhood.

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

Traffic will reflect the use of an active congregation. Most of the activity will occur behind the home and not increase congestion on Park Boulevard.

- f. Create a nuisance; or

We have been inside a church in downtown Glen Ellyn for over 41 years and I do not think we have ever created a nuisance for the surrounding properties. We plan to operate in the same manner and to be a good neighbor within the community.

- g. Results in an increase in public expenditures.

We are entirely privately funded, and I do not anticipate any public expenditures being required for this property.

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

With out these variations, the property is unusable to the GEFP. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down.

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

The Glen Ellyn Food Pantry is a ministry that has served the community for more than 41 years. We serve around 3,000 people each month who need food for themselves and their families. We manage food recovery with 10 business partners, keeping food out of landfills and from being wasted. Prior to Covid, unused food at the end of the week was picked up by Willowbrook Animal Shelter, helping another organization keep their costs down. We hope to return to that service once the virus has been defeated. We are run by 13 churches, all located in Glen Ellyn. Our current location will be unavailable to us in about 2-3 more year. We need to find a new home for our pantry to continue to serve our clients who depend on us. During this pandemic, we have seen great need in the community, but we have also received an unprecedented amount of support from Glen Ellyn. People value what we do for those in need. This home will allow us to continue to operate for many years to come.

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.

<u>10-31-20</u>	<u>Paula L Nugent</u>	<u></u>
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant



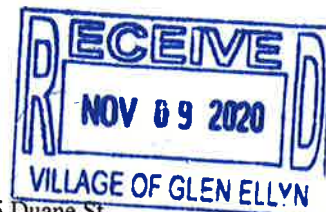
VILLAGE OF GLEN ELLYN

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: Construction of facility for the GEFP

D. Project Description:

Rehab a home located on the property and construct a attached warehouse addition to create a new home for the Glen Ellyn Food Pantry

E. Address of Property: 55 N. Park Boulevard, Glen Ellyn, IL 60137

F. Permanent Index No.: _____ G. Zoning: R2

H. Name of Applicant: GEFP (Paula Nugent)

I. Address of Applicant: 493 Forest Avenue, Glen Ellyn, IL 60137

J. Phone No. (Business): 630-469-6988 (Home) 630-668-1292

K. (Mobile) 630-247-1494 (Other) _____

L. Fax No.: 630-668-1450

M. E-mail Address of Applicant: serfling@comcast.net

N. Name of Property Owner: Faith Lutheran Church

O. Address of Property Owner: 41 N. Park Boulevard, Glen Ellyn, IL 60137

P. Phone No. (Business): 630-469-2361 (Home) NA

Q. E-Mail Address of Property Owner: office@faithonline.org

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 style was chosen to reflect the house's original design as a farmhouse. The architects focused on functionality for the Pantry's use, but maintaining the original character of the home. External brick fireplaces will remain in place. The front door will remain, but only act as an emergency exit. We will not have any external sign-age in the yard. We want to fit into the neighborhood and look like a residential property.

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

Surrounding properties to the north are a mix of bungalows, some just siding, some mixed siding and brick, some brick. Most homes are of similar size. To the south is Faith Lutheran Church, which is a yellowish brick building. To the west is multifamily dwellings of a combination of materials. To the east, past the church parking lot, are town homes which are a combination of materials.

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

Our facility matches the character of the site and adjacent development. We are protecting existing trees and adding additional trees to the site. We would like to use permeable pavers for part of the driveway to reduce impervious surfaces on the property. (We will use concrete if required by the Village. Our arch. style is harmonious with the area because it is the existing style of the property. (please see Exhibit B for rest of response)

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

We are asking to have minimal landscaping on the property. The land is owned by Faith Lutheran Church and they maintain it. They have asked us to keep landscaping simple because they do not have the resources to maintain any elaborate plantings. We are working with a landscape architect from the Arboretum to provide pretty but low maintenance plants to accommodate their request.

Signature:

Paula Nugent

Date:

6/10/20

Exhibit B

Question T

Our facility matches the character of the site and adjacent development. We are protecting existing trees and adding additional trees to the site. We would like to use permeable pavers for part of the driveway to reduce impervious surfaces on the property. (We will use concrete if required by the Village) Our architectural style is harmonious with the area because it is the existing style of the property. We are using a hip roof to reduce the mass off the roof structure, as well as adding transom windows to the north side of the building to reduce the bulk while still offering privacy to the neighbor. Our garbage corral will be made of brick similar to the church building and the access doors will be made of composite wood that matches the building. The garbage enclosure will open away from Park Boulevard so as not to be visible to the street or neighboring home.

Affidavit Affirming No Conflict of Interest

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

1. My name is Paula Nugent, and I hold the position of President, Board of Directors for Glen Ellyn Food Pantry ("*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.

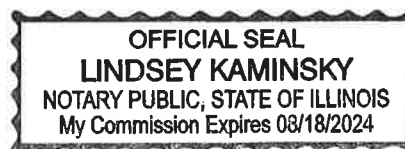
Further affiant sayeth naught.

Name: Paula Nugent
Title: President, Board of Directors
Applicant's Name: Paula Nugent

Subscribed and sworn to me this

6th day of November, 20 20

Lindsey Kaminsky
Notary Public



AFFIDAVIT OF AUTHORIZATION

I, Faith Lutheran Church (see attached letter) owner of the property described as

THE SOUTH 1/2 (EXCEPT THE EAST 66 FEET THEREOF) OF LOTS AND LOT 6 (EXCEPT THE EAST 66.0 FEET THEREOF AND EXCEPT THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 1 IN ROOSEVELT GARDEN HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS

verify that Paula Nugent

is duly authorized to apply and represent my interests before the Glen Ellyn 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

6th day of November, 20 20
Lindsey Kaminsky
Notary Public





FAITH EVANGELICAL LUTHERAN CHURCH

October 18, 2019

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

Ladies & Gentlemen:

This letter is to verify that the Glen Ellyn Food Pantry is authorized to request the necessary approvals for the house and the property we own at 55 North Park to achieve the renovations they are planning.

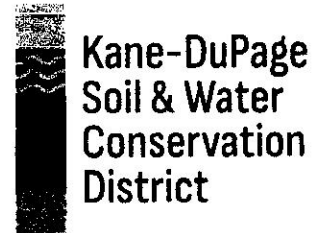
Faith Lutheran and the Glen Ellyn Food Pantry have entered into a long-term lease which, among other things, provides that "Tenant shall have the right (but shall not be obligated), at its sole cost and expense, from time to time, to demolish, remove, alter, replace and/or repair any improvements presently on the Premises and construct and/or install and thereafter demolish, remove, alter, replace and/or repair any buildings, structures or other improvements thereon..." (*Section 3 of lease*).

We are excited to be entering into this partnership with GEFP.

Please let me know if you have any questions.

Sincerely,

James Hall
Treasurer
(630) 464- 8231



May 21, 2020

Village of Glen Ellyn
John Sterrett
535 Duane St.
Glen Ellyn, IL 601374

Re: Land Use Opinion -- REVISED

Application #20-031
Petitioner: Glen Ellyn Food Pantry
493 Forest Avenue
Glen Ellyn, IL 60137

Location Address: 55 Park Blvd., Glen Ellyn, IL 60137
Location: Milton Township, Section 14, Township 39N, Range 10E in Kane County

The application for a Land Use Opinion was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Land Use Opinion is not required at this time for the proposed zoning change. Therefore, no further action will be taken by the Soil and Water Conservation District Board. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.

If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder
Resource Assistant



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

March 11, 2020

Mark Richards
Webster McGrath & Ahlberg
207 S Naperville Rd
Wheaton, IL 60187

RE: Glen Ellyn Food Pantry
Project Number(s): 2007478 [44191]
County: DuPage

Dear Applicant:

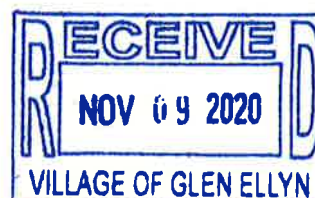
This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500



Applicant: Webster McGrath & Ahlberg
Contact: Mark Richards
Address: 207 S Naperville Rd
Wheaton, IL 60187

IDNR Project Number: 2007478
Date: 03/10/2020
Alternate Number: 44191

Project: Glen Ellyn Food Pantry
Address: 55 Park Blvd., Glen Ellyn

Description: Remodel and addition to existing residential structure to be used as a charitable food pantry.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Rusty Patched Bumble Bee (*Bombus affinis*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 10E, 14



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

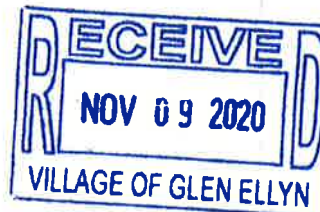
Government Jurisdiction
Glen Ellyn Public Works
Julius Hansen
30 S Lambert Road
Glen Ellyn, Illinois 60137

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.



EcoCAT Receipt

Project Code 2007478

APPLICANT

DATE

Webster McGrath & Ahlberg
Mark Richards
207 S Naperville Rd
Wheaton, IL 60187

3/10/2020

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID \$ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

WARRANTY DEED
Sectatory (ILLINOIS)
(Individual to Corporation)

CAUTION: Consult a lawyer before using or selling under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

JANET MCCABE, divorced and not
since remarried,
of the VILLAGE OF GLEN ELLYN County of DUPAGE
State of ILLINOIS in and in consideration of
TEN AND NO--- (\$10.00)----- DOLLARS,
AND OTHER VALUABLE CONSIDERATION
in hand paid, CONVEYS and WARRANTS to

FAITH EVANGELICAL LUTHERAN CHURCH,
A religious corporation

(The Above Space For Recorder's Use Only)

a corporation created and existing under and by virtue of the Laws of the State of Illinois
having its principal office at the following address
_____ the following described Real Estate situated in the County of
DUPAGE in the State of Illinois, to wit:

THE SOUTH 1/2 (EXCEPT THE EAST 66.0 FEET THEREOF) OF LOT
5 AND 6 (EXCEPT THE EAST 66.0 FEET THEREOF AND EXCEPT THE
SOUTH 5.0 FEET (AS MEASURED ON THE EAST LINE THEREOF) IN
BLOCK 1 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION
IN THE SOUTHWEST 1/4 OF SECTION 13, AND IN THE SOUTH EAST
1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY,
ILLINOIS.

Subject to: General taxes for 1993 and subsequent years,
special assessments confirmed after 9-17-93, building line,
use & occupancy restrictions, covenants & conditions of
record, zoning laws, easements, and drainage conduit.

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): 05-14-419-039

Address(es) of Real Estate: 55 N. Park Blvd., Glen Ellyn, IL 60137

DATED this 15th day of December 1993

PLEASE
PRINTOR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Janet McCabe
JANET MCCABE

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of ILLINOIS ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that

JANET MCCABE is

personally known to me to be the same person whose name subscribed
BEVERLY J. TIESAENG the foregoing instrument, appeared before me this day in person, and acknowl-
Notary Public, State of Illinois and voluntary act, for the uses and purposes therein set forth, including the
My Commission Expires 4/24/98

Given under my hand and official seal, this 15th day of December 1993

Commission expires 19 BEVERLY J. TIESAENG
NOTARY PUBLIC

This instrument was prepared by Beverly Tiesenga, 105 Adell Pl., Elmhurst, IL 60126
(NAME AND ADDRESS)

MAIL TO:

Mr. Roy Perigrine
221 E. Illinois St. - P.O. Box 387
Wheaton, IL 60187
(Address)

City, State and Zip

OR

RECORDING OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

First Evangelical Lutheran Church
41 Park Blvd.
Glen Ellyn, IL 60137
(City/State and Zip)

Section C
Exempt under provisions of Paragraph
Real Estate Transfer Tax Act
This is an exempt transaction pursuant to 35 ILCS 305/4(b)
AFFIX "RIDERS" OR REVENUE STAMPS HERE
Buyer, Seller or Representative
Date
12/15/93

893-292865



93 DEC 15 PM 3:00

J. Carney

R93-292865

RECORDED
PAGE 3

CERTIFICATION

I, J.P. "Rick" Carney, Recorder for the County of DuPage, State of Illinois, do hereby certify this to be a true and correct copy as it appears from the records and files in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of said Recorder.

DATE 10-4-95



RECORDER
DU PAGE COUNTY, ILL.

J.P. Carney
J.P. "RICK" CARNEY
DuPage County Recorder

by *Jean E. Bolton*
Deputy Recorder

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

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

- I. DESCRIPTION OF PROJECT: Construction of a new home for the GEFP
- II. OWNER:
- A. Owner of Property: Faith Lutheran Church
- B. Owner's Address: 41 N. Park Boulevard, Glen Ellyn, IL
- C. Owner's Home Phone Number: NA Fax: 630-469-2371
- D. Owner's Work Phone Number: 630-469-2361
- E. Owner's E-mail: office@faithonline.org
- 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: GEFP (Paula Nugent)
- B. Petitioner's Address: 493 Forest Ave., Glen Ellyn, IL
- C. Petitioner's Home Phone Number: 630-668-1292
- D. Petitioner's Work Number: 630-469-6988
- E. Petitioner's E-mail: serfling@comcast.net
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 55 N Park Boulevard, Glen Ellyn
- B. Acreage of Parcel: .22 acres
- C. Permanent Index Number(s): 05-14-419-039
- 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.

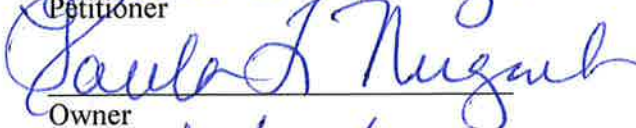
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct 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.


Petitioner

Owner
Date: 10/31/20

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

Narrative Statement for GEFP Project

The Glen Ellyn Food Pantry (GEFP) has been located inside of Grace Lutheran Church for over 40 years. The organization was started by the church's youth group as a way to help people coming to the church looking for help. The need quickly out striped the group's ability to manage it. The Glen Ellyn community, seeing the need of their neighbors, rallied around the cause. Fourteen churches joined with Grace to create the GEFP that we know today.

From those humble beginnings, we have grown to serve 36,000 people in 11 communities within DuPage County. We distribute \$2.3 million dollars in food which equals around 750,000 meals. All of this is done by a staff of 10 people and around 350 volunteers.

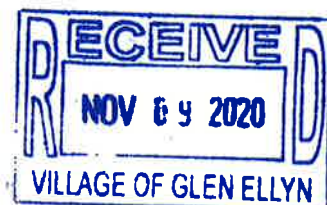
If you have ever been to the pantry, you know we do all of this in a very small space. We have to limit food recovery and client appointments because we do not have the room to expand. We have had to rent an offsite storage facility because we have run out of room at Grace. Since we have been out of space for quite some time, we decided to look at opportunities to expand. At the end of an extensive study we were offered the land and parsonage at Faith Lutheran Church, one of our original members, to build on.

Initially we were planning to demolish the house and build a new building, however a builder we were talking with felt using the original home would not only save us money, but stay within the character of the neighborhood. This is original farm house for this property, and we like the idea of the home coming back to its original purpose, providing food to the community.

We have worked hard to create a facility that not only works for us, but continues to maintain the character of a home. All pantry activities occur to the side and back of the home, so to minimize disturbing neighbors. Traffic is contained within the church property, to minimize the impact to Park Ave. Our goal is to create a facility with provides needed food and support to the community while being a good neighbor to the homes, church and businesses around us.

This COVID-19 crisis has seared in our minds the constraints we are under in our current location. If Grace had not closed, I do not believe we would have been able to stay open throughout this crisis to support those in need in the community. We are currently spread throughout the church in order to social distance and keep our clients, staff and volunteers safe. Our children's backpack program has increased by 175%, we are serving a new group of over 100 refugee families. New clients have increased year-over-year by 35% in March, 300% in April and 230% in May. While many pantries in DuPage County have closed, we have had the ability to keep operating because of the additional space we were temporarily given.

I am looking forward to working with your committee to make this the best possible home for the GEFP. This project is good for the pantry, for our clients and for the entire Glen Ellyn community.



Proposed Building Materials for 55 N Park Project

- 1) Siding-Edmond Allen 3/8x8 LP Smart Side Woodgrain Lap in Muslin
- 2) Trim/Soffit-Edmond Allen Ultra White, painted in Sherwin Williams-Black Magic
- 3) Front and Side Door painted Sherwin Williams-Antique Red
- 4) Front Door, 2 back doors and garage door painted in Sherwin Williams-Black Magic
- 5) Roof-Certainteed Landmark in Pewter
- 6) Sidewalk Brick-"That's My Brick" engraved bricks in Antique (red)
- 7) Retaining Wall-Color Versa Lock Allegheny Blend (red/gray/black)
- 8) Ramp railings will be painted in Sherwin Williams-Black Magic
- 9) Garage Door is 6.5 R-value insulated 3 layer steel frame construction
- 10) All doors, except the garage door, are fiberglass construction.



Planning & Development Department

January 8, 2021

535 Duane Street

Glen Ellyn, IL, 60137

To the Village of Glen Ellyn Planning & Development Department,

The attached materials are for the creation of a new home for the Glen Ellyn Food Pantry (GEFP). The Pantry has been located inside of Grace Lutheran Church in downtown Glen Ellyn for over 40 years. We are an ecumenical ministry managed by fourteen churches, all located in Glen Ellyn. Each church has one position on the Board of Directors.

The Pantry provides food to people in our community who are in an emergency state or in need of temporary assistance. It is important to recognize that our Pantry is a supplement to our clients monthly food supply. We predominantly serve the working poor, senior citizens on a fixed income and people with temporary and permanent disabilities, and now, people who are dealing with the fallout from our current pandemic. We do not serve the homeless. They have no place to cook or store the food we provide.

During 2020, we provided food to over 3,000 people every month. While some of our clients chose not to come to the pantry due to the pandemic, we added 2-4 new families to our roster every day. We partnered with Exodus, a refugee support program, to provide food to 130 refugee families who were struggling to make ends meet after losing their jobs. Along with our Kiwanis partners, we provided 8,859 backpacks to children who were identified as food insecure.

All of our food is distributed locally, and normally, 25% of our food goes to Glen Ellyn, 25% to Wheaton, 23% to Glendale Heights, 18% to Carol Stream and the last 9% is distributed among the other seven communities that we serve. However this spring/summer during the COVID shutdown, 61% of our new clients were from Glen Ellyn. We collaborate with grocery stores, the Northern Illinois Food Bank, local churches, schools and the broader community to distribute on average \$2.7 million in food per year.

We are run by a part-time staff of 9 and an established volunteer base of over 350 people who log more than 11,000 hours annually. While many of

our current volunteers were unable to help at the pantry in 2020 due to Covid, another 180+ people in our community stepped up to make sure clients got the food they needed. Our administrative overhead is only 6%. Which means for every dollar we are given, 94 cents goes toward our mission.

We are an entirely privately funded 501©3 organization. We receive no money from the government. Our monetary donations come from our member churches, individual donors, community groups, foundations and corporations. We are not the Northern Illinois Food Bank and we do not get any money from them. We are a member of that organization which allows us to purchase food from them at a reduced rate.

One of the most challenging parts to our business is “space”. We have been out of space for quite some time. We remodeled our facility about 6 years ago with the understanding that we would still outgrow our location in about 5-6 years. Last year, we had to rent an off-site storage facility so that prediction has already started to become a reality, however, our decision to seriously pursue a new home came about three years ago after a conversation with Grace Lutheran Church’s pastor, who indicated that the space we use would probably not be available in about 3-4 years and she wanted to give us enough notice so we could find a new home.

After that meeting we created a task force to evaluate our alternatives. The team did significant research on property and buildings in the area and the costs to build/renovate to meet our needs. It was determined that property, offered by Faith Lutheran Church, provided us the most cost effective option to meet the needs of the GEFP.

Currently, we pay \$18,000 in rent per year for a space the Pantry has outgrown. Our rent will increase by \$500 per month, starting in February, due to our use of the gymnasium at Grace, which allows us to social distance our volunteers to sort and store our food. Before the pandemic changed our operations, Grace Lutheran Church allowed the Pantry to use one large room four days per week, with limited hours for food recovery/sorting in the morning and a waiting room and shopping area in the afternoon. In addition, the GEFP has an additional small warehouse room and an additional shopping room that staff members also use for client intake. On Thursday afternoon, the tables and shelving must be broken down and move back into the small pantry intake room, because

the church needs the use of the larger room over the weekend. And then the process starts over again on Monday with set up.

Today, to accommodate safety guidelines due to Covid, we sort and store our food in the gymnasium at Grace. Shelves are stocked in the normal pantry space as needed. Clients are called the day of their appointments and a volunteer creates a shopping list to match their needs. Another volunteer takes that list and shops the pantry, filling a shopping cart with the clients requested items. That cart is labeled with the client's name. At the designated appointment time, the client drives up, shows an id, pops their trunk, and the groceries are loaded into their vehicle. At this time, no clients are allowed in the pantry.

For our new home, we have worked with an architect to make sure that from the front the pantry will continue to look like a home, therefore fitting into the neighborhood. It will have a residential feel. A small garage door in back will serve as our loading dock entrance to the warehouse, and clients and volunteers will have use of the large parking lot behind the church. The organic gardens on the property will continue to serve the refugee ministry of Faith, with excess produce continuing to be provided to the Pantry. We would like to add fruit bearing trees and bushes to the property, to grow more fresh produce for our clients.

Clients will enter the property through the door on the south side of the building that faces the church. There will not be any signage in the yard. We will have a small sign on the south side of the building to indicate where clients are to enter the facility. The front door will function as an emergency exit only. We will be removing the cement driveway in the front of the house and adding grass and additional landscaping. The parking lot is already lighted and we will not be adding any additional lighting. The house currently has lighting on three of the four sides. We will be updating the current fixtures with more energy efficient lighting, but do not plan to add additional fixtures.

Over the last few years, we have made great progress in supporting the food insecure in our community, but we know there is so much more we can do...if we had more physical space. Once we build this new facility:

- The Pantry could potentially double our capacity to serve clients through a dedicated shopping area, as opposed to our currently shared shopping space.

- Our annual lease costs will drop from \$18,000 (now \$24,000) per year to \$55 per year. The address of the home is 55 N. Park, and Faith Lutheran Church chose that amount as the annual land lease payment.
- Volunteer hours would increase in the actual recovery and distribution of food, instead of set up and take down of temporary rooms two times per week
- With more room within the “shopping area” we could provide increased “client choice” shopping. This allows clients to choose the food that appeals to their families, in the same way you shop at the grocery store for food that appeals to your family. Client choice is a demonstrated way to cut down on food waste.
- The Pantry can offer more evening hours to support our working families. Although we predominately serve the working poor, we are only open Tuesday night until 6:30, as the church needs their facility for other purposes. The other three days we close at 3 pm.
- With a large classroom at the future facility, we have the ability to expand our programs. For example, we would like to provide eating in season, nutrition and healthy eating programs, and increase collaboration with medical facilities on lifestyle programs such as our healthy eating for low-income diabetics and cardiac patients program with Northwestern Hospital.
- The new location would be closer to Roosevelt Road and easily accessed by those using the bus system

Most importantly, the new facility gives the GEFP the opportunity to control its future. To develop the programs and services needed to fight food insecurity in our community. We have an opportunity and a responsibility to make sure we have a home to continue to serve our clients, who depend on us. As an organization, I am confident that we have the skills and the resources to make this new facility a reality. This is a big change for our organization and change is hard. But we are talking about more than changing a building, we are talking about changing the lives of the people who walk through our doors. I am looking forward to working with you to make this house into a home for the Glen Ellyn Food Pantry.

Sincerely,

Paula Serfling Nugent

President, Board of Directors, Glen Ellyn Food Pantry

ZONING CODE TEXT AMENDMENTS
February 22, 2021

Bold = New Text; ~~Strikethrough~~ = Deleted Text

1. Amend Section 10-2-2. (Terms defined.) to add a definition for “food pantry”

FLOOR AREA RATIO: The numerical value obtained through dividing the floor area of a building or buildings by the net area of the zoning lot on which the building or buildings are located or intended to be located.

FOOD PANTRY: A facility owned or operated by a public or non-profit organization that provides food directly to those in need. Food pantries receive, buy, store, and distribute food. A food pantry may be accessory to a place of worship, social service center, or other non-for-profit.

FOOD TRUCK: A licensed, motorized vehicle which is temporarily parked on a government or privately owned lot from which food and/or beverages are sold to the general public but not including ice cream trucks.

2. Amend Section 10-4-8(B) (R2 Residential District, Special Uses) to allow “food pantry” as a special use in the R2 Residential District.

Daycare center, in other than a dwelling.

Food pantry, as an accessory use to a Church

Group home (up to four residents).

3. Amend Section 10-4-8(H) (Parking and loading requirements:) to add a parking requirement for “food pantries” in the R2 Residential District.

Daycare center and preschool facility: one space for each 800 square feet of gross floor area.

Food pantry: one space for each 250 square feet of gross floor area.

Private recreational facility: One space for each 4,000 square feet of gross land area.

SURROUNDING CONDITIONS

Newton Park Zone CR

Zone R-2 Residential

Zone R-2 Residential

Zone R-2 Residential

South Side Park

Zone R-3 Residential

Zone R-2 Faith Lutheran Church

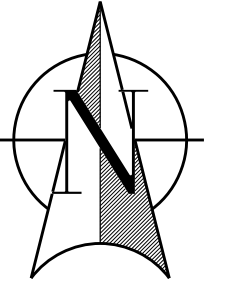
Binny's Beverage Depot

Trader Joe's

Zone C-3 Commercial

Zone R-4 Residential

Zone C-3 Commercial



0 40 80

GRAPHIC SCALE - FEET

**GLEN ELLYN FOOD PANTRY
55 PARK BLVD. GLEN ELLYN, IL**

GLEN ELLYN FOOD PANTRY
493 Forest Ave
Glen Ellyn, IL 60137
630-469-6668

Glen Elllyn
Food Pantry, Inc.

WEBSTER, McGRATH & AHLBERG, LTD.

WMA

207 SOUTH NAPERVILLE ROAD, WHEATON, ILLINOIS 60187
PH: (630)668-7603 WEB: WWW.WMALTD.COM
DESIGN FIRM LICENSE NO. 184-003101

		REVISION DESCRIPTION	DATE	R/S
REV#	1	Revised per Village review	10-31-2019	BYS
	2	Revised per Village review	11-13-2019	RLS
	3	Revised per Village review	08-10-2020	RLS

Section-Township-Range

DuPage: SE¼ 14-39N-10E

OB #: 44191	SURV: JV
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=40'	DATE: 09-10-2019

SHEET NAME:

SURROUNDING CONDITIONS

HEET # **C-2**

The south halves of lots 1, all of lot 2 and the entire half of lot 7 are reserved on the east one-half of section 18 in Roosevelt Gardens Homesites, a subdivision in the southwest quarter of township 36 north, range 10 west of the third principal meridian, according to the plat thereof recorded May 5, 1921 as document 146712, in duplicate county, Lincoln.

The south half of lot 7, all of lots 8 to 12 inclusive, lots 30 to 34 inclusive and the south half of lot 37 all in block 1 in Roosevelt Gardens Homesites, a subdivision in the southeast quarter of section 18 in Roosevelt Gardens Homesites, a subdivision in the southwest quarter of township 36 north, range 10 west of the third principal meridian, according to the plat thereof recorded May 5, 1921 as document 146712, in duplicate county, Lincoln.

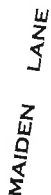
THIS SURVEY WAS CONDUCTED WITHOUT THE ASSISTANCE OF A TITLE COMPANY, WHICH WOULD DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

DPE = HIGH-DENSITY POLYETHYLENE
C = TOP OF CURB
F = FLOW LINE
FE = FLOOR ELEVATION
E = TOP OF FOUNDATION
HB = CHORD BEARING
IP = DUCTILE IRON PIPE
M = MANHOLE
N = NATURAL SLOPE

	■	BOUNDARY LINE
	■	LOT LINE
	■	EASEMENT LINE
	■	SETBACK LINE

[illegible]

ST. JOHN'S LUTHERAN CHURCH 41 N. PARK BOULEVARD GLEN ELLEN, ILLINOIS		GLEN ELLEN FOOD PANTRY 4001 S. LUTHERAN AVE. GLEN ELLEN, ILLINOIS 60135 PHONE: 312/433-3866	
PREPARED BY: PAUL		DATE: 4/1/93	
NAME: JOY	SEX: F	AGE: 20	RACE: W
ADDRESS: JOY	CITY: JOY	STATE: IL	ZIP: 60135
PHONE: 312-230-0353		DATE: 4/1/93	
NAME: JOY		SEX: F	
ADDRESS: JOY		CITY: JOY	
PHONE: 312-230-0353		DATE: 4/1/93	



Age Group	No (%)	Yes (%)	Don't know (%)	Refuse to answer (%)
A	~10	~10	~10	~70
B	~10	~10	~10	~70
C	~10	~10	~10	~70
X	~10	~10	~10	~70
S	~10	~10	~10	~70

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3561
 LINCOLN REC. LAND SURVEYOR NO.
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2020
 1017 SOUTH MAPLEVALE STREET
 LINCOLN, NEBRASKA 68508

PARK PLAZA

Code Review

Work under this permit shall comply with all State, Municipal and following codes adopted by the Village of Glen Ellyn.

Project Name:

GLEN ELLYN FOOD PANTRY

and Address:

55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137

Type of Work:

Commercial 2 story addition and interior alteration of existing.

Codes Used:

2009 International Building Code
2009 International Mechanical Code
2009 International Property Maintenance Code
2009 International Fire Code
2018 Illinois Energy Conservation Code
2011 National Electrical Code
2014 Illinois Plumbing Code
2018 Illinois Accessibility Code

Abbreviations

@

At

AC

Air Conditioning

A.F.F.

Above Finished Floor

ATC

Acoustical Tile Ceiling

CFM

Cubic Feet per Minute

℄

Centerline

Clg.

Ceiling

C.O.

Cleanout

Conc.

Concrete

Cont.

Continuous

Const.

Construction

Demo.

Demolition

D.F.

Drinking Fountain

Dia.

Diameter

Dn.

Down

D.S.

Down Spout

Dwg.

Drawing

E

Existing to Remain

Elev.

Elevator

Elec.

Electrical

Eq.

Equal

Exist.

Existing

F.D.

Floor Drain

Flr.

Floor

FSR

HVAC/Floor Supply Register

Ft.

Feet

Furn.

Furnace

GC

General Contractor

GFI

Ground Fault Interrupter

Hdwr.

Hardware

Ht.

Height

HVAC

Heating, Ventilating & Air Conditioning

HWH

Hot Water Heater

IAC

Illinois Accessibility Code

In.

Inches

Lam.

Laminated

Lav.

Lavatory

Max.

Maximum

Mech.

Mechanical

Min.

Minimum

N

New

NIC

Not In Contract

No.

Number

N.T.S.

Not to Scale

Ø

Diameter

O.C.

On Center

O.H.

Overhead

Opg.

Opening

℄

Plate

R

Relocated

RAG

Return Air Grille

Req'd

Required

S & R or R & S

Shelf and Rod

SAG

Supply Air Grille

S.C.

Solid Core

SEFG

Sara E.F. Gensburg, Ltd.

S.Ft.

Square Feet

Sq.Ft.

Square Feet

Sht.

Sheet

Temp.

Tempered

U.N.O.

Unless Noted Otherwise

V.I.F.

Verify In Field

W/

With

WSR

HVAC/ Wall Supply Register

Site Data

Use Group:

M - Mercantile

Type:

V-B (Existing)

Lot Area:

9,583.2 S.F.

Lot Coverage Ratio:

2 story structure = 1964.73 S.F. / 9583.2 = 20% of 20% max.
1 story structure = 116.8 S.F. / 9583.2 = 1% of 35% max.

Floor Area:
(Gross S.F.)

1,119.90 S.F. (Exist. Basement, unfinished below grade)
961.63 S.F. (New Addition)
2,081.53 S.F. Total Basement

1,119.90 S.F. (Exist. 1st floor to remain.)
961.63 S.F. (New Addition)
2,081.53 S.F. Total 1st floor

1003.10 S.F. (Exist. 2nd floor)
961.63 S.F. (New Addition)
1,964.73 S.F. Total 2nd Floor

F.A.R.:

0.4 x 9,583.2 S.F. = 3,833 S.F. (buildable)
2,081.53 S.F. + 1,964.73 S.F. = 4,046.26 S.F. (actual)

Impermeable Area:

SEE CIVIL DRAWINGS

Index of Drawings

T-1

Index of Drawings, Legend, Code Review, Site Data, Site Plan

M-1

Mechanical Plans

M-2

Mechanical Plans

LA-1

Tree Preservation Plan

M-3

Mechanical Notes & Details

LA-2

Landscape Plan

P-1

Basement & First Floor Plumbing Plans, Plumbing Notes

C-1

Existing Conditions

P-2

Second Floor Plumbing Plan, Plumbing Diagrams, Schedules

C-2

Surrounding Conditions

P-3

Specifications, Symbols, Details

C-3

Site Plan

C-4

Preliminary Engineering Plan

E-1

Basement & First Floor Power Plans

X-2

Parking Exhibit

E-2

Second Floor Power Plans

E-3

Basement & First Floor Lighting Plans

A-1

Notes, Specifications, Demolition Site Plan

E-4

Second Floor Lighting Plan

A-2

Proposed Site Plan

A-3

Existing/Demolition Floor Plans

A-4

Proposed Foundation & Basement Floor Plans

A-5

Proposed First & Second Floor Plans

A-6

Proposed Roof Plan, Building Section, Details

A-7

Existing/Demolition Exterior Elevations

A-8

Proposed Exterior Elevations

A-9

Proposed Exterior Elevations, Window Well Detail

A-10

Typical Exterior Wall Detail

Trash Enclosure Elevation & Details

Symbols/Legend

Existing Construction to Remain

Existing Construction to be Removed

New Wall Construction (see wall sections)

New low-height wall Construction (see wall sections)

Exit Sign (w/ 1 1/2-hr. battery backup or connect to 24 hr. emergency circuit)

Exit Sign w/ Directional Arrows (1 1/2-hr. battery backup or connect to 24 hr. emergency circuit)

Emergency Light (1 1/2-hr. battery back-up or connect to 24 hr. emergency circuit)

Exit Sign w/ Emergency Light (1 1/2-hr. battery backup or connect to 24 hr. emergency circuit)

Occupancy Sensor

Switch

Three-Way Switch

Dimmer / Rheostat Switch

LED Strip Light Fixture

Exterior Photocell (dusk to dawn sensor)

Wall Mounted Sconce Light Fixture

Motion Activated Exterior Flood Light Fixture

Down Light Fixture

2ft LED Wrap Light

4ft High Output LED Wrap Light

Pendant/Chandelier

Ceiling Fan

NOTE:

"E" Subscript denotes existing to remain
"R" Subscript denotes existing to be relocated
"N" Subscript denotes new
"D" Subscript denotes demolition

Existing Conditions Site Plan

Scale: 1" = 20'-0"

Architect's Certification:

I hereby certify that these plans and specifications have been prepared by me or under my direct supervision, and to the best of my knowledge comply with all applicable building codes of Glen Ellyn, Illinois.

Signed:

Sara E.F. Gensburg

State of Illinois License #001-010558 Exp. 11-30-2020

Professional Design Firm

Architect Corporation #184-003236 Exp. 04-30-2021

Sara E.F. Gensburg, Ltd.

Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9881
Phone: (847) 715-9591

GLEN ELLYN FOOD PANTRY

55 PARK BLVD.

GLEN ELLYN, ILLINOIS 60137

No.

1

Issued:

07-31-20

Issued for Permit

09-02-20

Revisions per Planning & Zoning Dept.

11-09-20

Revisions per Planning & Zoning Dept.

12-16-20

Revisions per Planning & Zoning Dept.

SEFG No.

119060

SHEET:

T-1

Drawn:

RAM/KMT

Checked:

S.E.F.G.

Date:

07-29-20

Sheet 1 of 1

Page 425 of 446

General Notes:

- A. Contractor shall field verify all dimensions and conditions shown on drawings prior to construction and shall notify Sara E.F. Gensburg, Ltd. of any discrepancies, omissions and/or conflicts.
- B. All partitions are dimensioned from finish face or shown to align level with the face of another partition, unless noted otherwise.
- C. DO NOT SCALE DRAWINGS.
- D. General Contractor shall be responsible for the bracing and blocking of walls at door openings. All wood shall be fire retardant as per municipal code.
- E. Where new walls align and abut existing wall (drywall to drywall): remove existing corner bead tape and spackle juncture (3 coats minimum).
- F. Flash patch as required at any door frames which are to be set true, constant and level to ceiling line.
- G. Contractor shall be responsible for arranging with tenant and building management for handling and disposal of construction and demolition materials.
- H. All work shall conform to State, Municipal and all other local codes.
- I. All materials and equipment are to be new, unless noted otherwise, and construction, including workmanship, shall be of good quality and free from faults and defects.
- J. Existing walls to be patched as required for smooth, even finish. In addition, patch walls as required at areas of demolition to match adjacent finish and materials.
- K. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- L. Repair or patch all penetrations through rated assemblies.
- M. All new doors to be 3'-0" wide with lever hardware, unless noted otherwise.

Design and Loading:

Structural Design of this construction is in accordance with the 2009 IBC with Glen Ellyn adoptions.

Live and dead loads used in design are as follows:

1st Floor:	Live load	100 PSF in Shopping
		125 PSF in Warehouse
	Dead load	50 PSF in Remainder of 1st floor (Toilet, vestibule, entry, etc.)
2nd Floor:	Live load	10 PSF
		125 PSF in Warehouse
	Dead load	50 PSF remainder of 2nd floor
Roof:	Live load	10 PSF
		25 PSF
	Dead load	10 PSF

Allowable soil pressures 3000 PSF
(Bearing values shall be field verified by a qualified testing agency)

Concrete:

- A. Concrete construction shall conform to "Specifications for Structural Concrete for Buildings" (ACI301).
- B. Concrete shall have minimum 28 day field cured compressive strength of 3000 PSI (1" c = 25,000 PSI).
- C. Air entrained concrete (5% + 1% air) shall be used for all concrete exposed in the finished work when freezing temperatures might apply.
- D. Admixtures containing chloride salts shall not be used.
- E. Concrete shall be of "Ready-Mixed Concrete" and shall conform to ASTM C94. Concrete shall be conveyed and deposited in accordance with the recommendations of ACI 614.
- F. At time of placement, concrete shall have a slump of 4" maximum (per ASTM C143).
- G. All concrete shall be thoroughly consolidated during placement using a mechanical vibrator.
- H. Concrete when placed, shall have a temperature between 50°F and 70°F. The temperature of concrete during mixing or transportation shall never be lower than 40°F nor higher than 90°F.
- I. During cold weather (ambient temperature below 40°F) the concrete contractor shall maintain the concrete at a minimum temperature of 50°F for 3 days and above 32°F for 14 days following its placement.
- J. During hot weather (ambient temperature above 80°F) the concrete contractor shall follow the

recommendations for hot weather concreting as described in ACI 305 as required to minimize temperature and shrinkage cracking of the concrete.

Foundations:

- A. Footing thickness shown on the drawings area minimums.
- B. Footings may be poured neat against sides of excavations if approved by owner.
- C. The prime contractor shall be responsible for support of all temporary embankments and excavations.
- D. Backfill shall be placed in 6" maximum lifts and compacted to a minimum density of 95% (under slabs-on-grade) and 90% (elsewhere) of maximum density at optimum moisture content as determined by AASHTO standard T99.
- E. Backfill shall consist of non-expansive, free-draining, predominantly granular material, free of debris and organic material.
- F. Footings area sized for a maximum total load bearing pressure of 4,000 PSF.
- G. Footings shall be placed at a depth to conform to local codes.
- H. Footings shall be founded on firm, undisturbed, native, free-draining soils. Conditions found to be otherwise shall be reported to owner.
- I. The bottom surface of footings shall not slope more than 1.0 vertical in 3.0 horizontal, except as shown on the drawings.
- J. No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal, except as shown on the drawings.
- K. All ground over which footings and slabs-on-grade are to be placed shall be free of expansive or compressible debris and organic material.
- L. No footing and slab-on-grade concrete shall be placed on muddy or frozen ground. Sub-grade for slab-on-grade shall be damp at time of concrete placement.

Steel Reinforcement:

- A. Mild steel reinforcement for concrete and masonry construction shall be manufactured, detailed, fabricated and placed in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI318) and the "manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI315) and shall be deformed steel bars conforming to ASTM A615, Grade 40.
- B. Ties, Stirrups, and hoops shall conform to ASTM A615, Grade 40.
- C. Reinforcement shall not be bent in the field unless all of the following provisions are met:
- The bars are of size #6 and smaller.
 - ASTM A615
 - Wherever the specified reinforcement is of Grade 60, Grade 40 reinforcement may be provided and the number of the bars increased in the ration of one and one-half to one (1 1/2 : 1)
- D. Welded wire fabric shall conform to ASTM A185.
- E. Splices:
- Reinforcement in concrete and masonry shall have lengths as follows:
- | Bar Size | Length in Concrete | Length in Masonry |
|----------|--------------------|-------------------|
| #3 | 1'-6" | 2'-0" |
| #4 | 2'-0" | 2'-6" |
| #5 | 2'-6" | 3'-0" |
| #6 | 3'-4" | 3'-9" |
- F. Welded wire fabric shall be lapped one grid width plus 2".
- G. Reinforcement shall be bent cold.
- H. Reinforcement shall not be welded.
- I. Reinforcement shall be accurately placed and adequately supported by concrete metal or other approved chairs, spacers or ties and secured against displacement during concrete or grout placement. Tack welding shall not be allowed.
- J. Except where shown otherwise on the the drawings, reinforcement in concrete shall have concrete cover as follows:
- Concrete deposited against earth 3"
 - Formed concrete against earth 2"
 - Exterior faces of walls 2"
 - Interior faces of walls 3/4"

5. To top of slabs-on-grade 3/4"

Rough Carpentry:

- A. All plywood shall be DFPA grade marked to comply with PSI-66 and shall be Standard C-D, Flat.
- B. Top plates shall be doubled on all stud walls.
- C. Cripples under headers shall be continuous to the sole plate.
- D. Block all stud walls as required for sheathing.
- E. Blocking 2" wide of equal depth of the members shall be provided between all joists and rafters at their supports, unless members area nailed to a rim joist.
- F. Joists, rafters and decking shall not be cut and headed or displaced to provide for openings at roofs or floors, except as detailed on the drawings.
- G. Install all horizontal members with crown up.
- H. All members in bearing shall be accurately cut and aligned so that full bearing is provided without the use of shims.
- I. All rafters shall be notched for full bearing at all supports.
- J. All joists shall have a minimum of 2" bearing at supports. Lapping joists shall have 6" laps centered over interior supports.
- K. Ledgers, stud wall foundation, and interior wall sill plates shall be treated and foundation plates bolted to concrete with 1/2"Ø x 10" anchor bolts at 6'-0" O.C. minimum spacing. At least two bolts shall be provided for each piece with one bolt within 1'-0" each end.
- L. All wall sheathing shall be applied as follows:
- Center vertical joints over studs and center horizontal joints over 2" blocking or plate.
 - Nail top of panels to double top plate and nail bottom of panels to anchored sill plate.
 - Install 1/2" 4x8 plywood sheathing at all corners.
 - Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.
- M. All roof sheathing shall be applied as follows: center panel end joints over joists, rafters, or sub-purlins using half panel staggered panel.
- N. Sawn lumber material shall be as follows:
- Sawn lumber calculations are based on Douglas Fir-Larch, except as shown otherwise on the drawings, graded in accordance with Standard Grading Rules of VVWPA or Rule No. 16 of WCLB, as follows:
- Light Framing - No. 2 and better
 - Studs - No. 3 and better (light framing)
 - Joists and Planks - No. 1 and better
 - Beams and stringers - Dense No. 1 and better
 - Posts and Timbers - Dense No. 1 and better
- All wood in contact with concrete, masonry or soil shall be pressure treated.
- O. Store framing lumber and wood panels to prevent damage and moisture absorption. Keep chemically treated lumber and wood panels well ventilated if moved indoors.

Finish Carpentry:

- A. All finish hardware shall be approved by the owner. All labor to install, remove and reinstall hardware after painting shall be the responsibility of the Carpentry Contractor.
- B. All door jambs, heads, base moldings and crown moldings shall be clear pine, birch, or poplar for paint.
- C. All doors to be NEW and a minimum of 3'-0" by 7'-0" unless otherwise noted.

Roofing/Flashing:

- A. Furnish and install roofing and metal flashings as required to make roof watertight.
- B. New shingles shall be 25 year, 3-tab asphalt.
- C. Exposed flashing and counterflashing shall be galvanized metal.

Painting:

- A. Painting contractor shall furnish all labor, equipment, and material necessary to complete this work. Prior to commencement of work, this contractor shall notify Architect of any condition he feels will affect the quality of his work.
- B. All wood surfaces will be sanded, primed and sanded prior to install two coats of oil base paint. Paints shall be Benjamin Moore or Pratt and Lambert or approved equal. Colors to be selected by owner.

Mechanical:

- A. All work shall be installed in accordance with all local and state ordinances and codes.
- B. Furnish and install new equipment as needed.
- C. All material shall be new and of standard quality, no rejects. Any substitutions to schedule material must be approved as equal by the Architect and shall accompany bid proposal.
- D. All work shall be guaranteed for one year from date of job completion in addition to manufacturer's extended warranty.

Plumbing:

- A. Plumbing work is to include materials and labor for all plumbing work as shown on the drawings, specified above or obviously required for a complete operating installation.
- B. All work shall be installed in accordance with Illinois State Plumbing Code, all local and state ordinances and codes.
- C. Upgrade water meter as needed, due to new sprinkler system.
- D. All materials shall be new and of standard quality, no rejects.
- E. All work shall be guaranteed for one year from date of job completion in addition to manufacturer's warranty.
- F. All plumbing fixtures area to have water saving devices and to be in a color as selected by owner.
- G. All gas piping shall be furnished by plumbing contractor.
- H. Provide new gas meters as required.
- I. Provide new water meters as required.
- J. Plumbing fixtures to include all necessary hardware for a complete installation.
- K. Plumbing contractor shall notify general contractor and other trades for required openings and chases and locate same. This work shall include all necessary cutting, boring, and drilling.
- L. Entire system shall be tested for leaks before concealment and inspected. All vent stacks shall be tested by filling with water and inspected by municipalities.

Electrical:

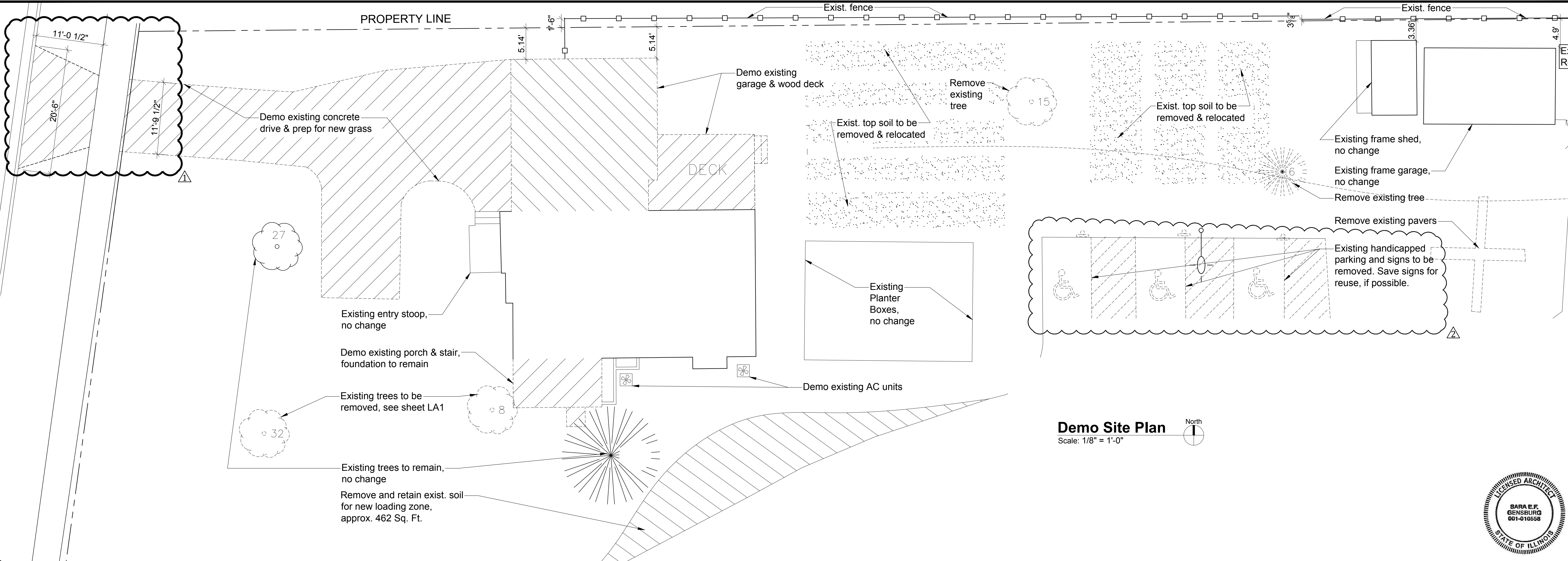
- A. All electric work must comply with applicable municipal electric codes.
- B. Upgrade electrical service as needed.
- C. Provide controls that shall reduce lighting requirements by 50% as per IECC at rooms with new light fixtures.
- D. All electrical work shall include materials and labor for all electrical work as shown on drawings, as specified above, or obviously required for a complete operating installation.
- E. All electrical work shall be done in accordance with all applicable local and state ordinances and codes.
- F. All materials shall be new and of standard quality, no rejects. Any substitution to scheduled material must be approved as equal by the Architect and shall accompany bid proposal.
- G. All work shall be guaranteed for one year from date of job completion in addition to manufacturer's extended warranty.
- H. Provide typed breakdown of panel to be attached inside panel covers.

Fire Protection:

- A. All emergency lighting and exit signs shall have 1-1/2 hr. battery back-up to assure continued illumination of not less than 1-1/2 hr. in the event of primary power loss. Work must comply with applicable municipal and National Electric Code. Locations of exit and emergency lights are subject to field inspection.
- B. Sprinklers to be added to building.
- C. Sprinkler drawings or hydrostatic calcs. shall be provided by sprinkler contractor.
- D. Fire extinguishers to be provided as directed by the Fire Department.
- E. Drawings for fire alarm and/or detection system, if required, shall be provided by fire alarm contractor.

Reflected Ceiling:

- A. The contractor shall exercise care and be responsible for any damage to existing conditions which are to remain.
- B. All new ceilings are to be constructed as indicated and in accordance with established building standards.
- C. Following construction of any acoustical ceiling installation, all joints shall be straight, true to line, with exposed surfaces flush and level. All dirty or discolored surfaces of tile shall be cleaned or replaced, and left free of defects.



Sara E.F. Gensburg, Ltd.
Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9681
Phone: (847) 715-9591

GLEN ELLYN FOOD PANTRY
55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137

No.	Date:	Issued:	Issued for Permit	Revisions per Planning & Zoning Dept.	Revisions per Planning & Zoning Dept.
1	07-31-20	119060	09-02-20	11-09-20	
2					
3					
4					
5					

SEFG No. 119060	SHEET: A-1
Drawn: RAM/KMT	
Checked: S.E.F.G.	
Date: 07-29-20	Sheet 1 of 10



Existing roofing to be removed, typ.

Existing windows and skylight to be demolished and infilled per plans

1

Existing/Demo North Elevation

Scale: 1/4" = 1'-0"

2

Existing attic vent to be removed and opening to be reused for exhaust ventilation. See Mechanical 2nd Floor Plan sheet M-2.

Existing window to remain, contractor to V.I.F. meets current energy code

Existing Garage and drive to be demolished

Existing windows to remain, contractor to V.I.F. meets current energy code

Existing side entry to be demolished

2

Existing/Demo West Elevation

Scale: 1/4" = 1'-0"

Existing siding to be removed, typ.

Existing windows to be removed and replaced with, current energy code compliant windows

Existing side entry to be demolished and rebuilt per plans, exist. foundation to remain

Existing windows to be demolished and infilled per plans

3

Existing/Demo East Elevation

Scale: 1/4" = 1'-0"

Existing roofing to be removed, typ.

Existing windows to remain, contractor to V.I.F. meets current energy code

Existing side entry to be demolished

Conc. block foundation wall to remain. Contractor to V.I.F. adequacy to support loads, infill/repair as necessary

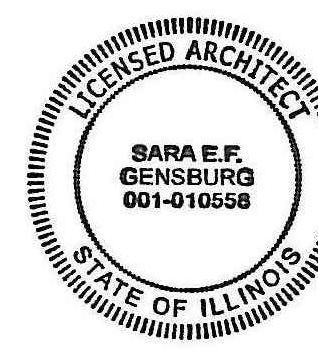
Existing windows and skylights to remain, contractor to V.I.F. meets current energy code

Existing windows to be demolished and infilled

4

Existing/Demo South Elevation

Scale: 1/4" = 1'-0"

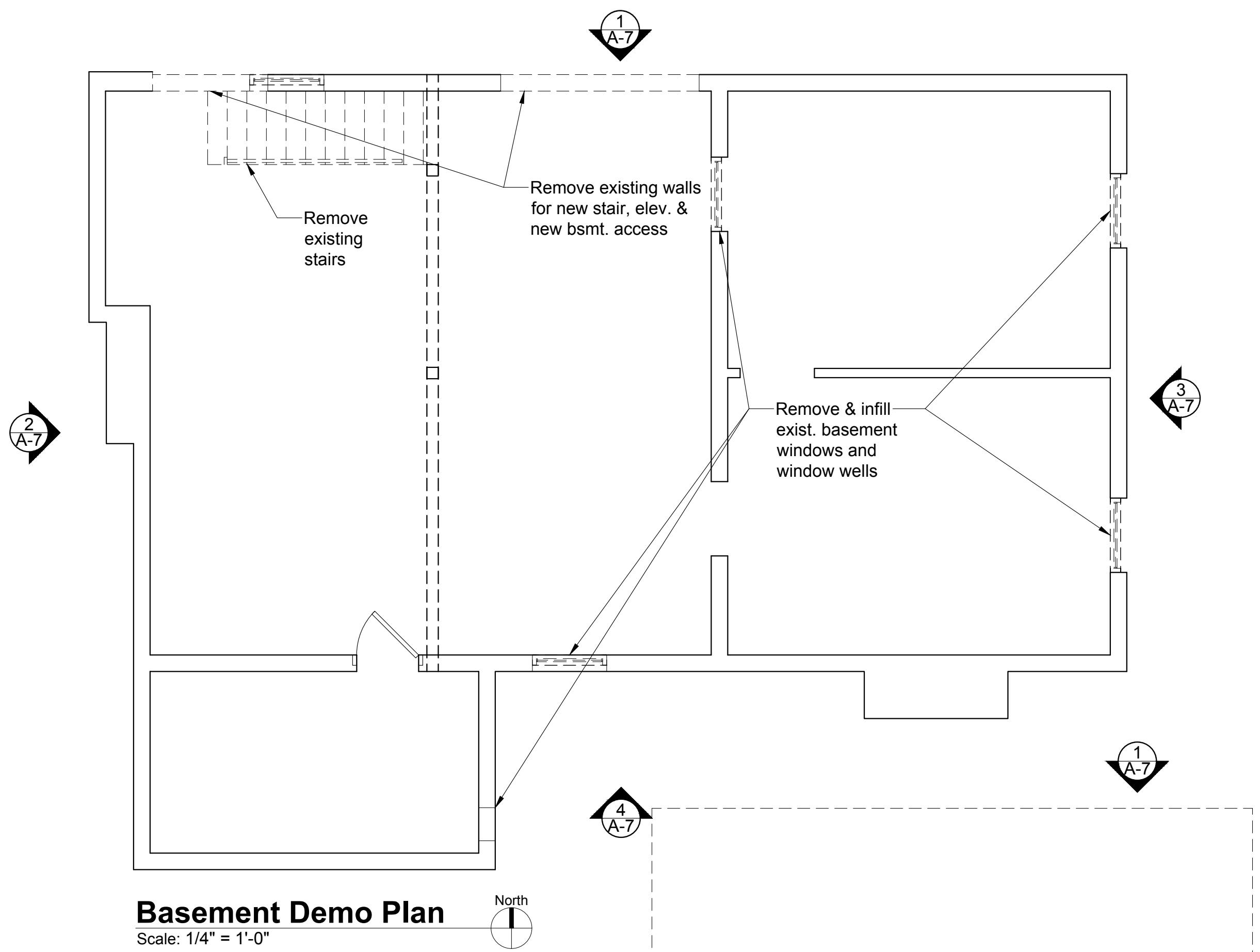


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Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
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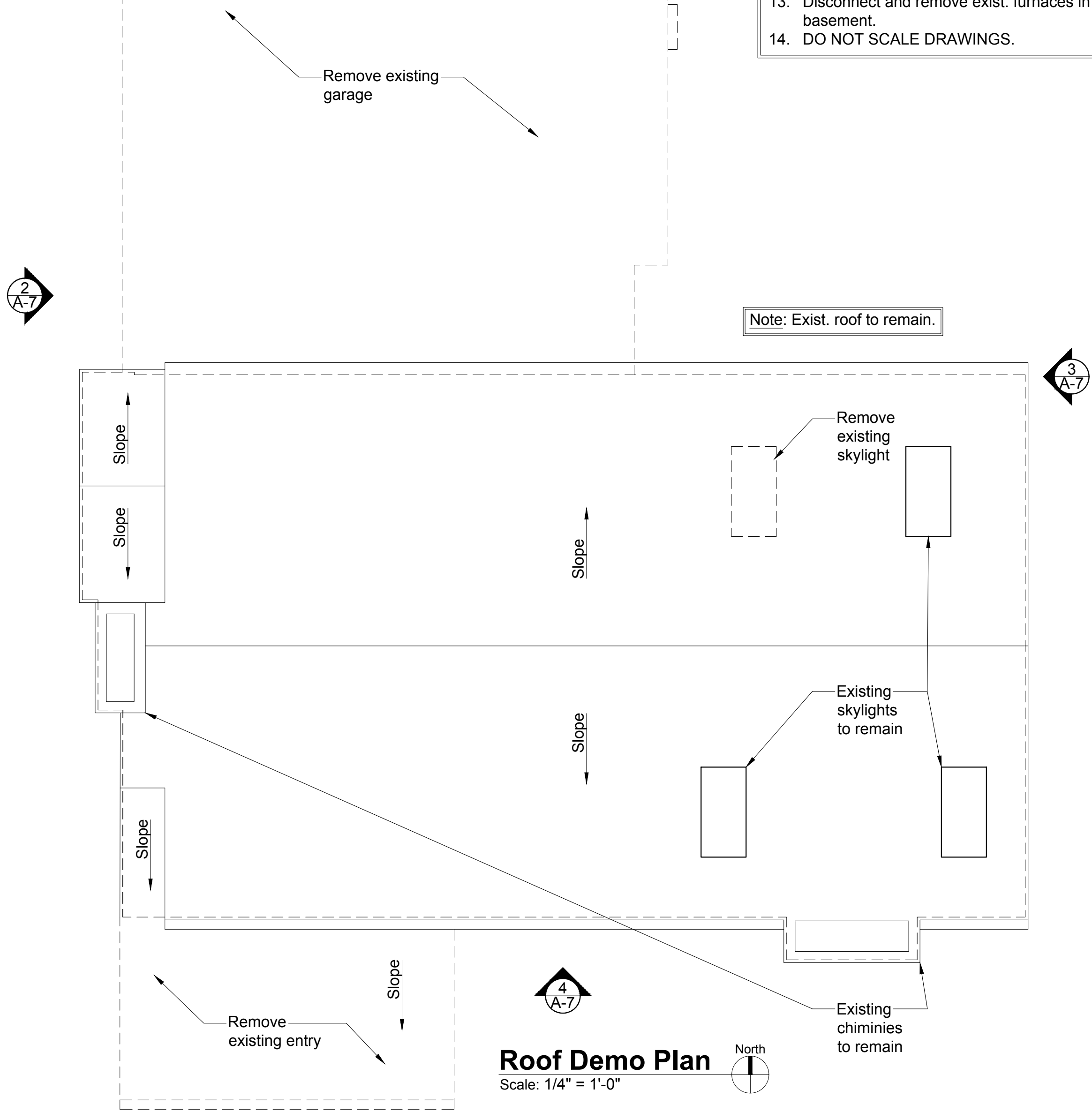
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1	07-21-20	09-02-20	11-09-20	
2				
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SEFG No. 119060	SHEET:
Drawn: RAM/KMT	A-7
Checked: S.E.F.G.	
Date: 07-29-20	Sheet 7 of 10

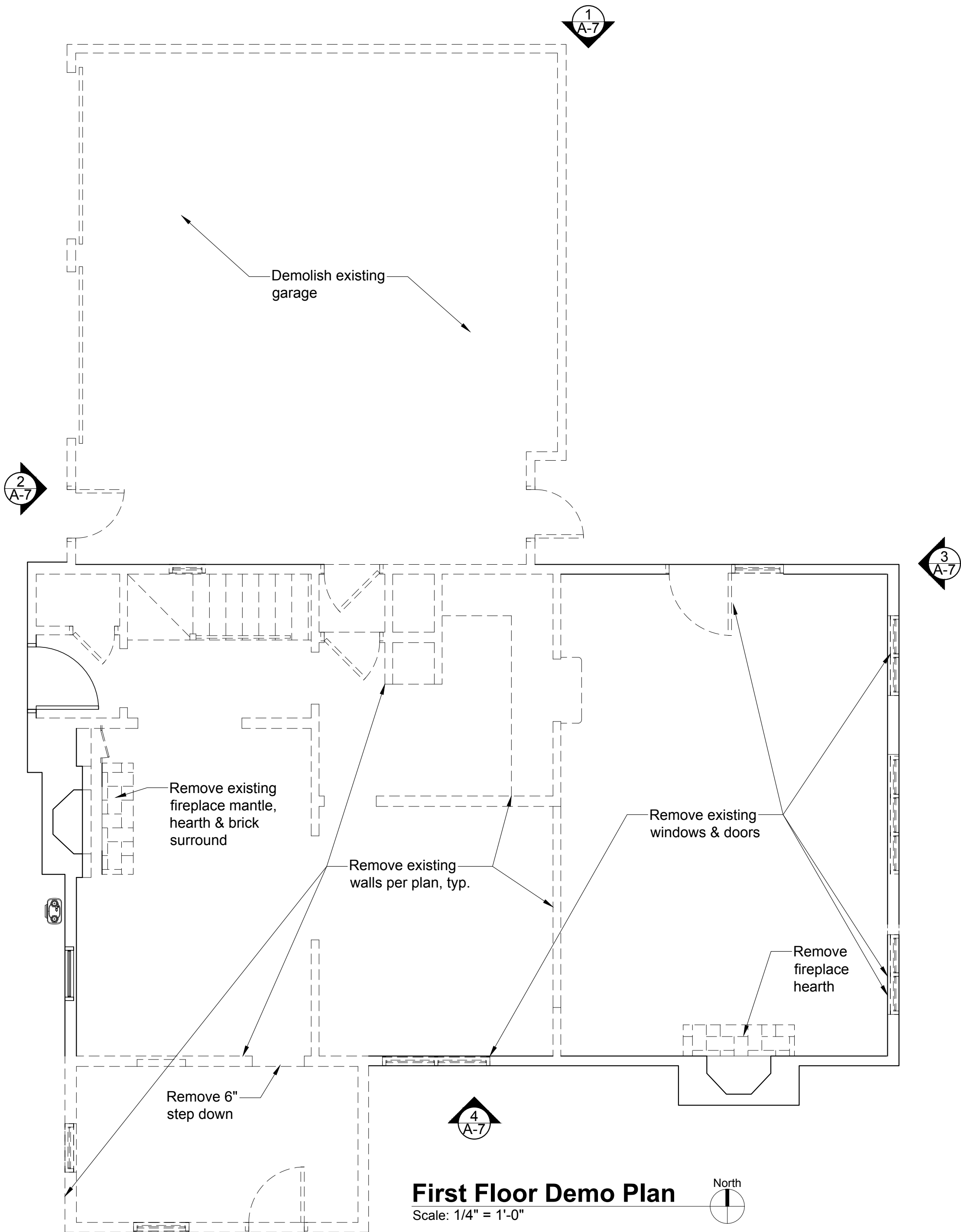


Basement Demo Plan
Scale: 1/4" = 1'-0"

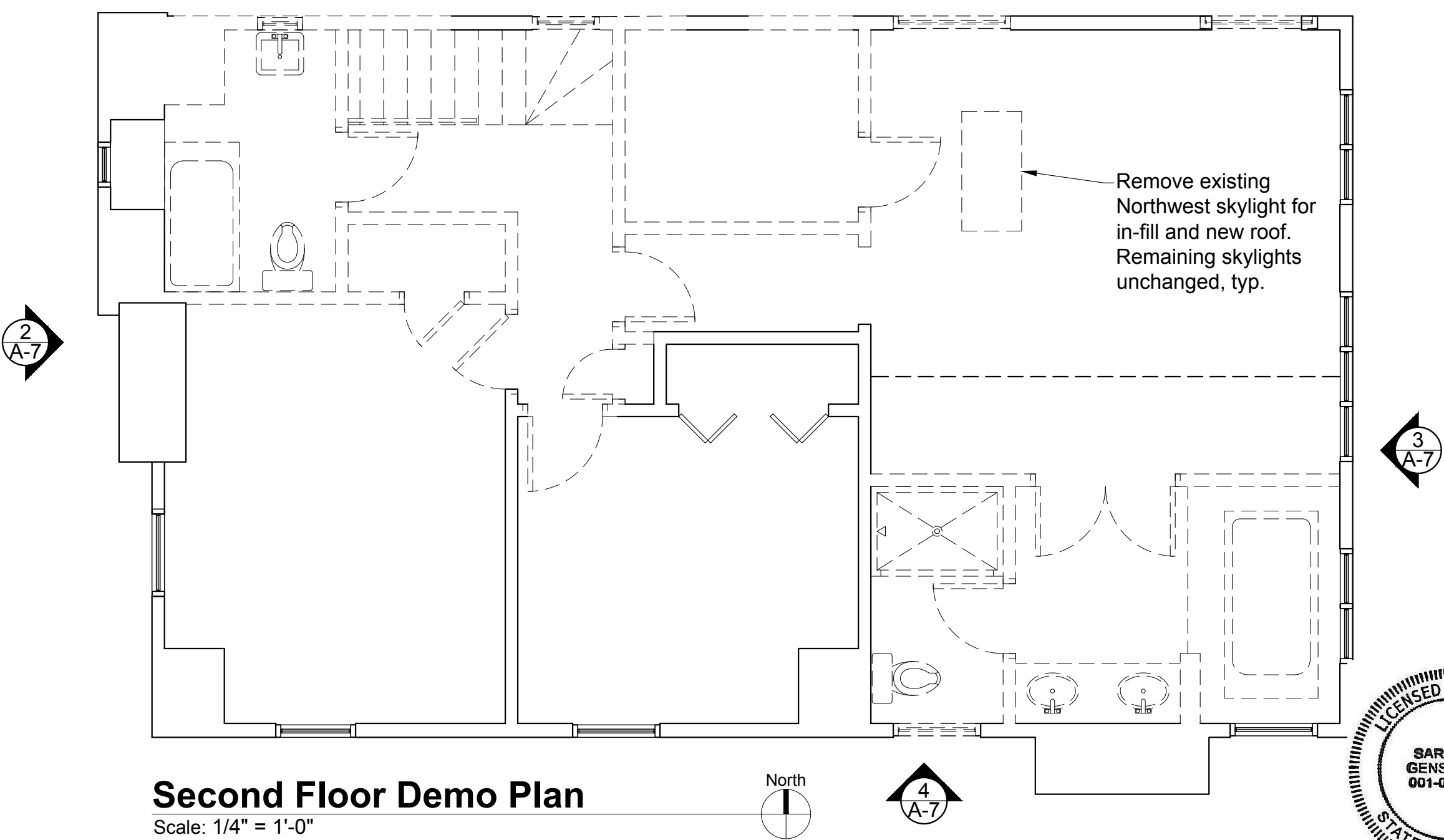
- Demolition Notes:
1. Remove all walls, doors and frames as shown. Dashed lines on Demolition plan represents walls, doors, casework, etc. to be removed. Patch & repair existing adjoining areas to remain.
 2. All demolition shall be performed in a safe and acceptable manner to all authorities having jurisdiction and the owner. Comply with governing regulations pertaining to environmental protection for pollution control.
 3. Contractor shall be responsible for arranging with owner for handling and disposal of construction and demolition materials. Thoroughly clean adjacent areas of dust, dirt and debris caused by demolition work. Construction debris and refuse containment shall be required for all job sites. Combustible debris, rubbish and waste material shall be removed from buildings at end of each work shift.
 4. The contractor shall verify all conditions and dimensions within the contract limits and notify the owner immediately in writing of any deviation.
 5. Disconnect and remove electric and telephone outlets in walls being demolished.
 6. Cap all plumbing piping associated with elements being removed and piping not reused/reworked for new buildout.
 7. Any temporary heating units shall be listed and installed per code requirements.
 8. Smoking shall be prohibited within the demolition/construction site.
 9. Hazardous material note: contractor shall stop work and inform owner immediately in writing of any hazardous material encountered or thought to be hazardous material. The owner, after receiving written notice shall instruct contractor on how to proceed.
 10. Maintain access to exits and exit stairs at all times, fire alarm and carbon monoxide detection system shall remain operational at all times.
 11. Existing walls to be patched as required for smooth even finish. In addition, patch walls as required at areas of demolition to match adjacent finish and materials.
 12. Remove exist. ductwork as needed for new mechanical system.
 13. Disconnect and remove exist. furnaces in basement.
 14. DO NOT SCALE DRAWINGS.



Roof Demo Plan
Scale: 1/4" = 1'-0"



First Floor Demo Plan
Scale: 1/4" = 1'-0"



Second Floor Demo Plan
Scale: 1/4" = 1'-0"



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Architecture/Design
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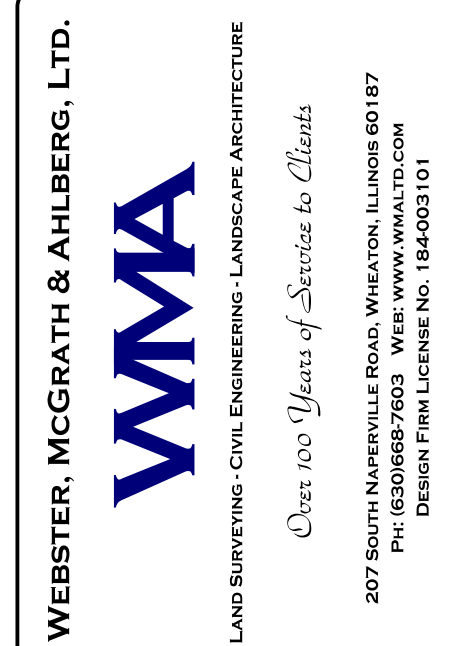
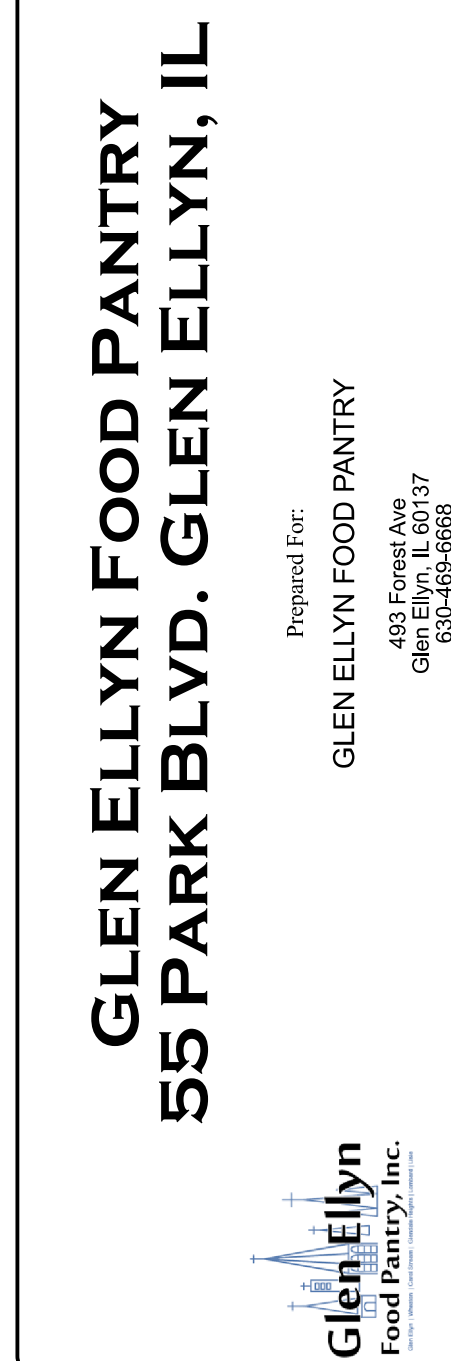
No.	07-21-20	Issued for Permit	09-02-20	Revisions per Planning & Zoning Dept.	11-09-20	Revisions per Planning & Zoning Dept.
Date:	07-21-20	Issued for Permit	09-02-20	Revisions per Planning & Zoning Dept.	11-09-20	Revisions per Planning & Zoning Dept.
SEFG No.	119060	SHEET:	A-3			
Drawn:	RAM/KMT	Checked:	S.E.F.G.	Date:	07-29-20	Sheet 3 of 10

THE SOUTH HALF OF LOT 5, ALL OF LOT 6 AND 7 IN BLOCK 1 IN ROOSEVELT GARDENS HOMESITES, A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS.

IMPERVIOUS AREA SUMMARY
(within disturbed area)

DISTURBED AREA = 14,212 sq-ft = 0.326 acre

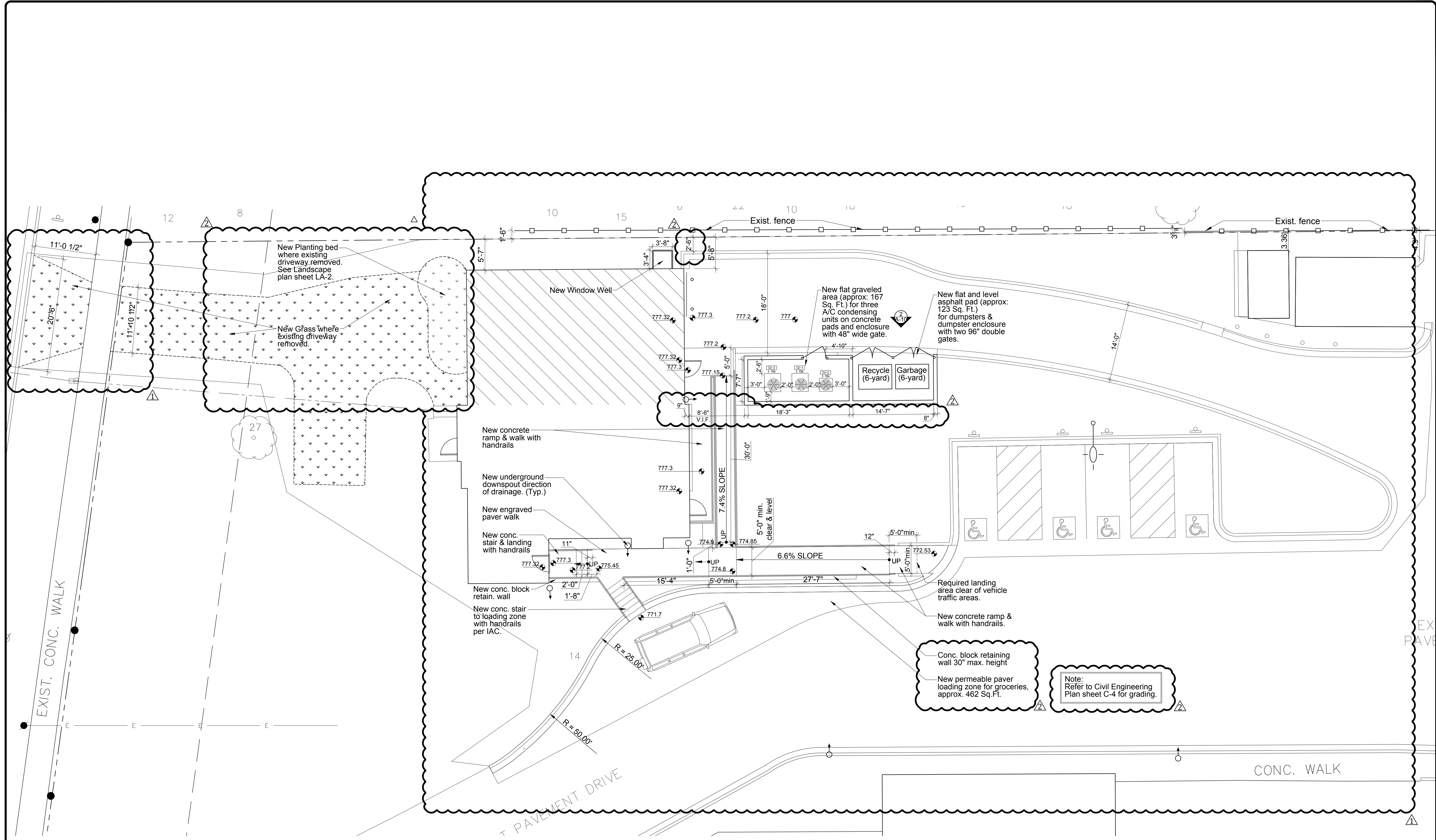
EXISTING IMPERVIOUS AREA IN DISTURBED AREA = 4,884 sq-ft
PROPOSED IMPERVIOUS AREA = 7,076 sq-ft
NET NEW IMPERVIOUS AREA = **2,192 sq-ft**
< 2,500 sq-ft, therefore no PCBMP



SITE PLAN

SHEET #

C-3



Proposed Site Plan
Scale: 1/8" = 1'-0"



Sara E.F. Gensburg, Ltd.
Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
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SEFG No. 119060
Drawn: RAM/KMT
Checked: S.E.F.G.
Date: 07-29-20
SHEET: **A-2**
Sheet 2 of 10



STATE OF ILLINOIS
COUNTY OF DUPAGE/SS

THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND ARE BASED UPON AVAILABLE INFORMATION. IT IS MY OPINION THAT THESE PLANS AND CALCULATIONS MEET THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE DUPAGE COUNTY STORMWATER ORDINANCE.

11/06/2020
DATE

STEPHEN MARK RICHARDS
LICENSE EXPIRES 11/30/2021

PRELIMINARY ENGINEERING PLAN

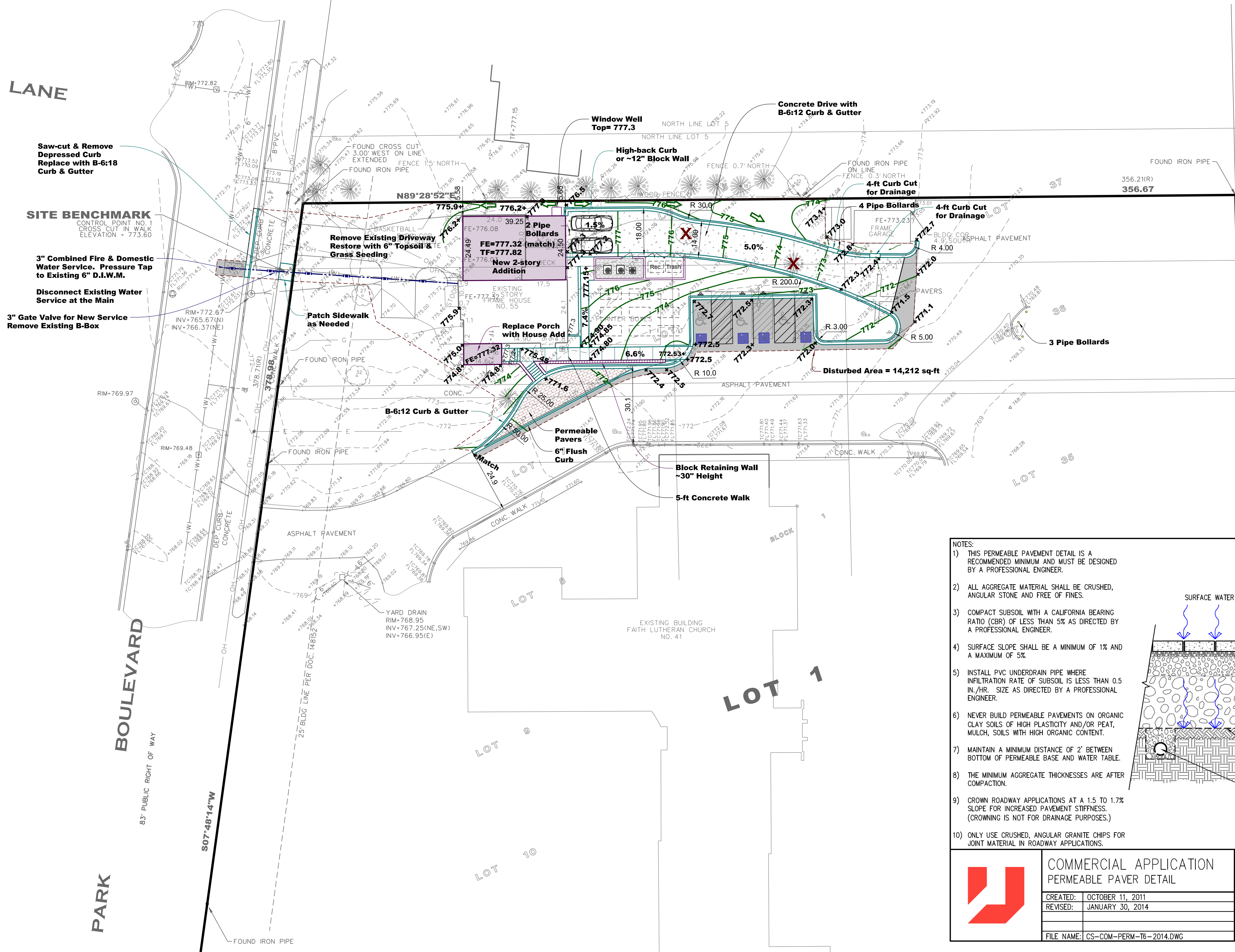
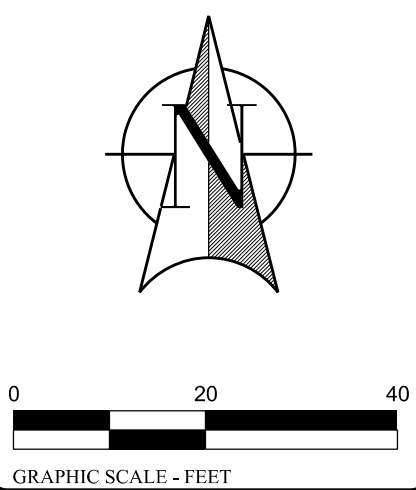
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Applicable Village of Glen Ellyn Zone R-2 Requirements vs. Proposed			
	Required	Existing	Addition
Front Yard Setback	= 30-ft	61.1-ft	61.2-ft
Side Yard Setback	= 6.5-ft	5.1-ft	5.6-ft

IMPERVIOUS AREA SUMMARY
(within disturbed area)

DISTURBED AREA = 14,212 sq-ft = 0.326 acre

EXISTING IMPERVIOUS AREA IN DISTURBED AREA = 4,884 sq-ft
PROPOSED IMPERVIOUS AREA = 7,076 sq-ft
NET NEW IMPERVIOUS AREA = **2,192 sq-ft**
< 2,500 sq-ft, therefore no PCBMP



NOTES:

- THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
- 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 PROFESSIONAL ENGINEER.
- SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
- INSTALL PVC UNDERDRAIN PIPE WHERE INFILTRATION RATE OF SUBSOIL IS LESS THAN 0.5 IN./HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.
- NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
- MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
- THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.
- CROWN ROADWAY APPLICATIONS AT A 1.5 TO 1.7% SLOPE FOR INCREASED PAVEMENT STIFFNESS. (CROWNING IS NOT FOR DRAINAGE PURPOSES.)
- ONLY USE CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL IN ROADWAY APPLICATIONS.

UNILOCK PERMEABLE PAVERS

PERMEABLE JOINT OPENING AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE; ASTM NO. 8 OR 1/8 TO 3/16 INCH GRANITE CHIP (2-5 MM)

1-1/2" PERMEABLE SETTING BED AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE; ASTM NO. 8

6" MIN. PERMEABLE BASE AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE; ASTM NO. 57

16" MIN. PERMEABLE SUBBASE AGGREGATE: OPEN-GRADED, CRUSHED, ANGULAR STONE; ASTM NO. 2

3" INFILTRATION MATERIAL MIX: SCARIFY SUBGRADE SURFACE; SPREAD SAND, TILL AND COMPACT

SUBGRADE MATERIAL: MIN. CBR = 5% (COMPACT IF LESS THAN 5%) SLOPE TO DRAIN

GEOTEXTILE MATERIAL: INSTALL AS DIRECTED BY A PROFESSIONAL ENGINEER

PVC UNDERDRAIN PIPE: INSTALL IF INFILTRATION IS LESS THAN 0.5 IN./HR.; WRAP WITH GEOTEXTILE

COMMERCIAL APPLICATION PERMEABLE PAVER DETAIL

CREATED: OCTOBER 11, 2011
REVISED: JANUARY 30, 2014
FILE NAME: CS-COM-PERM-T6-2014.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
LOW INFILTRATION WITH UNDERDRAIN HEAVY DUTY
UNILOCK
DESIGNED TO CONNECT.

GLEN ELLYN FOOD PANTRY
55 PARK BLVD. GLEN ELLYN, IL

Prepared For:
GLEN ELLYN FOOD PANTRY
483 Forest Ave
Glen Ellyn, IL 60137
630-555-2829

Glen Ellyn
Food Pantry, Inc.

WEBSTER, MCGRATH & AHLBERG, LTD.

WMA

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LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

207 SOUTH NAPERVILLE ROAD, NAPERVILLE, ILLINOIS 60563
PH: (630) 687-7603 WEB: WWW.WMA-LLD.COM
DESIGN FIRM LICENSE NO. 184003101

REV#	DATE	REVISION DESCRIPTION	BY	RLS
1	10-31-2019	Revised per Village review	RLS	
2	11-13-2019	Revised per Village review	RLS	
3	08-10-2020	Revised per Village review	RLS	
4	11-06-2020	Revised per Village review	RLS	

Section-Township-Range
DuPage, SE 1/4, 14-39N-10E

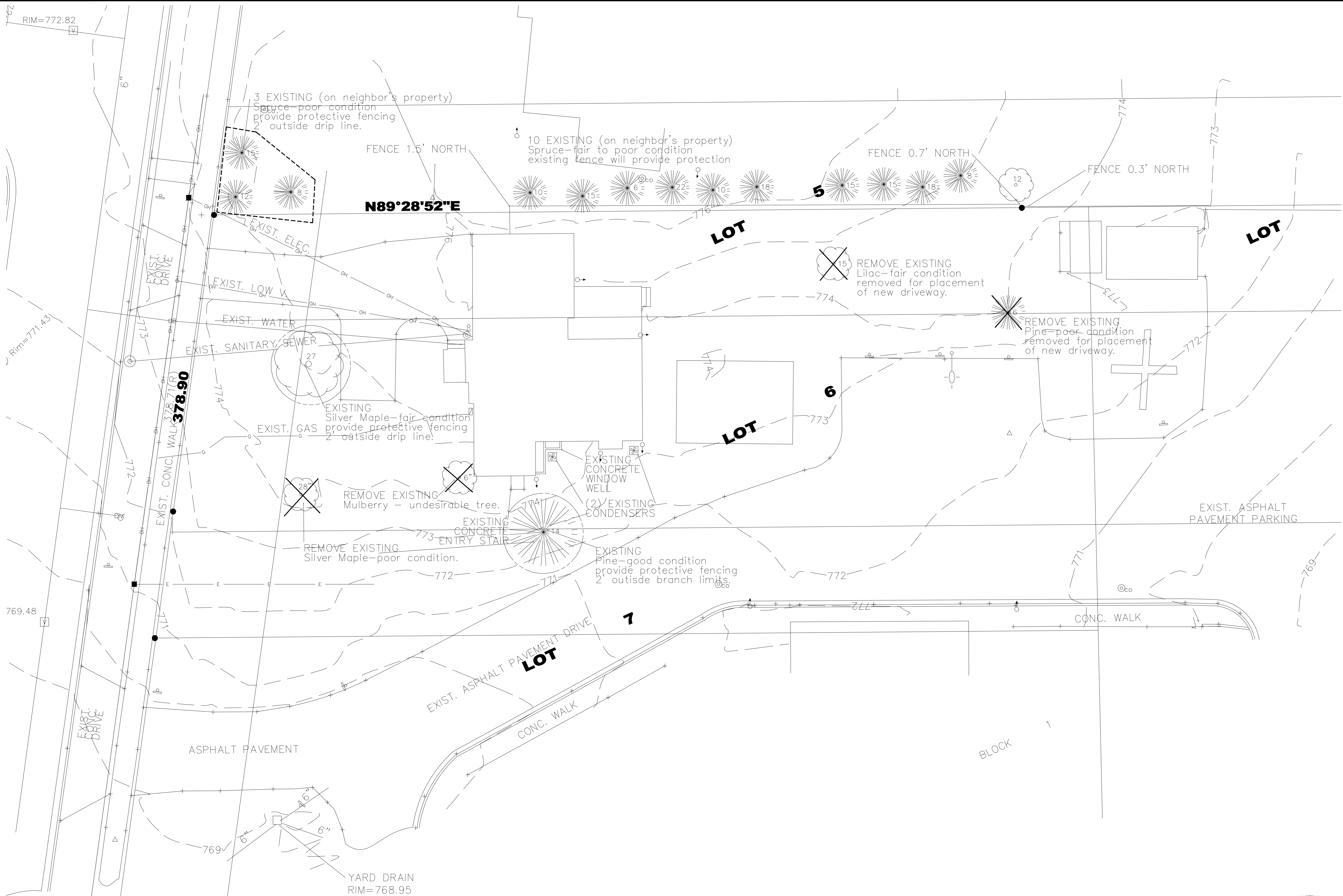
JOB # 44191 SURV: JV

DRAWN: RLS REVIEW: SMR

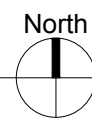
SCALE: 1"=20' DATE: 09-10-2019
SHEET NAME

PRELIMINARY ENGINEERING PLAN

SHEET # **C-4**



Tree Preservation Plan
Scale: 1" = 10'-0"



Sara E.F. Gensburg, Ltd.
Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9881
Phone: (847) 715-9591

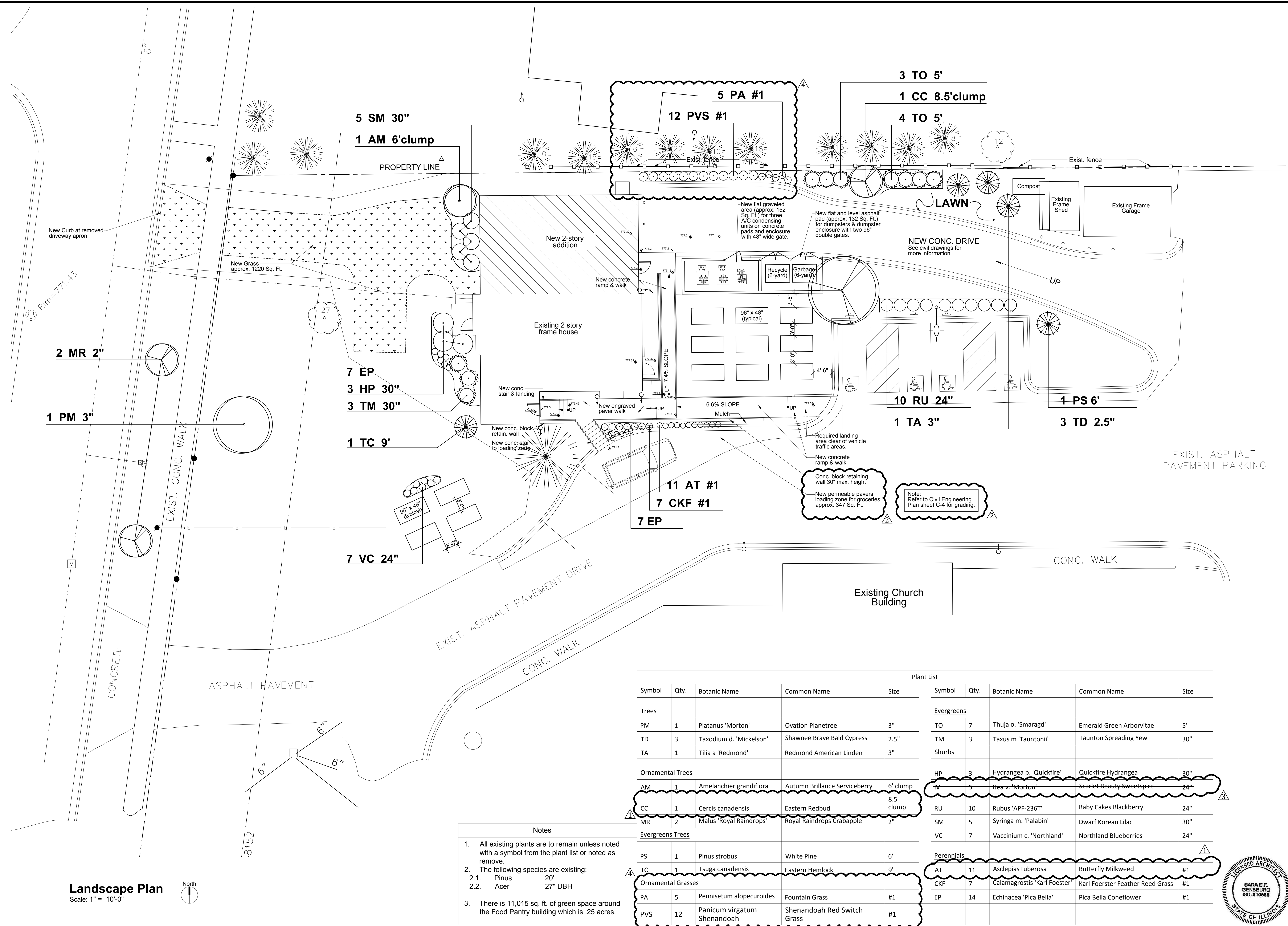
GLEN ELLYN FOOD PANTRY
55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137

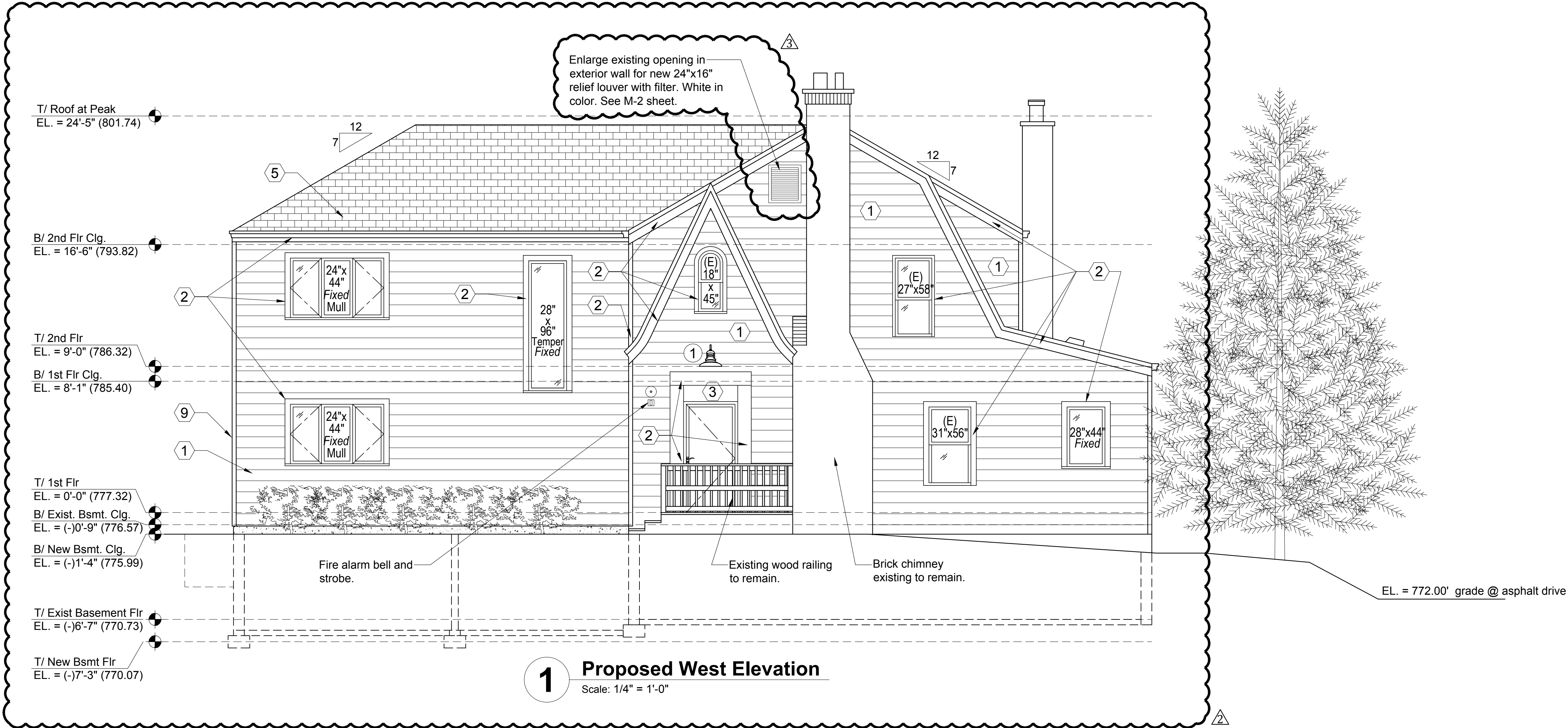
No.	Date	Issued for Permit	Revisions per Planning & Zoning Dept.	Revisions per Planning & Zoning Dept.
1	07-31-20	09-02-20	11-09-20	
2				
3				
4				

SEFG No. 119060	SHEET: LA1
Drawn: RAM/KMT	
Checked: S.E.F.G.	
Date: 07-29-20	Sheet 1 of 2

**GLEN ELLYN FOOD PANTRY
55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137**

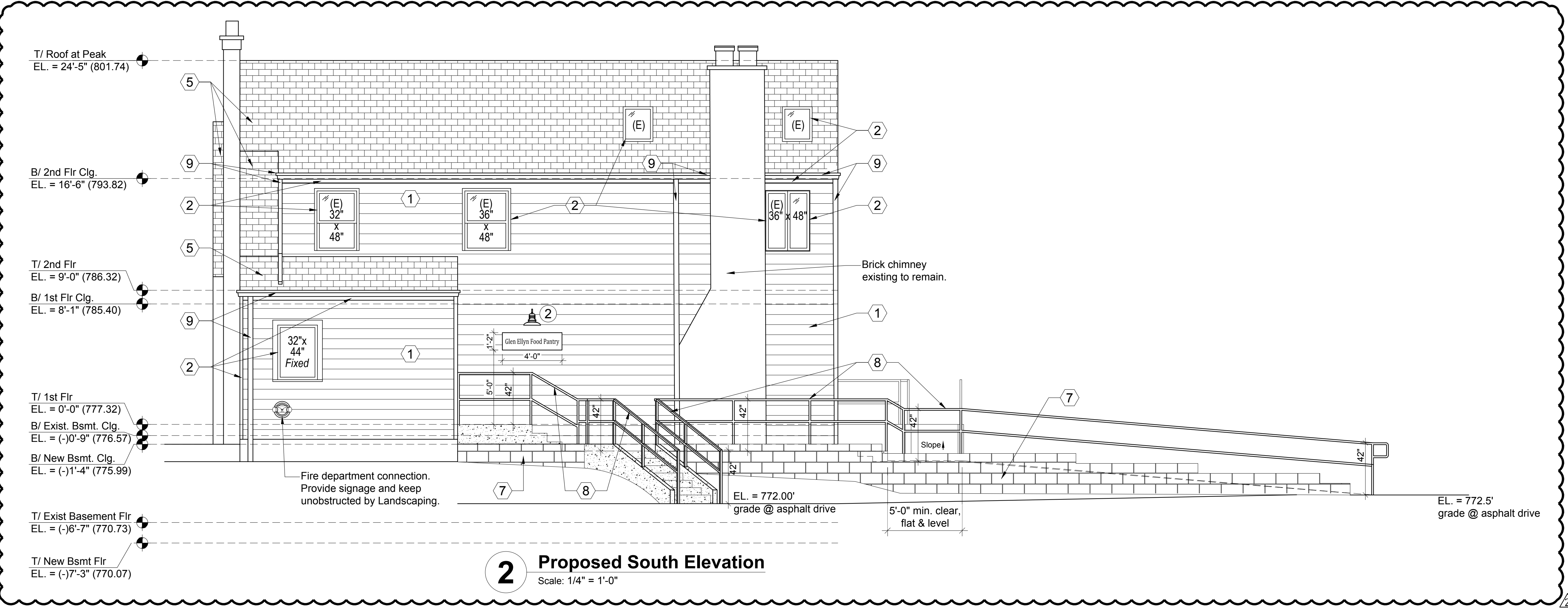
SEFG No. 119060	No.	Date:	Issued:
Drawn: RAM/KMT	1	07-23-20	Issued for Permit
Checked:		09-02-20	Revisions per Planning & Zoning Dept.
S.E.F.G.		11-09-20	Revisions per Planning & Zoning Dept.
Date:		12-10-20	Revisions per Planning & Zoning Dept.
07-29-20		02-06-21	Revisions: Additional Landscaping on sheet LA-2





1 Proposed West Elevation
Scale: 1/4" = 1'-0"

Building Materials List				
No.	Name	Description		
①	Siding	Edmond Allen 3/8x8 LP Smart Side Woodgrain Lap, Color: Muslin		
②	Trim & Soffit	Edmond Allen Ultra White to be painted with Sherwin Williams, Color: Black Magic		
③	Pantry Entry Door from Parking Lot, Door Facing Park Ave	Sherwin Williams, Color: Antique Red		
④	Remaining Exterior Doors & Garage Door	Sherwin Williams, Color: Black Magic		
⑤	Roof	Certaainteed Landmark Asphalt Shingles, Color: Pewter		
⑥	Sidewalk Brick	"That's My Brick" engraved bricks, Color: Antique (Red)		
⑦	Concrete Block at retaining wall	Versa-Lok Standard retaining wall blocks, Color: Allegheny		
⑧	Handrails	Metal railings to be painted with Sherwin Williams, Color: Black Magic		
⑨	Gutter & Downspout	Sherwin Williams, Color: Black Magic		
Notes:				
1. Garage Door is 6.5R-value insulated 3-layer steel frame construction.				
2. All doors, except for the garage door, to be fiberglass construction.				
3. All downspouts to drain underground.				
4. All vents located on roof to be black, painted or manufacturer finished.				
Exterior Light Fixtures				
No.	Size	Manufacture	Model	Color
①	15-5/8"H x 15"W	Feiss, Redding Staton Collection	OL9004TXB	Textured Black
②	12-1/2"H x 12"W	Feiss, Redding Staton Collection	OL8601TXB	Textured Black



2 Proposed South Elevation
Scale: 1/4" = 1'-0"

Sara E.F. Gensburg, Ltd.
Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9681
Phone: (847) 715-9591

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SEFG No. 119060		SHEET: A-8	
Drawn: RAM/KMT		Checked: S.E.F.G.	
Date: 07-29-20		Sheet 8 of 10	
Issued: 07-31-20		Revisions per Planning & Zoning Dept.	
Date: 09-02-20		Revisions per Planning & Zoning Dept.	
Date: 11-09-20		Revisions per Planning & Zoning Dept.	
Date: 12-16-20		Revisions per Planning & Zoning Dept.	

No.	Name	Description
①	Siding	Edmond Allen 3/8x8 LP Smart Side Woodgrain Lap, Color: Muslin
②	Trim & Soffit	Edmond Allen Ultra White to be painted with Sherwin Williams, Color: Black Magic
③	Pantry Entry Door from Parking Lot, Door Facing Park Ave	Sherwin Williams, Color: Antique Red
④	Remaining Exterior Doors & Garage Door	Sherwin Williams, Color: Black Magic
⑤	Roof	Certainteed Landmark Asphalt Shingles, Color: Pewter
⑥	Sidewalk Brick	"That's My Brick" engraved bricks, Color: Antique (Red)
⑦	Concrete Block at retaining wall	Versa-Lok Standard retaining wall blocks, Color: Allegheny
⑧	Handrails	Metal railings to be painted with Sherwin Williams, Color: Black Magic
⑨	Downspout	Sherwin Williams, Color: Black Magic

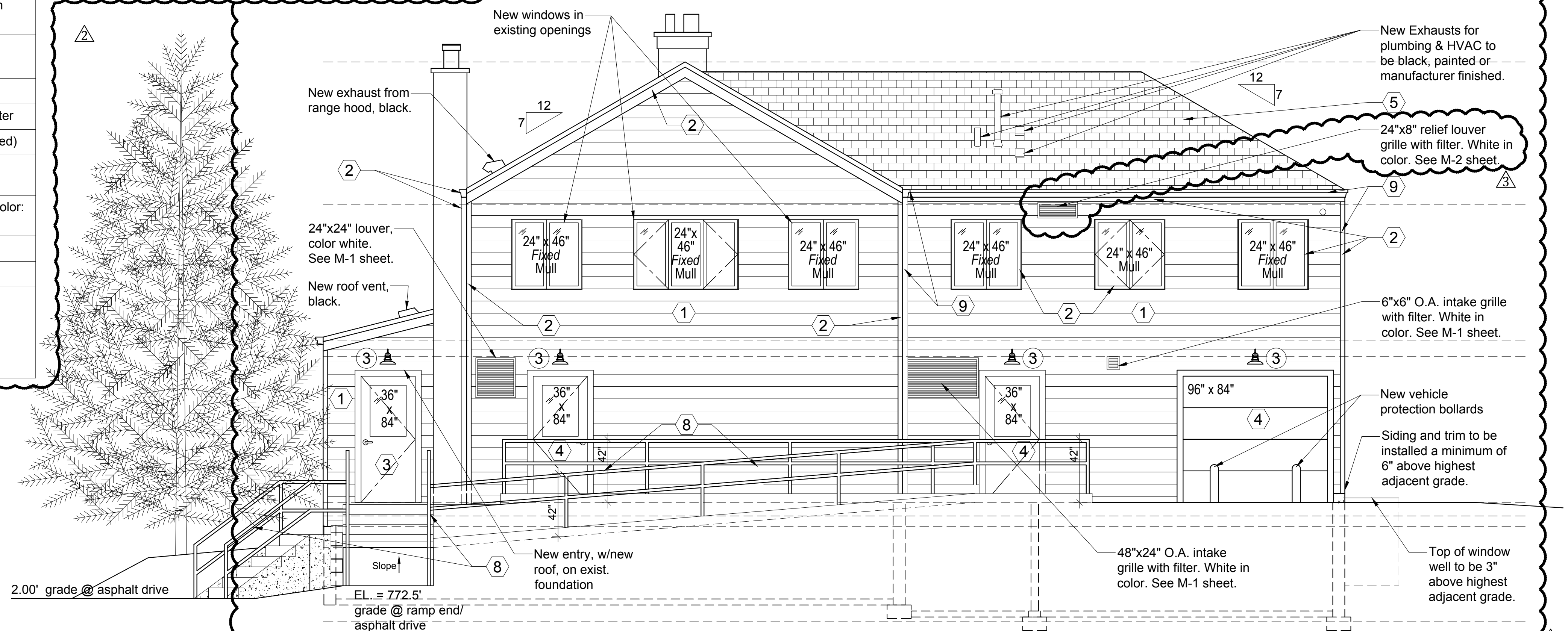
NEW EGRESS WINDOW

- New egress window must have a min. net clear height of 20" and a min. net clear width of 24". Window shall be installed with a minimum net clear opening.

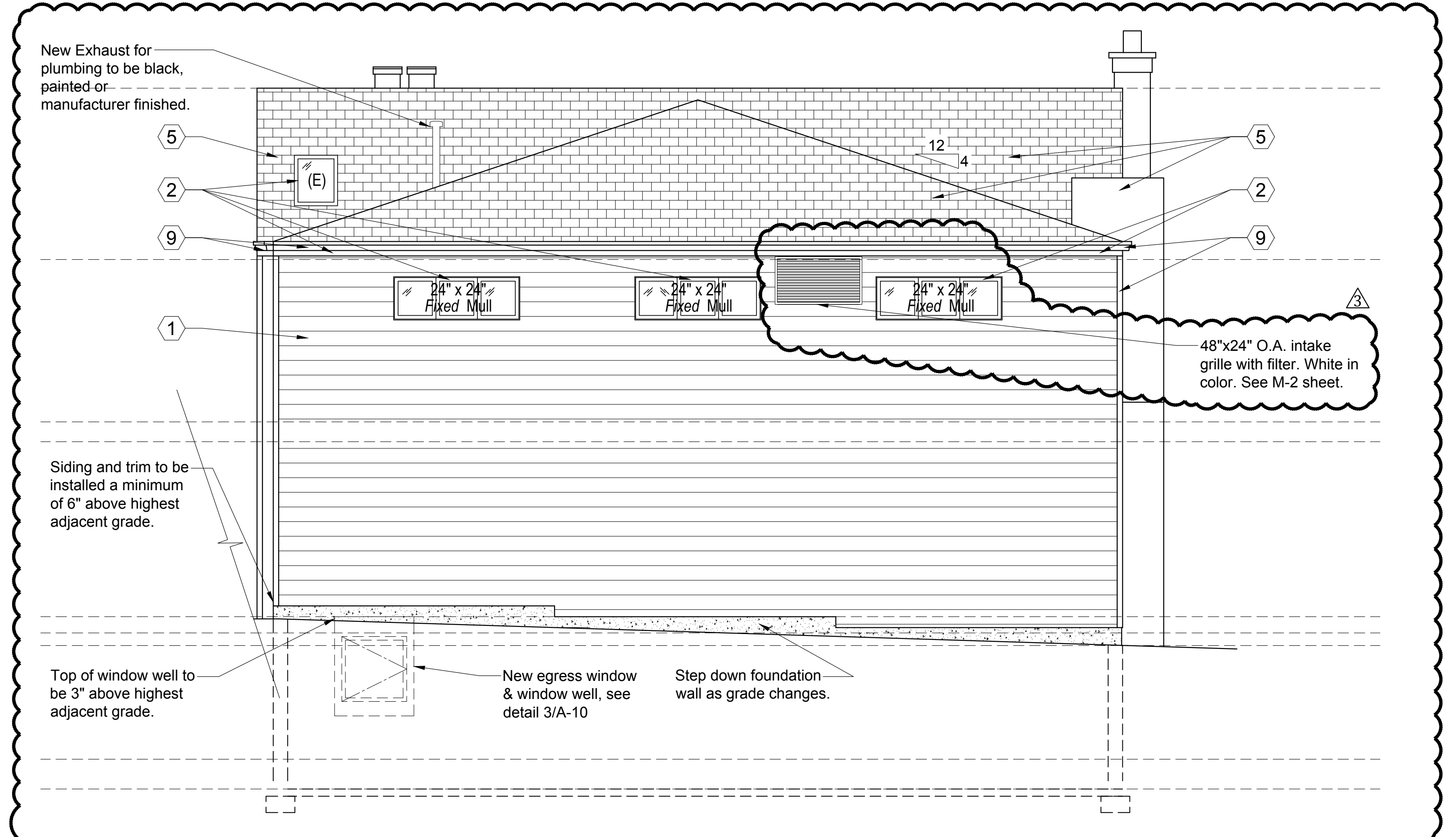
Labels:

- Egress approved window well cover
- Grade
- 3" min.
- 3'-0" min.
- 2'-6" max. encroachment
- New wall above
- New floor & joists
- 2.00' grade @ asphalt
- New header per engineer
- Window nailing flanges to be tapped w/self-adhered flashing "Vycor" or equivalent
- Min. net clear opening of 5.7SF
24" min. clear height
20" min clear width
- Window sills in full bead of siliconized acrylic caulk, over self-adhered flashing "Vycor" or equivalent
- Solid filled w/window & door specific insulating minimal expanding low pressure build foam sealant at sill cavity
- 2"Ø washed granular fill
- "NDS" 4"Ø PVC atrium grate or equivalent
- 4" sch. 40 PVC drain pipe tied into existing tile below - cut drain pipe 8" below finished floor fill height
- Hold drywall up 1" from conc. slab, typ.
- New basement conc. slab.
- Not to exceed 44" from floor to bottom of clear opening
- Greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position
- 1'-6" max. spacing
- 5"
- 8"

No.	Size	Manufacture	Model	Color
③	9-5/8"H x 9"W	Feiss, Redding Staton Collection	OL8600TXB	Textured Black

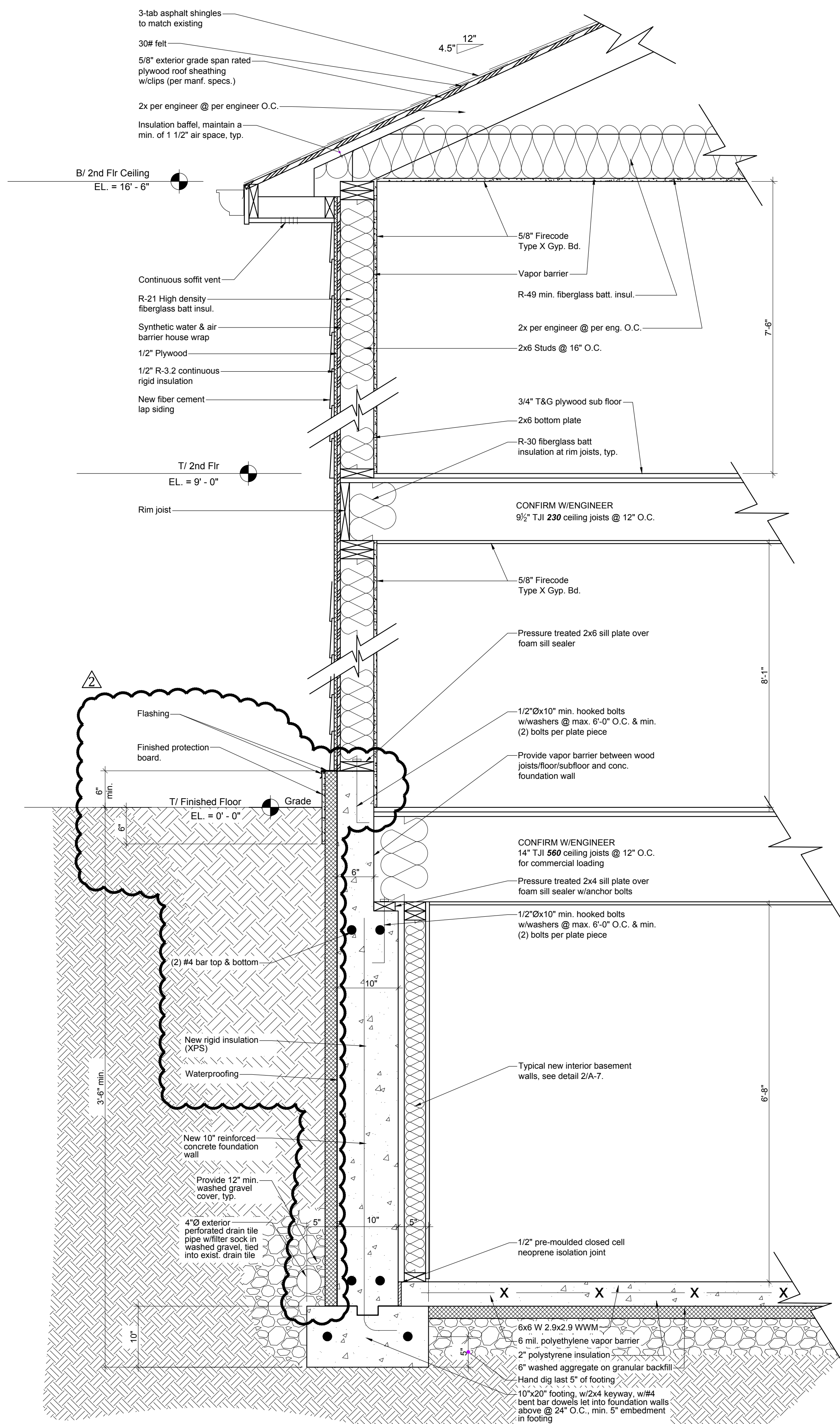


Scale: 1/4" = 1'-0"



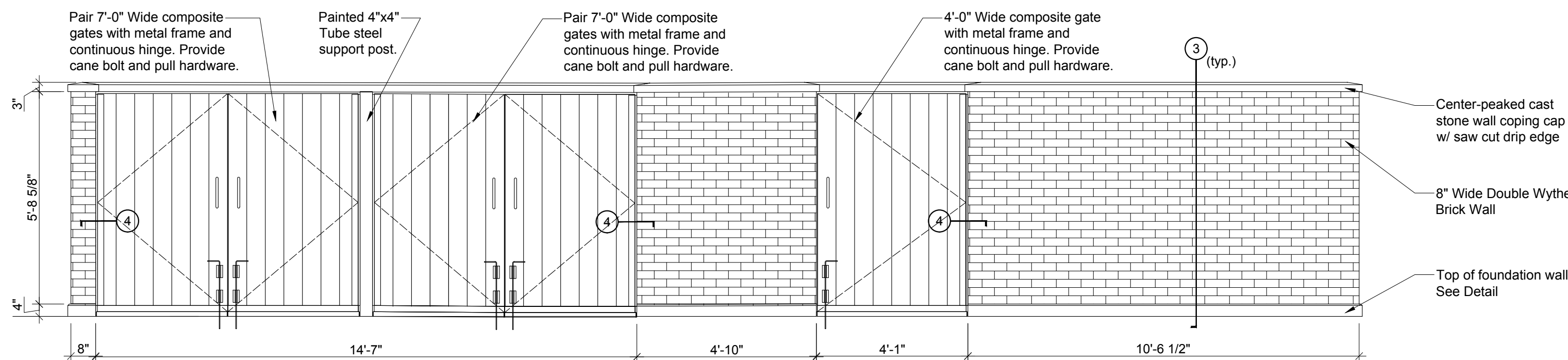
Scale: $1/4" = 1'-0"$

Scale: 1" = 1'-0"



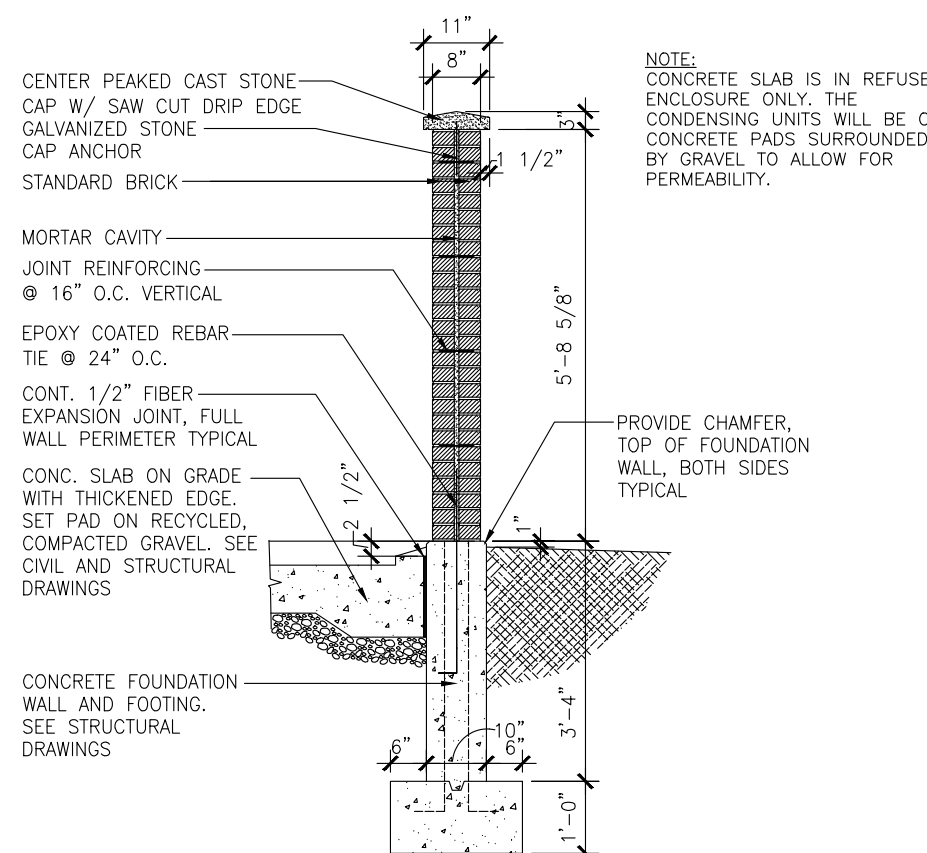
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Typical New Exterior Wall Detail
Scale: 1" = 1'-0"



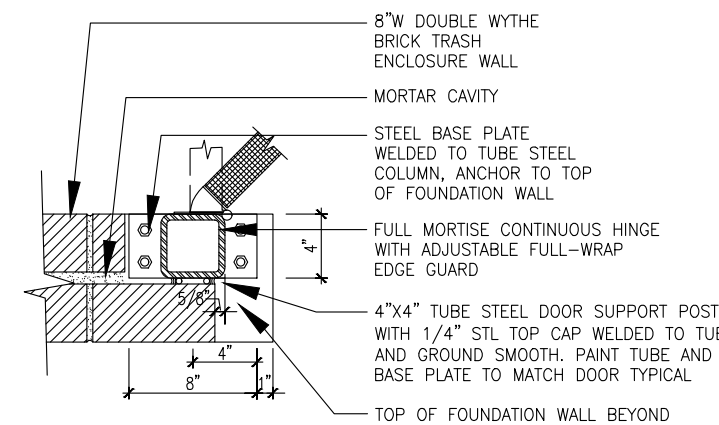
2

Trash Enclosure Elevation
Not to Scale



3

Trash Enclosure Section
Not to Scale



4

Trash Enclosure Gate Support Detail
Not to Scale

Sara E.F. Gensburg, Ltd.
Architecture/Design
105 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9581
Phone: (847) 715-9591

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55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137

No.	Date	Issued	Issued for Permit	Revisions per Planning & Zoning Dept.	Revisions per Planning & Zoning Dept.
1	07-21-20	1	1	1	1
2	09-02-20	2	2	2	2
3	11-09-20	3	3	3	3
4		4	4	4	4
5		5	5	5	5

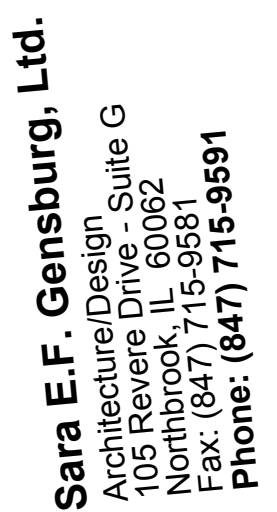
SEFG No. 119060	SHEET: A-10
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Checked: S.E.F.G.	
Date: 07-29-20	Sheet 10 of 10







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**GLEN ELLYN FOOD PANTRY
55 PARK BLVD.
GLEN ELLYN, ILLINOIS 60137**

SEFG No. 119060 Drawn: R.A.M. Checked: S.E.F.G. Date: 05-29-20	SHEET:				
	A-4				
	Sheet 4 of 10				
	No.	Date:	Issued:	Issued for Permit	
	1	1	1	1	1

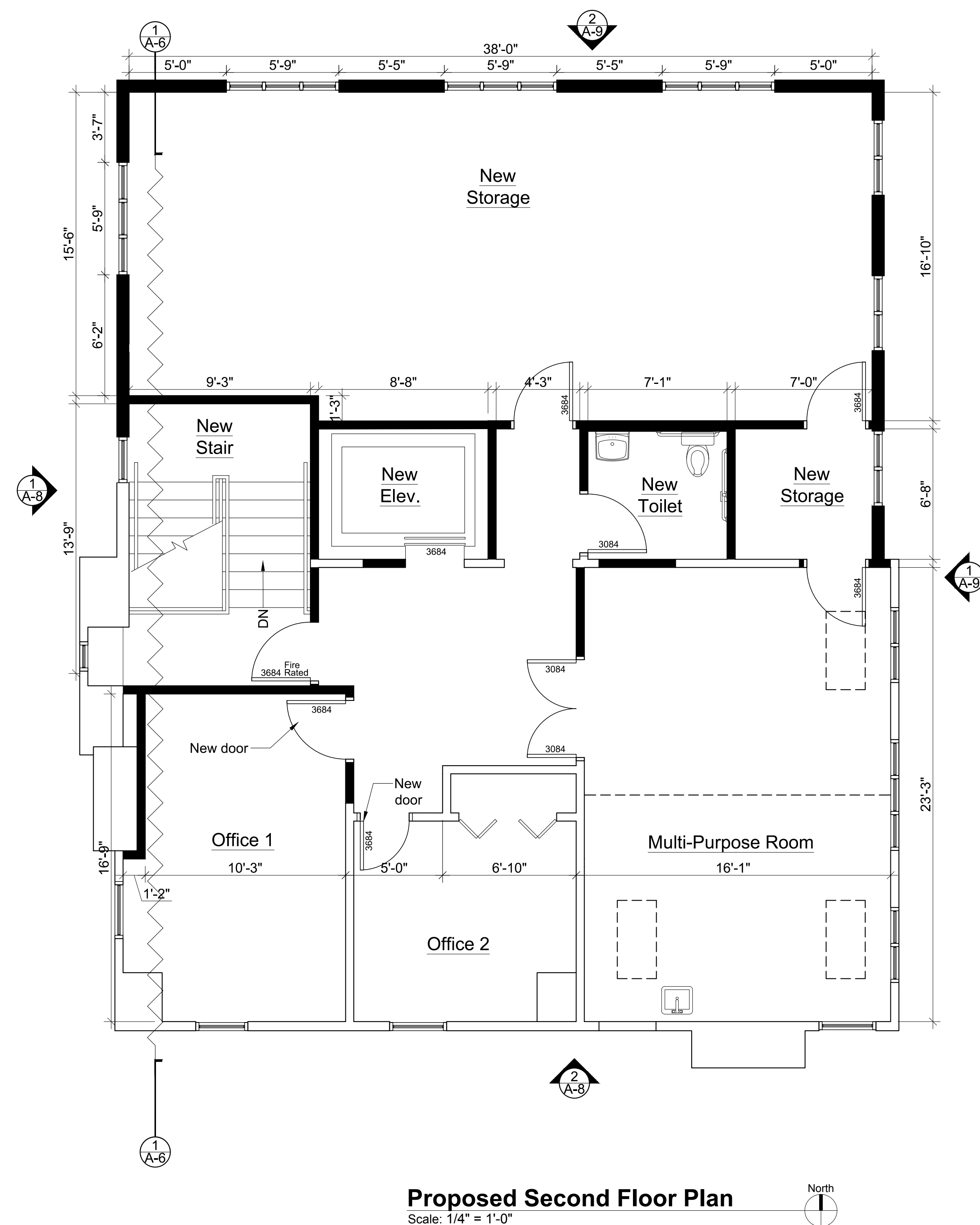
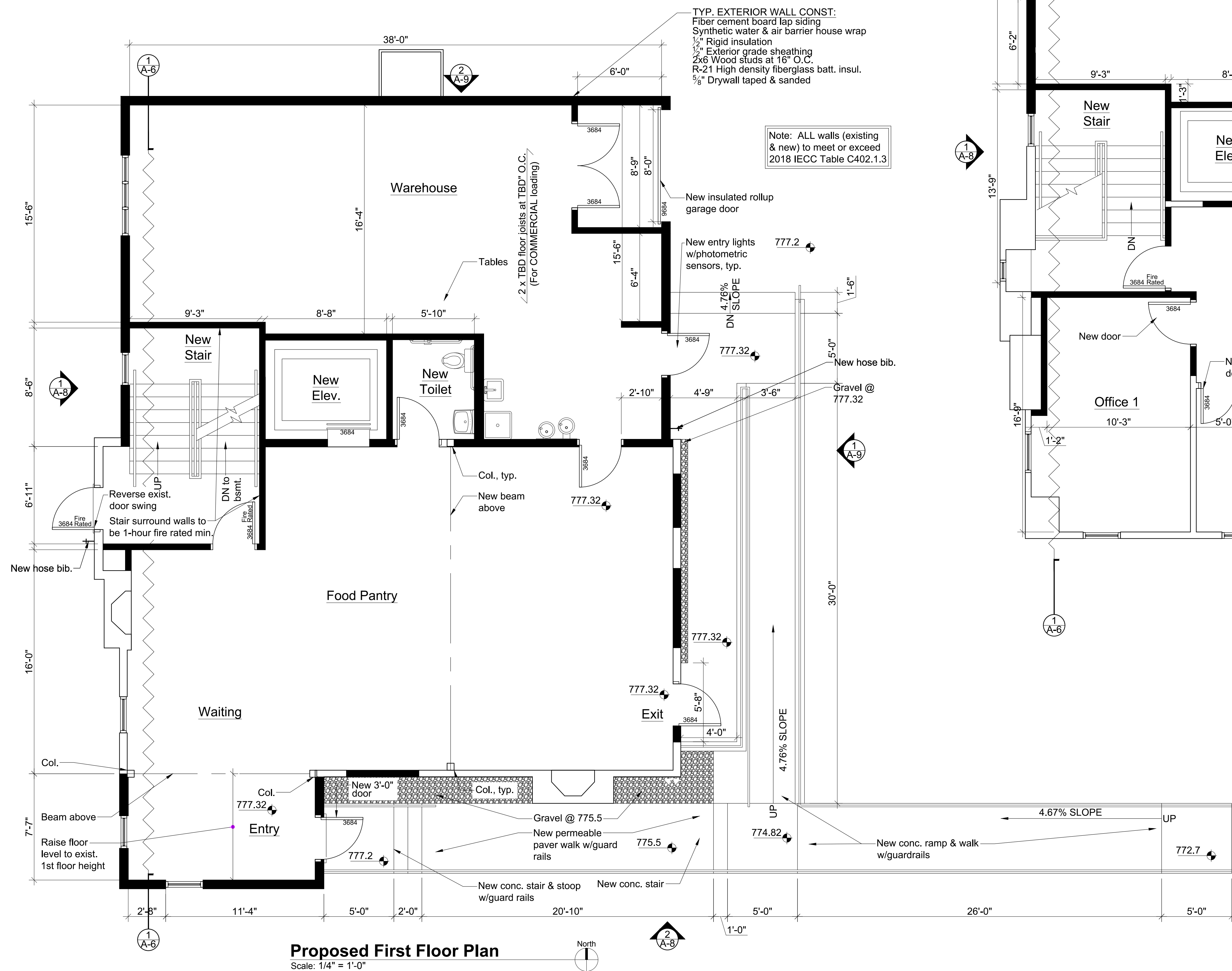


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Architecture/Design
105 Revere Drive - Suite G
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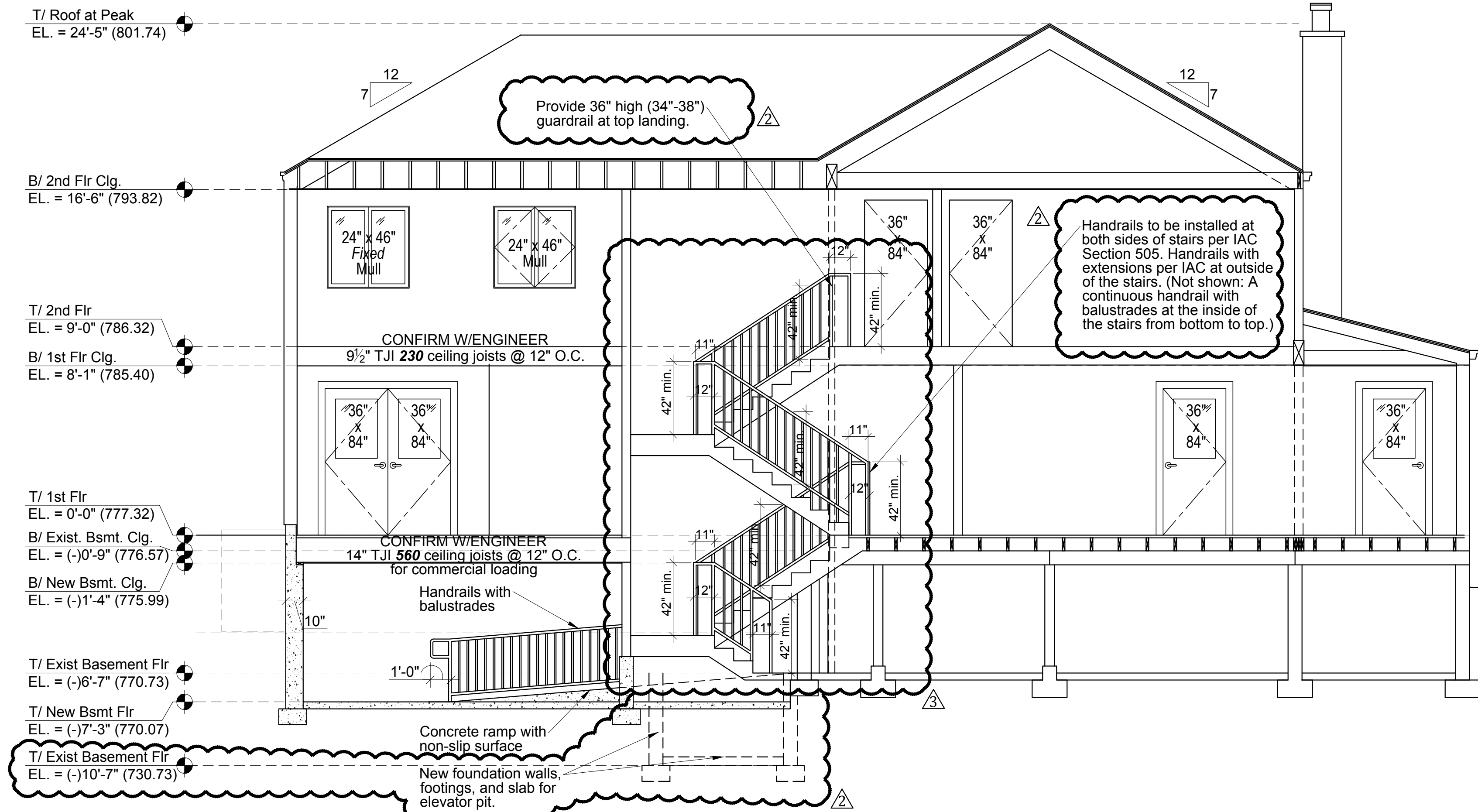
05-29-20	Issued for Permit
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SHEET:
A-5
Sheet 5 of 10

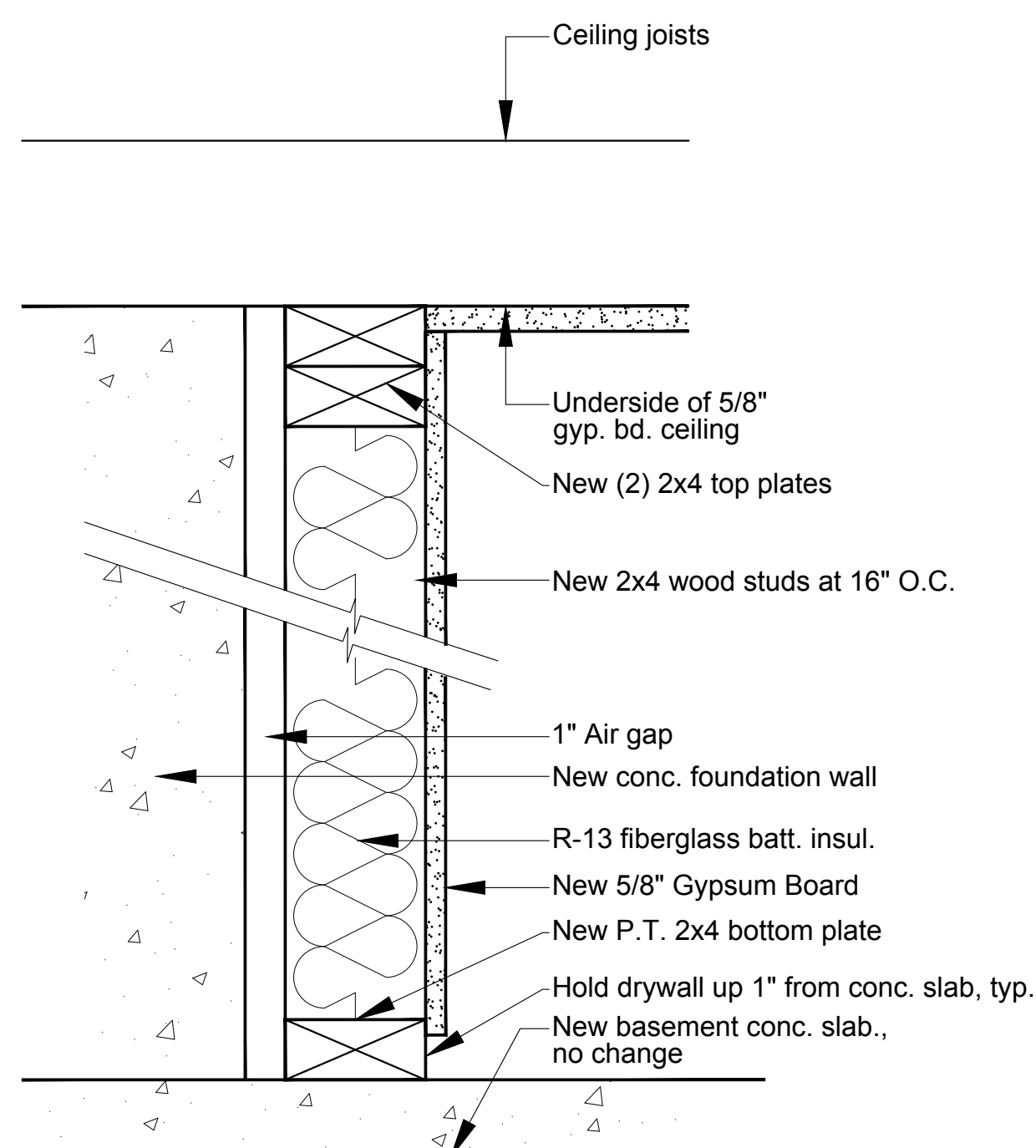


Occupancy Note:
Post required sign stating "NO MORE THAN 29
PEOPLE ALLOWED ON 2ND FLOOR"

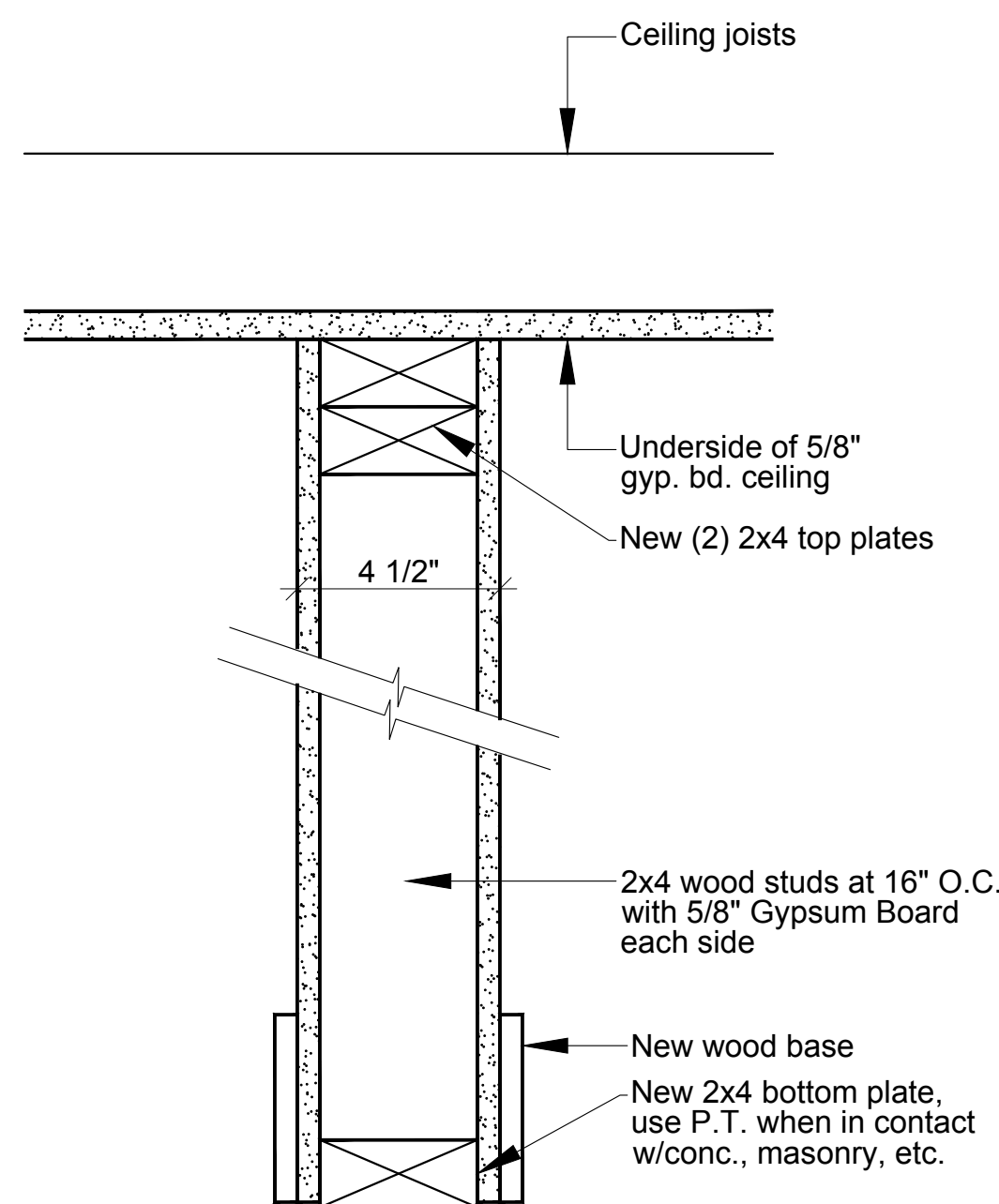




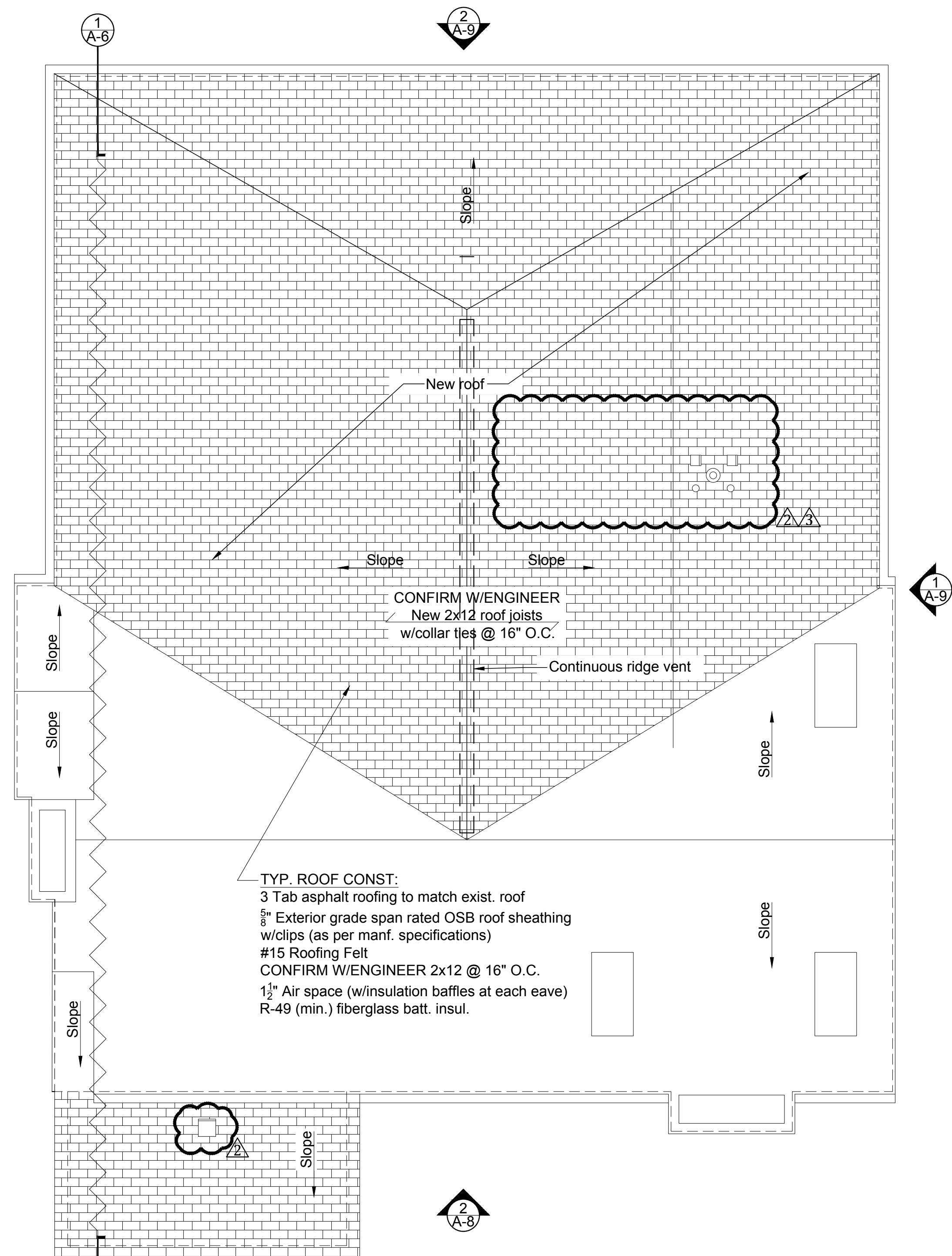
1 Building Section
Scale: 1/4" = 1'-0"



2 Typ. New Basement Furring Wall Section
Scale: 3" = 1'-0"



3 Typ. New Interior Wall Section
Scale: 3" = 1'-0"



Proposed Roof Plan
Scale: 1/4" = 1'-0"

TYP. ROOF CONST:
3 Tab asphalt roofing to match exist. roof
5/8" Exterior grade span rated OSB roof sheathing w/clips (as per manf. specifications)
#15 Roofing Felt
CONFIRM W/ENGINEER 2x12 @ 16" O.C.
1 1/2" Air space (w/insulation baffles at each eave)
R-49 (min.) fiberglass batt. insul.



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2					
3					
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6					
7					
8					
9					
10					

SEFG No. 119060	SHEET:
Drawn: RAM/KMT	A-6
Checked: S.E.F.G.	
Date: 07-29-20	Sheet 6 of 10

OL9004TXB: 1-Light Large Lantern



Dimensions:

Width:	15"	Extends:	16 5/8"
Height:	15 5/8"	Wire:	8" (color/Black/White)
Weight:	3.52 lbs.	Mounting Proc.:	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Material List:

1 Body - Aluminum - Textured Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (OL8600-OL8601-OL9004)

Collection: Redding Station

UPC #: 014817587715

Finish: Textured Black (TXB)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7 7/8	4 3/4	1		8 1/8	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL9004TXB	1	014817587715	20	17.75	18.5	3.801	7.8	250	Yes
NJ Pallet		16		48	40	77	85.556	124		No
NV Pallet		16		48	40	77	85.556	124		No

Sign Plan for 55 N. Park

The signage plan for 55 N. Park is very simple. It is reflected in the two photos I have included with this document. Currently we have a 12X48 inch sign that hangs near the entrance of Grace Lutheran Church. That is the only signage we have on the exterior of the property. For the new facility, we are planning to use the same current sign. It will be on the south elevation of the home, bolted directly to the siding outside the side entrance to the building.





Glen Ellyn Food Pantry
BY APPOINTMENT
469-8668

493

Glen Ellyn Food Pantry
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