



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, April 26, 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/85367449602?pwd=MXd5b1lvcXlOak4TjR2aFVUQnRxQT09>

Password: 721959

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: 853 6744 9602
Passcode: 721959*

- 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/85367449602?pwd=MXd5b1lvcXlOakt4TjR2aFVUQnRxQT09>

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. Village Clerk Recognition

- 1) Village Clerk Chereskin will read a proclamation thanking the volunteers of the COVID-19 vaccine clinic.

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

Motion to approve the following items including Payroll and Vouchers totaling \$1,652,246.32. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Pryde)

- 1) Total Expenditures (Payroll and Vouchers) - \$1,652,246.32
- 2) March 22, 2021 Village Board Meeting Minutes
- 3) April 12, 2021 Village Board Meeting Minutes
- 4) Designate Trustee Christiansen as Village President Pro-Tem for the Four Month Period from May through August 2021
- 5) Approve the Recommendation of Acting Village President Fasules for the Appointment of Board of Fire and Police Commissioner, Diana Martinez, for a Term Ending May 31, 2024
- 6) Approve a Façade Improvement Award in the Amount of \$30,000 for A Toda Madre at 499 N. Main Street, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
- 7) Approve an Agreement between the Glen Ellyn Volunteer Fire Company and the Village of Glen Ellyn (Village Manager Franz)
- 8) Ordinance No. 6868, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to increase funding to the Glen Ellyn Volunteer Fire Company (Finance Director Coyle)
- 9) Ordinance No. 6869, An Ordinance Approving a Zoning Variation from the Corner Side Setback Requirement for a Second-Story Addition on the Property Located at 639 Newton Avenue (Community Development Director Springer)

- 10) Ordinance No. 6870, An Ordinance Approving a Zoning Variation from the Maximum Lot Coverage Ratio Requirement for the Construction of a New Two-Story Single-Family Home on the Property Located at 715 Pleasant Avenue (Community Development Director Springer)
- 11) Authorize the Village Manager to Extend a Contract for the Annual Maintenance of the Cottage Water Tower for FY2021-23, to Utility Service Co., Inc., of Perry Georgia, in a Not-to-Exceed Amount of \$88,950.99, to be Expensed to the Water & Sewer Fund (Interim Public Works Director Buckley)
- 12) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of Sourcewell in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) JCB 3CX15 backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286 (Interim Public Works Director Buckley)
- 13) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306 (Interim Public Works Director Buckley)

G. 200 N. Montclair Variation Request (Presented by Community Development Director Springer) (Trustee Christiansen)

- 1) Motion to approve Ordinance No. 6871, An Ordinance Approving a Construction Necessitated Zoning Variation from the Setback Requirement to Allow an Existing Residential Sport Court to Remain on the Property Located at 200 N. Montclair Avenue

H. Zoning Code Text Amendments (Presented by Community Development Director Springer) (Trustee Enright)

- 1) Motion to approve Ordinance No. 6872, An Ordinance Approving Zoning Code Text Amendments to Section 10-4-17 (C5 Central Business Subdistricts) of the Zoning Code for Setback Requirements from Residential Uses

I. Reminders

- 1) A Village Board Meeting is scheduled for Monday, May 10, 2021 at 7:00 p.m.
- 2) A Village Board Workshop is scheduled for Monday, May 17, 2021 at 7:00 p.m.

J. Other Business

K. Motion to adjourn to Executive Session for the review and potential release of Executive Session minutes pursuant to 5 ILCS 120/2 (C)(21) and discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) without returning to open session thereafter.



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

Meeting 4/26/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-991)**

DOC ID: 2021-991

Total Expenditures (Payroll and Vouchers) - \$1,652,246.32

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. Village Board Voucher List 2021-04-26

**Approval of Vouchers
For the Village Board Meeting on April 26, 2021**

EXPENDITURES:

Accounts Payable Warrant 0421-1	\$710,443.94		
Accounts Payable Warrant 0421-2	\$399,603.16		
Sub-Total	\$1,110,047.10	Warrant Total	<u>\$1,110,047.10</u>

PAYROLL EXPENDITURES

April 9, 2021

Net Employee Payroll Checks	\$333,835.67		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$156,137.62		
IMRF - Employer contribution	\$24,923.14		
Social Security/Medicare Tax Withheld - Employer portion	\$27,302.79		
Total Payroll	<u>\$542,199.22</u>		<u>\$542,199.22</u>
		GRAND TOTAL	<u>\$1,652,246.32</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

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2 3M COMPANY												
9410757212		03/19/2021		0421-2	244131	1,352.52		1,352.52	04/16/2021	INV	PD	SIGN FABRICATION MATER
CHECK DATE: 04/16/2021												
12445 433-435 PENNSYLVANIZ												
115128	20210007	03/17/2021		0421-1	244017	27,500.00		27,500.00	04/02/2021	INV	PD	FACADE IMPROV & FIRE A
CHECK DATE: 04/09/2021												
2021 A-RELIABLE PRINTING												
23446		06/12/2020		0421-2	244132	83.00		83.00	04/09/2021	INV	PD	PRINTING - R. ROBERTS
CHECK DATE: 04/16/2021												
6368 GROOT RECYCLING & WASTE SERVICES INC												
6937101		04/01/2021		0421-1	244018	245.14		245.14	04/06/2021	INV	PD	DOCUMENT SHREDDING
CHECK DATE: 04/09/2021												
12510 ACCURATE REPRO, INC.												
0000170417		03/23/2021		0421-1	244019	336.00		336.00	04/09/2021	INV	PD	SIGNS FOR COVID CLINIC
CHECK DATE: 04/09/2021												
11380 RADIOTRONICS, INC												
275741		03/31/2021		0421-1	244020	168.00		168.00	04/06/2021	INV	PD	YEARLY SERVICE PLAN
CHECK DATE: 04/09/2021												
12541 MYLIN ACKERMANN												
115511		04/08/2021		0421-2	244133	1,292.50		1,292.50	04/16/2021	INV	PD	PROPERTY DRAINAGE IMPR
CHECK DATE: 04/16/2021												
10753 ADVANCED TURF SOLUTIONS												
S0907094		04/07/2021		0421-2	244134	220.00		220.00	04/08/2021	INV	PD	STARTER FERTILIZER
CHECK DATE: 04/16/2021												
S0905985		04/07/2021		0421-2	244134	1,000.00		1,000.00	04/08/2021	INV	PD	BENTGRASS SEED FOR TEE
CHECK DATE: 04/16/2021												
12466 AERIAL INFLUENCE, LLC												
002126	20210013	04/01/2021		0421-2	244135	6,898.00		6,898.00	04/06/2021	INV	PD	MAVIC 2 ENTERPRISE ADV
CHECK DATE: 04/16/2021												
11942 AL WARREN OIL CO INC												
W1378868		03/25/2021		0421-1	244021	612.68		612.68	04/09/2021	INV	PD	DIESEL EXHAUST FLUID
CHECK DATE: 04/09/2021												
28 ALEXANDER EQUIPMENT CO INC												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
175259		03/24/2021		0421-2	244136	112.75		112.75	04/08/2021	INV	PD	CHAINSAW CHAINS
CHECK DATE: 04/16/2021												
175366		03/26/2021		0421-2	244136	619.90		619.90	04/16/2021	INV	PD	REPLACEMENT POLE PRUN
CHECK DATE: 04/16/2021												
52 SOUTH WEST INDUSTRIES INC						732.65						
INV-40529-R6W9		04/01/2021		0421-2	244137	211.00		211.00	04/16/2021	INV	PD	MONTHLY MAINTENANCE FO
CHECK DATE: 04/16/2021												
12521 JAKE & SARAH ANDERSON												
23569		04/05/2021		0421-1	244022	1,014.00		1,014.00	04/09/2021	INV	PD	RETT REFUND #23569 - 6
CHECK DATE: 04/09/2021												
4708 DENNIS ANEST												
2020726		04/07/2021		0421-2	244138	1,000.00		1,000.00	04/16/2021	INV	PD	RESTOR. DEP. - 548 CUM
CHECK DATE: 04/16/2021												
2959 APWA CHICAGO METRO CHAPTER C/O												
115427		04/08/2021		0421-2	244139	725.00		725.00	04/16/2021	INV	PD	LEADERSHIP CONFERENCE
CHECK DATE: 04/16/2021												
11006 MIDWEST MOBILE WATERJET LLC												
5175		03/01/2021		0421-1	244023	1,230.40		1,230.40	04/09/2021	INV	PD	STREET SIGN REFURBISHI
CHECK DATE: 04/09/2021												
6832 POWER UP BATTERIES LLC												
P37189762		03/01/2021		0421-1	244024	28.30		28.30	04/02/2021	INV	PD	PD TOLIET BATTERIES
CHECK DATE: 04/09/2021												
P36755682		02/16/2021		0421-2	244140	9.95		9.95	04/16/2021	INV	PD	NEWTON AUTODIALER
CHECK DATE: 04/16/2021												
P37039720		02/25/2021		0421-2	244140	583.05		583.05	04/16/2021	INV	PD	SUPPLIES
CHECK DATE: 04/16/2021												
82 BELL FUELS, INC.						621.30						
337608		04/07/2021		0421-2	244141	1,315.88		1,315.88	04/08/2021	INV	PD	GASOLINE
CHECK DATE: 04/16/2021												
337609		04/07/2021		0421-2	244141	82.53		82.53	04/08/2021	INV	PD	DIESEL FUEL
CHECK DATE: 04/16/2021												
336774		03/29/2021		0421-2	244141	1,296.52		1,296.52	04/08/2021	INV	PD	GASOLINE FOR CARTS & M
CHECK DATE: 04/16/2021												
336775		03/29/2021		0421-2	244141	517.42		517.42	04/08/2021	INV	PD	DIESEL FUEL
CHECK DATE: 04/16/2021												
9035 A TODA MADRE, LLC						3,212.35						

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
115129 CHECK DATE: 04/09/2021 12538 BOESSO, LAWRENCE		03/22/2021		0421-1	244025	285.00	285.00	04/02/2021	INV	PD		FOOD & BEVERAGE OVERPA
432131 CHECK DATE: 04/16/2021 8907 BRADLEY BOOTON		04/12/2021		0421-2	244142	30.14	30.14	04/16/2021	INV	PD		UB WATER REFUND - 159
TRAINING 3-8-2021 CHECK DATE: 04/16/2021 12241 BRAND IT ON APAREL CO.		03/08/2021		0421-2	244143	55.00	55.00	04/13/2021	INV	PD		ILLINOIS CRASH RECONST
0348 CHECK DATE: 04/09/2021		02/12/2021		0421-1	244026	407.00	407.00	04/09/2021	INV	PD		UNIFORMS
0374 CHECK DATE: 04/09/2021		03/08/2021		0421-1	244026	17.00	17.00	04/09/2021	INV	PD		UNIFORMS
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC						424.00						
338972444 CHECK DATE: 04/09/2021		04/01/2021		0421-1	244027	1,800.95	1,800.95	04/02/2021	INV	PD		LIQUOR FOR RESALE
338865063 CHECK DATE: 04/09/2021		03/25/2021		0421-1	244027	823.76	823.76	03/27/2021	INV	PD		BEVERAGE RESALE
6301 BRUSS LANDSCAPING, INC						2,624.71						
20190479 CHECK DATE: 04/16/2021 2197 BOJO TURF SUPPLY INC		04/07/2021		0421-2	244144	1,700.00	1,700.00	04/16/2021	INV	PD		RESTOR. DEP. - 710 PLE
64718 CHECK DATE: 04/16/2021		04/01/2021		0421-2	244145	600.00	600.00	04/08/2021	INV	PD		PLANT PROTECTANT - CIV
64870 CHECK DATE: 04/16/2021		04/01/2021		0421-2	244145	3,528.00	3,528.00	04/08/2021	INV	PD		LIQUID FERTILIZER
12520 BUZINSKI, KATHLEEN						4,128.00						
115247 CHECK DATE: 04/09/2021 12535 C/O COLDWELL BANKER REAL ESTATE GROUP		04/05/2021		0421-1	244028	5,000.00	5,000.00	04/09/2021	INV	PD		COVID-19 SUPPORT GRANT
135460 CHECK DATE: 04/16/2021 120 CANON SOLUTIONS AMERICA, INC		04/12/2021		0421-2	244146	60.07	60.07	04/16/2021	INV	PD		UB WATER REFUND - 567

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
122267496		03/29/2021		0421-1	244029	333.09	333.09	04/09/2021	INV	PD		FIN COPIER
CHECK DATE: 04/09/2021												
147261135		03/30/2021		0421-1	244029	149.00	149.00	04/09/2021	INV	PD		FINANCE COPIER
CHECK DATE: 04/09/2021												
26459130		03/23/2021		0421-1	244030	1,477.70	1,477.70	04/09/2021	INV	PD		LINKS & VILLAGE COPIER
CHECK DATE: 04/09/2021												
147265115		04/01/2021		0421-2	244147	305.00	305.00	04/16/2021	INV	PD		OFFICE SUPPLIES
CHECK DATE: 04/16/2021												
						2,264.79						
12528 LEONARD M. BULAT												
21-62		03/29/2021		0421-2	244148	465.00	465.00	04/13/2021	INV	PD		WINDOW ETCHING IN COMM
CHECK DATE: 04/16/2021												
7884 CD LLC												
2813		03/19/2021		0421-1	244031	8,252.00	8,252.00	03/26/2021	INV	PD		CC PARKING DECK ELECTR
CHECK DATE: 04/09/2021												
1811 NICHOLAS CATALANO												
02-27-2021		02/27/2021		0421-2	244149	34.99	34.99	04/13/2021	INV	PD		RENTAL OF POLICE PERSON
CHECK DATE: 04/16/2021												
12424 CHASTAIN & ASSOCIATES LLC												
0000003	20210001	03/10/2021		0421-1	244032	23,640.90	23,640.90	04/09/2021	INV	PD		PHASE II ENG SVC 2021
CHECK DATE: 04/09/2021												
6043 CHICAGO PARTS & SOUND LLC												
1CR0033470		03/31/2021		0421-1	244033	-44.45	-44.45	04/09/2021	CRM	PD		RETURNED PARTS
CHECK DATE: 04/09/2021												
1-0193937		03/30/2021		0421-1	244033	44.45	44.45	04/09/2021	INV	PD		GWA #648 BRAKE PADS
CHECK DATE: 04/09/2021												
1-0193717		03/29/2021		0421-1	244033	378.41	378.41	04/09/2021	INV	PD		GWA #648 BRAKES, ROTOR
CHECK DATE: 04/09/2021												
						378.41						
1076 CINTAS CORPORATION NO 2												
4079641687		03/25/2021		0421-1	244034	535.71	535.71	04/02/2021	INV	PD		PAPER TOWELS, TP AND S
CHECK DATE: 04/09/2021												
4079223051		03/22/2021		0421-1	244034	55.21	55.21	04/02/2021	INV	PD		TRAFFIC MATS
CHECK DATE: 04/09/2021												
						590.92						
1207 CIVILTECH ENGINEERING, INC.												
49821	20190058	03/12/2021		0421-1	244035	117,394.47	117,394.47	04/09/2021	INV	PD		PHASE II ENG - CBD STR
CHECK DATE: 04/09/2021												
59 ARTHUR CLESEN, INC												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
356912		04/03/2021		0421-2	244150	4,860.00	4,860.00	04/08/2021	INV	PD	PLANT GROWTH REGULATOR
CHECK DATE: 04/16/2021											
358239		03/24/2021		0421-2	244150	399.00	399.00	04/08/2021	INV	PD	INGROUND MOISTURE SENS
CHECK DATE: 04/16/2021											
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC						5,259.00					
815212443		03/25/2021		0421-1	244036	255.00	255.00	03/27/2021	INV	PD	NA BEV FOR RESALE
CHECK DATE: 04/09/2021											
6610 COMCAST CABLE COMMUNICATIONS, LLC											
0545119 0421		03/22/2021		0421-1	244037	205.90	205.90	04/06/2021	INV	PD	MONTHLY SERVICES
CHECK DATE: 04/09/2021											
10917 CONRAD POLYGRAPH, INC											
4294		03/31/2021		0421-1	244038	480.00	480.00	04/09/2021	INV	PD	PRE-EMPLOYMENT EXAM
CHECK DATE: 04/09/2021											
12533 CONROY, VAN J/ MOLLY											
128095		04/12/2021		0421-2	244151	11.70	11.70	04/16/2021	INV	PD	UB WATER REFUND - 126
CHECK DATE: 04/16/2021											
4876 CONSTELLATION NEWENERGY, INC.											
19684352201 0321		03/17/2021		0421-1	244039	43.84	43.84	04/09/2021	INV	PD	7302778-10 0321
CHECK DATE: 04/09/2021											
10952 CONSUMERS PACKING COMPANY											
372281		03/29/2021		0421-1	244040	737.54	737.54	03/31/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021											
372321		03/30/2021		0421-1	244040	665.88	665.88	03/31/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021											
372453		04/02/2021		0421-1	244040	1,765.66	1,765.66	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021											
372582		04/08/2021		0421-2	244152	836.22	836.22	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/16/2021											
4547 CORE & MAIN LP						4,005.30					
N929885		03/26/2021		0421-2	244153	300.00	300.00	04/16/2021	INV	PD	SPECIAL EVENT HOSE/SWE
CHECK DATE: 04/16/2021											
3037 COZZINI BROS INC.											
C9227353		04/06/2021		0421-2	244154	52.00	52.00	04/08/2021	INV	PD	PRO SERVICES
CHECK DATE: 04/16/2021											
201 CUMMINS NPOWER, LLC											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
F2-39246		03/22/2021		0421-1	244041	76.24	76.24	04/09/2021	INV	PD		GENERATOR #520 SHUT OF
CHECK DATE: 04/09/2021												
6974 CUTTER & BUCK												
0095524147		02/26/2021		0421-1	244042	50.04	50.04	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
0095555826		03/29/2021		0421-1	244042	50.04	50.04	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
11887 DACRA ADJUDICATION SYSTEMS LLC						100.08						
DT 2021-03-23		03/31/2021		0421-1	244043	1,500.00	1,500.00	04/06/2021	INV	PD		MARCH SERVICES
CHECK DATE: 04/09/2021												
204 DAILY HERALD												
171620-1		02/21/2021		0421-1	244044	117.30	117.30	04/09/2021	INV	PD		LEGAL NOTICES
CHECK DATE: 04/09/2021												
173787		03/14/2021		0421-1	244044	708.40	708.40	04/02/2021	INV	PD		PUBLIC NOTICES ESCROW
CHECK DATE: 04/09/2021												
8031 SHAW SUBURBAN MEDIA GROUP						825.70						
250704 2021		04/01/2021		0421-1	244045	52.00	52.00	04/09/2021	INV	PD		2021 SUBSCRIPTION
CHECK DATE: 04/09/2021												
12543 DEBRA DAVID												
22-06139		04/12/2021		0421-2	244155	6.00	6.00	04/16/2021	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 04/16/2021												
216 DELL MARKETING L.P.												
10478375207		04/07/2021		0421-2	244156	2,162.27	2,162.27	04/16/2021	INV	PD		IT EQPT
CHECK DATE: 04/16/2021												
10475833963		03/26/2021		0421-2	244156	1,060.74	1,060.74	04/16/2021	INV	PD		FIN MONITORS
CHECK DATE: 04/16/2021												
236 DREISILKER ELECTRIC MOTORS, INC.						3,223.01						
I178936		03/17/2021		0421-1	244046	138.89	138.89	04/02/2021	INV	PD		IT CIVIC CENTER IT CON
CHECK DATE: 04/09/2021												
8288 DRURY DESIGN KITCHEN & BATH												
24-9688 24-969		04/12/2021		0421-2	244157	140.00	140.00	04/16/2021	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 04/16/2021												
243 DUMEG												
3-12-2021		03/12/2021		0421-2	244158	21,840.00	21,840.00	04/06/2021	INV	PD		FY22 FAIR SHARE CONTRI

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2021												
249 DUPAGE COUNTY												
115431		04/01/2021		0421-2	244159	548.50		548.50	04/16/2021	INV	PD	MARCH 2021 RECORDINGS
CHECK DATE: 04/16/2021												
250 DUPAGE COUNTY PUBLIC WORKS												
10009013-01 0221		03/11/2021		0421-1	244047	13.28		13.28	04/09/2021	INV	PD	10009013-01 12/01/20
CHECK DATE: 04/09/2021												
5827 DUPAGE DODGE CHRYSLER JEEP												
84315		03/26/2021		0421-1	244048	15.86		15.86	04/09/2021	INV	PD	PD #016 BATTERY SENSOR
CHECK DATE: 04/09/2021												
84241		03/22/2021		0421-1	244048	31.88		31.88	04/09/2021	INV	PD	PW #223 PARTS
CHECK DATE: 04/09/2021												
						47.74						
262 DUPAGE WATER COMMISSION												
DPWC-165		03/31/2021		0421-2	27297	300,381.83		300,381.83	04/09/2021	DIR	PD	WATER COSTS APRIL 2021
CHECK DATE: 04/09/2021												
9303 EMERGENT SAFETY SUPPLY LLC												
1902725567		03/25/2021		0421-1	244049	19.76		19.76	04/09/2021	INV	PD	SAFETY VESTS
CHECK DATE: 04/09/2021												
291 EUCLID BEVERAGE, LLC												
W-2665037		04/01/2021		0421-1	244050	1,470.70		1,470.70	04/02/2021	INV	PD	BEER FOR RESALE
CHECK DATE: 04/09/2021												
W-2658234		03/19/2021		0421-1	244050	170.35		170.35	03/27/2021	INV	PD	BEVERAGE REASALE
CHECK DATE: 04/09/2021												
W-2661294		03/25/2021		0421-1	244050	378.60		378.60	03/27/2021	INV	PD	BEVERAGE RESALE
CHECK DATE: 04/09/2021												
						2,019.65						
11334 EURO USA MIDWEST LLC												
578315-00		03/29/2021		0421-1	244051	532.62		532.62	03/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
578384-00		03/31/2021		0421-1	244051	333.98		333.98	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
580441-00		04/08/2021		0421-2	244160	369.01		369.01	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/16/2021												
						1,235.61						
2017 ELLIOTT AUTO SUPPLY COMPANY, INC												
61-512404		03/22/2021		0421-1	244052	126.48		126.48	04/09/2021	INV	PD	PD #001 BRAKE ROTOR
CHECK DATE: 04/09/2021												
63-381208		03/22/2021		0421-1	244052	22.98		22.98	04/09/2021	INV	PD	PD #027 PARTS

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/09/2021											
50-3290778		03/22/2021		0421-1	244052	42.24	42.24	04/09/2021	INV	PD	PD #027 PARTS
CHECK DATE: 04/09/2021											
50-3289550		03/22/2021		0421-1	244052	45.99	45.99	04/09/2021	INV	PD	PD #001 PARTS
CHECK DATE: 04/09/2021											
61-512679		03/23/2021		0421-1	244052	-10.00	-10.00	04/09/2021	CRM	PD	CORE CREDIT
CHECK DATE: 04/09/2021											
299 FAULKS BROS. CONSTRUCTION, INC.						227.69					
347690		03/29/2021		0421-2	244161	1,240.99	1,240.99	04/08/2021	INV	PD	7/2/1 DIVOT MIX
CHECK DATE: 04/16/2021											
301 FEDERAL EXPRESS CORPORATION											
7-325-04220		04/01/2021		0421-1	244053	11.52	11.52	04/09/2021	INV	PD	POSTAGE
CHECK DATE: 04/09/2021											
7-310-27679		03/18/2021		0421-1	244053	7.15	7.15	04/02/2021	INV	PD	POSTAGE ESCROW 20.0016
CHECK DATE: 04/09/2021											
12536 FIASCHE, ANTONIO						18.67					
134030		04/12/2021		0421-2	244162	6.78	6.78	04/16/2021	INV	PD	UB WATER REFUND - 711
CHECK DATE: 04/16/2021											
12530 BRUCE FILIPPI											
20202737		04/07/2021		0421-2	244163	1,000.00	1,000.00	04/16/2021	INV	PD	RESTOR. DEP. - 544 CUM
CHECK DATE: 04/16/2021											
311 THE TERRAMAR GROUP, INC											
76754		03/24/2021		0421-1	244054	80.50	80.50	04/09/2021	INV	PD	PD #004; 008; 019 PART
CHECK DATE: 04/09/2021											
76712		03/18/2021		0421-1	244054	122.50	122.50	04/09/2021	INV	PD	PARTS
CHECK DATE: 04/09/2021											
315 ACUSHNET COMPANY						203.00					
910591822		03/26/2021		0421-1	244055	4,027.25	4,027.25	04/03/2021	INV	PD	UNIFORM SHIRTS FOR GOL
CHECK DATE: 04/09/2021											
12523 GALANOPOLOUS AND GALGAN											
20210249		04/05/2021		0421-1	244056	50.00	50.00	04/09/2021	INV	PD	REFUND OVERPYMT OF CLE
CHECK DATE: 04/09/2021											
11588 GAS DEPOT INC											
89378		03/23/2021		0421-1	244057	18,555.86	18,555.86	04/09/2021	INV	PD	GASOLINE
CHECK DATE: 04/09/2021											

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2665 GATE OPTIONS												
41832		03/24/2021		0421-1	244058	150.00		150.00	04/09/2021	INV	PD	REPAIR TO SOUTH GATE T
CHECK DATE: 04/09/2021												
11828 GET FRESH PRODUCE												
03725816		04/03/2021		0421-1	244059	246.60		246.60	04/04/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
03723403		03/31/2021		0421-1	244059	201.40		201.40	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
03724867		04/02/2021		0421-1	244059	315.60		315.60	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
03721675		03/29/2021		0421-1	244059	539.75		539.75	03/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
03726668		04/05/2021		0421-2	244164	446.80		446.80	04/07/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/16/2021												
03729095		04/08/2021		0421-2	244164	353.05		353.05	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/16/2021												
03731109		04/10/2021		0421-2	244164	224.05		224.05	04/10/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/16/2021												
						2,327.25						
12516 MARK GLASSMAN												
115172		03/22/2021		0421-1	244060	25.00		25.00	04/09/2021	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/09/2021												
348 GLEN ELLYN CHAMBER OF COMMERCE												
19633		04/13/2021		0421-2	244165	1,294.20		1,294.20	04/16/2021	INV	PD	MEMEBERSHIP INVEST. DU
CHECK DATE: 04/16/2021												
355 GLEN ELLYN PUBLIC LIBRARY												
115329		04/06/2021		0421-2	244166	339.85		339.85	04/16/2021	INV	PD	REMIBURSE LIBRARY FOR
CHECK DATE: 04/16/2021												
922 VILLAGE OF GLEN ELLYN												
410010-193		04/01/2021		0421-2	27230	377.71		377.71	04/06/2021	DIR	PD	410010 WATER BILL
CHECK DATE: 04/08/2021												
423765-44		04/01/2021		0421-2	27231	111.14		111.14	04/06/2021	DIR	PD	423765 WATER BILL
CHECK DATE: 04/08/2021												
423925-194		04/01/2021		0421-2	27232	133.04		133.04	04/06/2021	DIR	PD	423925 WATER BILL
CHECK DATE: 04/08/2021												
120495-192		04/01/2021		0421-2	27233	165.55		165.55	04/06/2021	DIR	PD	120495 WATER BILL
CHECK DATE: 04/08/2021												
121350-194		04/01/2021		0421-2	27234	28.17		28.17	04/06/2021	DIR	PD	121350 WATER BILL
CHECK DATE: 04/08/2021												
122670-194		04/01/2021		0421-2	27235	43.09		43.09	04/06/2021	DIR	PD	122670 WATER BILL
CHECK DATE: 04/08/2021												
315090-192		04/01/2021		0421-2	27236	133.04		133.04	04/06/2021	DIR	PD	315090 WATER BILL
CHECK DATE: 04/08/2021												
122675-118		04/01/2021		0421-2	27237	19.86		19.86	04/06/2021	DIR	PD	122675 WATER

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/08/2021												
140250-192		04/01/2021		0421-2	27298	22.93	22.93	04/06/2021	DIR	PD		140250 WATER BILL
CHECK DATE: 04/08/2021												
411170-182		04/01/2021		0421-2	27299	64.60	64.60	04/06/2021	DIR	PD		411170 WATER BILL
CHECK DATE: 04/08/2021												
413030-189		04/01/2021		0421-2	27300	206.61	206.61	04/06/2021	DIR	PD		413030 WATER BILL
CHECK DATE: 04/08/2021												
315215-172		04/01/2021		0421-2	27353	19.86	19.86	04/06/2021	DIR	PD		315215 WATER BILL
CHECK DATE: 04/08/2021												
5232 LORI GLOUDE						1,325.60						
115429		04/08/2021		0421-2	244167	5.00	5.00	04/16/2021	INV	PD		MARCH 31ST LUNCH REIMB
CHECK DATE: 04/16/2021												
115561		04/13/2021		0421-2	244167	18.46	18.46	04/16/2021	INV	PD		OFFICE SUPPLIES REIMBU
CHECK DATE: 04/16/2021												
9692 LOUIS GLUNZ BEER, INC						23.46						
424569		04/02/2021		0421-1	244061	270.50	270.50	04/02/2021	INV	PD		BEER FOR RESALE
CHECK DATE: 04/09/2021												
368 GRACE LUTHERAN CHURCH												
GRACE-115		04/01/2021		0421-1	244062	320.00	320.00	04/09/2021	INV	PD		CUSTODIAL/TELECOM APRI
CHECK DATE: 04/09/2021												
929 W.W. GRAINGER INC												
9838074343		03/16/2021		0421-1	244063	42.58	42.58	04/09/2021	INV	PD		IT CONDENSOR - CIVIC C
CHECK DATE: 04/09/2021												
9841569651		03/18/2021		0421-1	244063	114.94	114.94	04/02/2021	INV	PD		PLUMBING PARTS INVENTO
CHECK DATE: 04/09/2021												
9839446037		03/17/2021		0421-1	244063	158.76	158.76	04/06/2021	INV	PD		14 DELINEATOR POSTS -
CHECK DATE: 04/09/2021												
9839446045		03/17/2021		0421-1	244063	68.04	68.04	04/06/2021	INV	PD		6 DELINEATOR POSTS - O
CHECK DATE: 04/09/2021												
5049 GROOT INDUSTRIES INC.						384.32						
6840697		04/01/2021		0421-1	244064	117,925.24	117,925.24	04/09/2021	INV	PD		REFUSE SERVICE JAN 202
CHECK DATE: 04/09/2021												
12526 JENNIFER & ANTHONY HALAS												
HMR031521		03/17/2021		0421-2	244168	250.00	250.00	04/09/2021	INV	PD		HYDRANT METER REFUND -
CHECK DATE: 04/16/2021												
2081 HAMPTON, LENZINI AND RENWICK, INC.												
000020210453		04/06/2021		0421-2	244169	608.75	608.75	04/16/2021	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 04/16/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2324 HARRIS MOTOR SPORTS, INC.												
02-280565		03/24/2021		0421-2	244170	190.72		190.72	04/08/2021	INV	PD	PEDAL SWITCH FOR GOLF
CHECK DATE:		04/16/2021										
5324 JODI/ ROBERT HERBOLD												
23571		03/21/2021		0421-1	244065	2,055.00		2,055.00	04/09/2021	INV	PD	RETT REFUND #23571 760
CHECK DATE:		04/09/2021										
1591 HOTSY OF CHICAGO, INC.												
70563		03/17/2021		0421-2	244171	652.00		652.00	04/16/2021	INV	PD	GWA #621 PARTS
CHECK DATE:		04/16/2021										
6405 HIGHLAND BAKING CO												
0002442324		03/29/2021		0421-1	244066	54.29		54.29	03/29/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002442947		03/30/2021		0421-1	244066	16.01		16.01	03/30/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002443365		03/31/2021		0421-1	244066	78.52		78.52	03/31/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002441943		03/28/2021		0421-1	244066	45.37		45.37	03/28/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002445943		04/04/2021		0421-1	244066	85.66		85.66	04/04/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002444753		04/02/2021		0421-1	244066	109.93		109.93	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002436749		03/19/2021		0421-1	244066	51.07		51.07	04/02/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/09/2021										
0002446243		04/05/2021		0421-2	244172	55.32		55.32	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/16/2021										
0002447251		04/07/2021		0421-2	244172	66.48		66.48	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/16/2021										
0002447825		04/08/2021		0421-2	244172	69.57		69.57	04/08/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/16/2021										
0002449332		04/10/2021		0421-2	244172	69.55		69.55	04/10/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/16/2021										
0002448550		04/09/2021		0421-2	244172	26.54		26.54	04/10/2021	INV	PD	FOOD - RESALE
CHECK DATE:		04/16/2021										
						728.31						
12532 HOLTON BROTHERS, INC												
10408		03/05/2021		0421-1	244130	29,802.00		29,802.00	04/09/2021	INV	PD	MASONARY AND CARPENTRY
CHECK DATE:		04/09/2021										
8568 HOUSE OF GRAPHICS, INC												
2103008		03/03/2021		0421-1	244067	73.00		73.00	04/02/2021	INV	PD	PRINTING SERVICES
CHECK DATE:		04/09/2021										
2103009		03/22/2021		0421-2	244173	698.00		698.00	04/16/2021	INV	PD	COMMUNITY AWARD PLAQUE
CHECK DATE:		04/16/2021										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7819 HOUSEAL LAVIGNE ASSOCIATES, LLC						771.00						
5020	20200047	03/14/2021		0421-1	244068	2,660.00	2,660.00	04/02/2021	INV	PD		DOWNTOWN 3D IMMERSIVE
CHECK DATE:	04/09/2021											
5988 HR SIMPLIFIED												
69980		04/09/2021		0421-2	244174	179.29	179.29	04/16/2021	INV	PD		COBRA NOTIF. MAR 2021/
CHECK DATE:	04/16/2021											
12542 AKIKO HUSS												
24-01007		04/12/2021		0421-2	244175	70.00	70.00	04/16/2021	INV	PD		VEHICLE STICKER REFUND
CHECK DATE:	04/16/2021											
1546 ILLINOIS DEPT. OF AGRICULTURE												
115510		04/07/2021		0421-2	244176	60.00	60.00	04/16/2021	INV	PD		APPLICATORS LICENSE PE
CHECK DATE:	04/16/2021											
12335 ILLINOIS PHLEBOTOMY SERVICES												
1312		04/07/2021		0421-1	244069	425.00	425.00	04/07/2021	INV	PD		PHLEBOTOMY SERVICES 4-
CHECK DATE:	04/09/2021											
422 ILLINOIS SECRETARY OF STATE												
1HTWHAZR46J401258		04/06/2021		0421-1	244070	9.00	9.00	04/09/2021	INV	PD		1HTWHAZR46J401258 REPL
CHECK DATE:	04/09/2021											
11289 INTERSTATE POWER SYSTEMS, INC												
C042049342:01		03/17/2021		0421-1	244071	14.03	14.03	04/09/2021	INV	PD		PW #520 PARTS
CHECK DATE:	04/09/2021											
5573 J.G. UNIFORMS, INC.												
82907		03/22/2021		0421-2	244177	417.19	417.19	04/13/2021	INV	PD		WILKE VEST
CHECK DATE:	04/16/2021											
2760 J.W. TURF, INC.												
P38401		04/08/2021		0421-2	244178	446.12	446.12	04/08/2021	INV	PD		NOZZLE ROTATION KIT FO
CHECK DATE:	04/16/2021											
1127 JAMES J BENES AND ASSOCIATES, INC.												
1115.070-2		02/28/2021		0421-1	244072	957.74	957.74	04/02/2021	INV	PD		PROF. ENGIN. SERVICES
CHECK DATE:	04/09/2021											
1115.083		02/28/2021		0421-1	244072	1,006.24	1,006.24	04/02/2021	INV	PD		PROF. ENGIN. SERVICES
CHECK DATE:	04/09/2021											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6470 JOHN S NEENAN						1,963.98						
84372		03/26/2021		0421-2	244179	160.80	160.80	04/16/2021	INV	PD		MARKING PAINT
CHECK DATE: 04/16/2021												
8945 JOHN/PATRICIA KARNICK												
24-869		04/12/2021		0421-2	244180	19.00	19.00	04/16/2021	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 04/16/2021												
516 GREAT LAKES CONCRETE, LLC												
241875		03/17/2021		0421-2	244181	628.20	628.20	04/16/2021	INV	PD		N. PARK & S. LAMBERT S
CHECK DATE: 04/16/2021												
9522 KEITH/BONNIE KING												
23507		04/05/2021		0421-1	244073	1,230.00	1,230.00	04/09/2021	INV	PD		RETT REFUND #23507 - 8
CHECK DATE: 04/09/2021												
9751 KLF ENTERPRISES												
INV-033376	20210005	03/08/2021		0421-1	244074	5,903.85	5,903.85	04/09/2021	INV	PD		MATERIAL HAULING SERVI
CHECK DATE: 04/09/2021												
12524 RICHARD KOCUREK												
24-00240		04/05/2021		0421-1	244075	51.00	51.00	04/09/2021	INV	PD		REFUND FOR VEHICLE STI
CHECK DATE: 04/09/2021												
612 KONICA MINOLTA BUSINESS SOLUTIONS INC												
439154311		03/22/2021		0421-1	244076	226.00	226.00	04/09/2021	INV	PD		PD COPIER
CHECK DATE: 04/09/2021												
438895898		03/19/2021		0421-1	244076	445.00	445.00	04/09/2021	INV	PD		PW COPIER
CHECK DATE: 04/09/2021												
72016955		04/02/2021		0421-2	244182	203.00	203.00	04/16/2021	INV	PD		SENIOR CENTER COPIER
CHECK DATE: 04/16/2021												
						874.00						
8870 STEPHEN & MARJORIE KOVATCH												
115174		03/31/2021		0421-1	244077	19.00	19.00	04/09/2021	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 04/09/2021												
10932 L.E.A. DATA TECHNOLOGIES												
15-3382-08		04/06/2021		0421-1	244078	405.00	405.00	04/06/2021	INV	PD		UPGRADES TO 3 SOFTWARE
CHECK DATE: 04/09/2021												
12540 MIKE LANE												
115508		04/09/2021		0421-2	244183	535.00	535.00	04/16/2021	INV	PD		GREEN FEE REFUND

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2021												
546 LEN'S ACE HARDWARE, INC.												
99146/3		03/18/2021		0421-1	244079	71.96		71.96	04/09/2021	INV	PD	PROPANE FOR PATIO HEAT
CHECK DATE: 04/09/2021												
99226/3		03/25/2021		0421-1	244079	16.33		16.33	04/09/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 04/09/2021												
99276/3		03/30/2021		0421-1	244079	11.69		11.69	04/09/2021	INV	PD	FD #1B62 PARTS
CHECK DATE: 04/09/2021												
99062/3		03/12/2021		0421-2	244184	17.03		17.03	04/16/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 04/16/2021												
99260/3		03/29/2021		0421-2	244184	5.39		5.39	04/16/2021	INV	PD	MISC SUPPLIES STREETS
CHECK DATE: 04/16/2021												
99375/3		04/07/2021		0421-2	244184	37.32		37.32	04/08/2021	INV	PD	HOSE AND MISC PARTS FO
CHECK DATE: 04/16/2021												
99235/3		03/26/2021		0421-2	244184	12.31		12.31	04/08/2021	INV	PD	PARTS FOR KITCHEN SINK
CHECK DATE: 04/16/2021												
99299/3		03/31/2021		0421-2	244184	8.96		8.96	04/08/2021	INV	PD	CLUBHOUSE KEYS
CHECK DATE: 04/16/2021												
99199/3		03/23/2021		0421-2	244184	122.36		122.36	04/08/2021	INV	PD	EPOXY FOR FAIRWAY YARD
CHECK DATE: 04/16/2021												
						303.35						
12534 LOOP BELT INDUSTRIES												
238020		04/12/2021		0421-2	244185	20.98		20.98	04/16/2021	INV	PD	UB WATER REFUND - 161
CHECK DATE: 04/16/2021												
12537 MAGGIE HONIOTES/CASEY KURINEC												
232500		04/12/2021		0421-2	244186	150.00		150.00	04/16/2021	INV	PD	UB WATER REFUND - 220
CHECK DATE: 04/16/2021												
12343 MAJOR APPLIANCE SERVICES, INC.												
247572		03/25/2021		0421-1	244080	190.00		190.00	03/31/2021	INV	PD	MAINTAINANCE
CHECK DATE: 04/09/2021												
947572		03/27/2021		0421-2	244187	140.16		140.16	04/08/2021	INV	PD	MECH/MAINT
CHECK DATE: 04/16/2021												
						330.16						
10174 JUDY MCINERNEY												
22-5577		04/12/2021		0421-2	244188	25.00		25.00	04/16/2021	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/16/2021												
595 MENARDS, INC.												
64239		03/26/2021		0421-1	244081	3.99		3.99	04/09/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 04/09/2021												
596 METRO PARAMEDIC SERVICES, INC.												
21-101712		03/17/2021		0421-1	244082	34,962.82		34,962.82	04/02/2021	INV	PD	PARAMEDICS SERVICE FEE

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/09/2021												
966 WM. F. MEYER CO.												
S3992304.001		03/30/2021		0421-1	244083	407.44		407.44	04/09/2021	INV	PD	VALVES FOR METER HORNS
CHECK DATE: 04/09/2021												
11490 MIDWEST IMPORTS, LTD												
351899		03/29/2021		0421-1	244084	164.28		164.28	03/31/2021	INV	PD	FOOD - RESALE
CHECK DATE: 04/09/2021												
12539 MILLER, PATRICK / LEIGH												
127290		04/12/2021		0421-2	244189	7.53		7.53	04/16/2021	INV	PD	UB WATER REFUND - 907
CHECK DATE: 04/16/2021												
8205 MUNICIPAL GIS PARTNERS, INC												
5564	20210003	03/31/2021		0421-1	244085	8,674.25		8,674.25	04/09/2021	INV	PD	GIS CONSORTIUM SVC CON
CHECK DATE: 04/09/2021												
625 MUNICIPAL MARKING DIST., INC.												
31208		03/31/2021		0421-2	244190	115.81		115.81	04/16/2021	INV	PD	MARKING PAINT FOR TREE
CHECK DATE: 04/16/2021												
10966 MUNICIPAL CODE CORPORATION												
00355943		03/31/2021		0421-1	244086	436.89		436.89	04/09/2021	INV	PD	ELECTRONIC UPDATES
CHECK DATE: 04/09/2021												
635 NATIONAL ELEVATOR INSPECTION SVCS INC												
0419288		03/04/2021		0421-1	244087	360.00		360.00	04/02/2021	INV	PD	INSPECTION SERVICES
CHECK DATE: 04/09/2021												
0420051		03/10/2021		0421-1	244087	120.00		120.00	04/02/2021	INV	PD	INSPECTION SERVICES
CHECK DATE: 04/09/2021												
0421544		03/23/2021		0421-2	244191	295.00		295.00	04/09/2021	INV	PD	INSPECTIONS
CHECK DATE: 04/16/2021												
						775.00						
643 NEENAH FOUNDRY COMPANY												
406235		03/22/2021		0421-1	244088	368.00		368.00	04/09/2021	INV	PD	STORM INSTALL 629 N PA
CHECK DATE: 04/09/2021												
651 NORTHERN ILLINOIS GAS COMPANY												
05-47-62-1000 9 0421		03/30/2021		0421-2	244192	61.68		61.68	04/16/2021	INV	PD	05-47-62-1000 9 0421
CHECK DATE: 04/16/2021												
654 NORTHEAST MULTI-REG. TRAINING												
281580		03/22/2021		0421-1	244089	3,705.00		3,705.00	04/06/2021	INV	PD	YEARLY MEMBERSHIP FEES

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/09/2021												
655 NORTHERN ILLINOIS UNIVERSITY												
NIU-7		03/31/2021		0421-1	244090	1,120.00		1,120.00	04/09/2021	INV	PD	REIMBURSE. - E. BEBORA
CHECK DATE: 04/09/2021												
10032 JEREMY DEAN NICKELS												
15241		03/25/2021		0421-1	244091	216.00		216.00	04/03/2021	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
1458 OFFICE DEPOT, INC												
162095528001		03/18/2021		0421-1	244092	23.99		23.99	04/02/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/09/2021												
162084577001		03/15/2021		0421-1	244092	45.04		45.04	04/02/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/09/2021												
164287323001		03/29/2021		0421-2	244193	10.00		10.00	04/16/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/16/2021												
162244357001		03/29/2021		0421-2	244193	54.54		54.54	04/16/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/16/2021												
164262630001		03/29/2021		0421-2	244193	122.72		122.72	04/16/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/16/2021												
						256.29						
670 DAVID B COULTER												
21-038		04/01/2021		0421-2	244194	155.00		155.00	04/16/2021	INV	PD	PUBLIC WORKS TREE PRES
CHECK DATE: 04/16/2021												
2670 PACE SUBURBAN BUS												
589136		03/24/2021		0421-2	244195	1,160.77		1,160.77	04/16/2021	INV	PD	JAN 2021 LOCAL SHARE
CHECK DATE: 04/16/2021												
676 PACKEY WEBB FORD, INC.												
C82869		03/19/2021		0421-1	244093	199.95		199.95	04/09/2021	INV	PD	PW #206 PARTS
CHECK DATE: 04/09/2021												
10823 PEST MANAGEMENT SERVICES, INC												
35605		03/23/2021		0421-1	244094	349.00		349.00	04/09/2021	INV	PD	PEST CONTRAL MARCH 20
CHECK DATE: 04/09/2021												
737 RAILROAD MANAGEMENT CO., LLC												
436871		03/30/2021		0421-2	244196	553.64		553.64	04/16/2021	INV	PD	LICENSE FEES
CHECK DATE: 04/16/2021												
9750 RAPID TRANSPORT TOWING, INC												
3374		04/06/2021		0421-1	244095	316.00		316.00	04/07/2021	INV	PD	JEEP GRAND CHEROKEE 4-
CHECK DATE: 04/09/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3375		04/06/2021		0421-1	244095	353.00		353.00	04/07/2021	INV	PD	4-6-2021 2020 DODGE SC
CHECK DATE: 04/09/2021						669.00						
3353 GEORGE A. REICH												
5826		04/12/2021		0421-2	244197	25.00		25.00	04/16/2021	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/16/2021												
1254 REINDERS, INC.												
1871650		04/06/2021		0421-2	244198	3,809.48		3,809.48	04/08/2021	INV	PD	IIRIGATION SUPPLIES &
CHECK DATE: 04/16/2021												
12316 ROAR POSTAL SUPPLIES												
2021-390		02/24/2021		0421-2	244199	108.90		108.90	04/16/2021	INV	PD	SUPPLIES FOR POSTAGE M
CHECK DATE: 04/16/2021												
12518 ANDY ROYCE												
115194		03/31/2021		0421-1	244096	225.00		225.00	04/09/2021	INV	PD	PRIVATE PROP DRAINAGE
CHECK DATE: 04/09/2021												
765 RUSS'S PLUMBING & SEWER INC												
6469		03/25/2021		0421-1	244097	392.00		392.00	04/02/2021	INV	PD	SERVICE CALL FD #1
CHECK DATE: 04/09/2021												
6093 SCHAMBERGER BROTHERS, INC												
0000433366		03/26/2021		0421-1	244098	606.50		606.50	03/27/2021	INV	PD	BEVERAGE RESALE
CHECK DATE: 04/09/2021												
0000433451		04/01/2021		0421-1	244098	378.30		378.30	04/02/2021	INV	PD	BEVERAGE RESALE
CHECK DATE: 04/09/2021						984.80						
9718 SEBIS DIRECT INC												
31829		03/09/2021		0421-1	244099	876.61		876.61	04/09/2021	INV	PD	UB BILLING FEB 2021
CHECK DATE: 04/09/2021												
9358 DENNIS P SELVIG												
115265		03/31/2021		0421-1	244100	1,200.00		1,200.00	04/09/2021	INV	PD	PRE-EMPLOYMENT ASSESSM
CHECK DATE: 04/09/2021												
11340 SERVICE PRINTING CORPORATION												
31010		03/11/2021		0421-1	244101	3,653.00		3,653.00	04/02/2021	INV	PD	PRINTING SERVICES
CHECK DATE: 04/09/2021												
12511 DENNIS SHEEHAN												
12511		03/31/2021		0421-1	244102	500.00		500.00	04/09/2021	INV	PD	EVENT CANCELLATION

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/09/2021												
11768 SHI INTERNATIONAL												
B13268268		04/01/2021		0421-1	244103	1,860.00		1,860.00	04/09/2021	INV	PD	BACKUP SOFTWARE
CHECK DATE: 04/09/2021												
12517 SUSAN & MICHAEL SHUKIN												
115173		03/23/2021		0421-1	244104	17.00		17.00	04/09/2021	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/09/2021												
11943 SOLARWINDS ITSM US, INC												
IITSM105987		04/08/2021		0421-2	244200	335.08		335.08	04/16/2021	INV	PD	ADD'L HELPDESK LICENSE
CHECK DATE: 04/16/2021												
12512 SOUTHEAST LINEN ASSOCIATES, INC.												
1207431		04/02/2021		0421-1	244105	209.98		209.98	04/02/2021	INV	PD	LINENS
CHECK DATE: 04/09/2021												
S1072995		03/26/2021		0421-1	244105	23.40		23.40	04/02/2021	INV	PD	COOKS APRONS
CHECK DATE: 04/09/2021												
1206783		03/26/2021		0421-1	244105	186.58		186.58	04/02/2021	INV	PD	LINENS
CHECK DATE: 04/09/2021												
S1072966		03/26/2021		0421-1	244105	185.48		185.48	04/02/2021	INV	PD	LINENS
CHECK DATE: 04/09/2021												
						605.44						
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
3580112		04/01/2021		0421-1	244106	1,933.34		1,933.34	04/02/2021	INV	PD	WINE AND LIQUOR FOR RE
CHECK DATE: 04/09/2021												
3569635		03/25/2021		0421-1	244106	1,840.48		1,840.48	03/27/2021	INV	PD	BEVERAGE RESALE
CHECK DATE: 04/09/2021												
						3,773.82						
806 STANDARD EQUIPMENT COMPANY												
P27413		03/11/2021		0421-1	244107	87.18		87.18	04/09/2021	INV	PD	PW #249 PARTS
CHECK DATE: 04/09/2021												
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
3471918515		03/12/2021		0421-1	244108	59.67		59.67	04/02/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
3471918514		03/12/2021		0421-1	244108	35.94		35.94	04/02/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
3471851983		03/11/2021		0421-1	244108	59.18		59.18	04/02/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
3471716532		03/09/2021		0421-1	244108	15.00		15.00	04/02/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
3472335122		03/18/2021		0421-1	244108	18.58		18.58	04/02/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
3472391894		03/19/2021		0421-1	244108	238.40		238.40	04/02/2021	INV	PD	CLEANING SUPPLIES

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/09/2021												
3472391893		03/19/2021		0421-1	244108	35.94	35.94	04/02/2021	INV	PD		CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
						462.71						
9084 STATE INDUSTRIAL PRODUCTS CORPORATION												
901910924		03/19/2021		0421-1	244109	441.45	441.45	04/09/2021	INV	PD		CLEANING SUPPLIES
CHECK DATE: 04/09/2021												
7600 STUEVER & SONS, INC												
0334158		03/24/2021		0421-1	244110	160.00	160.00	03/27/2021	INV	PD		BEER LINE CLEANING
CHECK DATE: 04/09/2021												
5018 SUBURBAN LABORATORIES, INC.												
186882		03/31/2021		0421-2	244201	852.50	852.50	04/16/2021	INV	PD		LAB SERVICES
CHECK DATE: 04/16/2021												
835 SUPERIOR BEVERAGE CO.												
360037		04/02/2021		0421-1	244111	204.50	204.50	04/02/2021	INV	PD		BEER FOR RESALE
CHECK DATE: 04/09/2021												
10104 SUPREME LOBSTER CO												
7069336		04/02/2021		0421-1	244112	397.03	397.03	04/02/2021	INV	PD		FOOD - RESALE
CHECK DATE: 04/09/2021												
7073529		04/09/2021		0421-2	244202	161.15	161.15	04/10/2021	INV	PD		FOOD - RESALE
CHECK DATE: 04/16/2021												
7073367		04/09/2021		0421-2	244202	23.45	23.45	04/10/2021	INV	PD		FOOD - RESALE
CHECK DATE: 04/16/2021												
7074391		04/10/2021		0421-2	244202	73.42	73.42	04/10/2021	INV	PD		FOOD - RESALE
CHECK DATE: 04/16/2021												
						655.05						
5758 SWAHM												
SWAHM-148		04/01/2021		0421-1	27229	231,391.34	231,391.34	04/01/2021	DIR	PD		SWAHM INSURANCE PAYMEN
CHECK DATE: 04/01/2021												
865 ACUSHNET COMPANY												
910562957		03/24/2021		0421-1	244113	39.69	39.69	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
910518125		03/19/2021		0421-1	244113	149.45	149.45	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
910497287		03/17/2021		0421-1	244113	677.35	677.35	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
910485523		03/16/2021		0421-1	244113	448.79	448.79	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
910473544		03/15/2021		0421-1	244113	2,372.58	2,372.58	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12515 ZIVADINKA CICA TOMIC						3,687.86						
23531		03/31/2021		0421-1	244114	624.00	624.00	04/09/2021	INV	PD		RETT REFUND #23531 448
CHECK DATE: 04/09/2021												
870 TOUR EDGE GOLF MFG INC												
IN-01433094		03/26/2021		0421-1	244115	185.50	185.50	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
IN-01432617		03/26/2021		0421-1	244115	314.50	314.50	04/03/2021	INV	PD		RENTAL GOLF CLUBS
CHECK DATE: 04/09/2021												
IN-01432914		03/26/2021		0421-1	244115	395.42	395.42	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021						895.42						
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC												
258788-202103-1		04/01/2021		0421-1	244116	224.00	224.00	04/06/2021	INV	PD		MARCH SERVICES
CHECK DATE: 04/09/2021												
10845 TRAVISMATHEW LLC												
90196259		03/26/2021		0421-1	244117	960.81	960.81	04/03/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 04/09/2021												
9689 U.S. FIRE & SAFETY EQUIPMENT CO												
508808		03/26/2021		0421-1	244118	130.00	130.00	04/02/2021	INV	PD		SERVICE CALL
CHECK DATE: 04/09/2021												
11819 UNIFIRST CORPORATION												
061 1354229		03/05/2021		0421-1	244119	45.00	45.00	04/09/2021	INV	PD		TOWEL AND MAT SERVICE
CHECK DATE: 04/09/2021												
061 1355931		03/12/2021		0421-1	244119	45.00	45.00	04/09/2021	INV	PD		MAT & TOWEL SERVICE
CHECK DATE: 04/09/2021												
061 1357539		03/19/2021		0421-1	244119	45.00	45.00	04/09/2021	INV	PD		MAT & TOWEL SERVICE
CHECK DATE: 04/09/2021												
061 1359204		03/26/2021		0421-1	244119	89.10	89.10	04/09/2021	INV	PD		MAT & TOWEL SERICES
CHECK DATE: 04/09/2021						224.10						
886 U.S. VENTURE, INC												
5280689		03/16/2021		0421-1	244120	152.38	152.38	04/09/2021	INV	PD		PW #20-216 PARTS
CHECK DATE: 04/09/2021												
884 U.S. FOODSERVICE, INC.												
771916		03/29/2021		0421-1	244121	4,294.67	4,294.67	03/29/2021	INV	PD		FOOD - RESALE, DRY GOO
CHECK DATE: 04/09/2021												
996405		04/05/2021		0421-2	244203	3,314.08	3,314.08	04/07/2021	INV	PD		FOOD - RESALE, SUPPLIE
CHECK DATE: 04/16/2021												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2950070		04/06/2021		0421-2	244203	-193.74	-193.74	04/06/2021	CRM	PD		FOOD - RESALE
CHECK DATE:	04/16/2021											
1010482		04/05/2021		0421-2	244203	330.42	330.42	04/06/2021	INV	PD		FOOD - RESALE
CHECK DATE:	04/16/2021											
1146007		04/09/2021		0421-2	244203	2,734.06	2,734.06	04/10/2021	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE:	04/16/2021											
						10,479.49						
919 VILLA PARK ELECTRICAL SUPPLY CO, INC												
196436-00		03/02/2021		0421-1	244122	54.62	54.62	04/09/2021	INV	PD		RECYCLE FEE
CHECK DATE:	04/09/2021											
196432-00		03/02/2021		0421-1	244122	9.95	9.95	04/09/2021	INV	PD		OPERATING SUPPLIES FD
CHECK DATE:	04/09/2021											
196433-00		03/02/2021		0421-1	244122	62.12	62.12	04/09/2021	INV	PD		OPERATING SUPPLIES
CHECK DATE:	04/09/2021											
196186-00		02/25/2021		0421-1	244122	252.50	252.50	04/09/2021	INV	PD		OPERATING SUPPLIES
CHECK DATE:	04/09/2021											
						379.19						
921 VILLAGE LINKS RESERVE 22												
800018 032521		03/25/2021		0421-2	244204	902.40	902.40	04/16/2021	INV	PD		LUNCH FOR COVID CLINIC
CHECK DATE:	04/16/2021											
11077 WINEBOW, INC												
IL0749300		03/25/2021		0421-1	244123	444.00	444.00	03/27/2021	INV	PD		BEVERAGE RESALE
CHECK DATE:	04/09/2021											
12531 VIRTRA, INC												
210076		03/31/2021		0421-2	244205	1,672.66	1,672.66	04/13/2021	INV	PD		RENTAL OF VIRTRA MACHI
CHECK DATE:	04/16/2021											
12514 KAY WAHLGREN												
23368		03/21/2021		0421-1	244124	1,593.00	1,593.00	04/09/2021	INV	PD		RETT REFUND #23368 675
CHECK DATE:	04/09/2021											
9120 ENFORCEMENT VIDEO, LLC												
ACCINV0029801		03/17/2021		0421-1	244125	397.00	397.00	04/06/2021	INV	PD		ANTENNA/MICROPHONE
CHECK DATE:	04/09/2021											
935 WATER RESOURCES INC.												
34477		01/12/2021		0421-1	244126	5,408.00	5,408.00	04/09/2021	INV	PD		OPERATING SUPPLIES
CHECK DATE:	04/09/2021											
34636		03/29/2021		0421-2	244206	12,010.00	12,010.00	04/16/2021	INV	PD		NEW AND REPLACEMENT ME
CHECK DATE:	04/16/2021											
						17,418.00						
948 WEST PUBLISHING CORPORATION												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
844083687		04/01/2021		0421-2	244207	389.30	389.30	04/16/2021	INV	PD	WEST	INFO CHGS 3-01-21
CHECK DATE: 04/16/2021												
6366 TLP VETERINARY SERVICES												
447079		04/07/2021		0421-1	244127	262.21	262.21	04/07/2021	INV	PD	BOARDING	
CHECK DATE: 04/09/2021												
7711 WINDY CITY DISTRIBUTION COMPANY												
497252		04/01/2021		0421-1	244128	671.73	671.73	04/02/2021	INV	PD	BEER FOR RESALE	
CHECK DATE: 04/09/2021												
8565 WIDEOPENWEST FINANCE LLC												
015278038 0321		03/24/2021		0421-1	244129	65.99	65.99	04/06/2021	INV	PD	MONTHLY INT CHARGES	
CHECK DATE: 04/09/2021												
12529 ERIC YABUSH												
20191702		04/07/2021		0421-2	244208	1,000.00	1,000.00	04/16/2021	INV	PD	RESTOR. DEP - 530 ANTH	
CHECK DATE: 04/16/2021												
7060 JOHN ALBERT GARZA												
11118		04/13/2021		0421-2	244209	253.00	253.00	04/13/2021	INV	PD	LANYARDS	
CHECK DATE: 04/16/2021												
						253.00						
297 INVOICES						1,110,047.10						

** END OF REPORT - Generated by Christina Coyle **



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

Meeting 4/26/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
1085)**

DOC ID: 2021-1085

March 22, 2021 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Review and approve the attached minutes.

Attachments:

1. 03222021 Village Board Meeting Minutes - Revised



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday March 22, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, Acting President Fasules and Trustees Christiansen, Enright (arrived at 7:05 p.m.), Pryde, Senak and Thompson answered "Present".

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

D. Audience Participation

1. Erica Nelson, Glen Ellyn resident, spoke regarding the need for a Mental Health Board at the Milton Township and spoke regarding the mental health needs of the community.

E. Village Clerk Recognition

1. The Police Department received a letter from Ellen Melka expressing her appreciation for the plaque received commemorating her continuous support to the Glen Ellyn Police Department.

F. Presentation

1. Executive Director Carol White of the Alliance of Downtown Glen Ellyn will present a quarterly report to the Village Board.

Executive Director Carol White gave a presentation regarding the Alliance of Downtown Glen Ellyn. Executive Director Carol White discussed a 2020 summary, COVID-19 initiatives, financial summary and 2021 events, promotions and goals.

2. Board President Kim Reed of the Glen Ellyn Youth and Family Counseling Services will present an update to the Village Board.

President Kim Reed gave a presentation regarding the Glen Ellyn Youth and Family Counseling Services. President Kim Reed discussed service information, COVID-19 impacts and response as well as future plans and goals.

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

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

Motion to approve the following items including Payroll and Vouchers totaling \$2,548,377.90. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Christiansen)

1. Total Expenditure (Payroll and Vouchers) - \$2,548,377.90
2. February 16, 2021 Village Board Workshop Meeting Minutes
3. February 22, 2021 Village Board Meeting Minutes
4. March 8, 2021 Village Board Meeting Minutes

Trustee Thompson noted he sent a minor change for the March 8, 2021 Village Board Meeting Minutes to the Village Clerk and Village Manager. It was confirmed the minutes will be updated to reflect Trustee Thompson's changes.

5. Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Commissioner, Karin Daly, for a Term Ending May 31, 2024 and Appointment of Environmental Commissioner, Barbara Kwiatkowsky, for a Term Ending May 31, 2024
6. Ordinance No. 6858, An Ordinance Approving Three Zoning Variations from Certain Setback and Alteration Requirements for an Addition on the Property Located at 419 Hill Avenue (Community Development Director Springer)
7. Ordinance No. 6859, An Ordinance Extending the Expiration Date of Ordinance No. 6686 which Granted a Special Use Permit to Allow a Height Extension of the Existing Cellular Tower Located on a Portion of the Glenbard Wastewater Treatment Facility at 945 Bemis Road (Community Development Director Springer)

Trustee Senak asked if this extension has any impact on 5G in Glen Ellyn. Community Development Director Springer confirmed it does not and the two items are not related.

8. Resolution 21-05, A Resolution Authorizing Adoption of the 2021 Official Zoning District Map of the Village of Glen Ellyn, DuPage County, Illinois (Community Development Director Springer)

Trustee Senak asked if the proposed changes to the Zoning Map have any effect of the Zoning Code. Community Development Director Springer confirmed it does not.

9. Resolution 21-06, A Resolution of the Village of Glen Ellyn Authorizing Withdrawal from Membership in a Sub-Pool and Authorizing a Petition for Full Membership in and the terms of Membership with the Intergovernmental Personnel Benefit Cooperative (Finance Director Coyle)

Trustee Senak asked what the advantages are in regards to becoming a full member. Finance Director Coyle stated becoming a full member will increase the weight of the Village's vote to the Board of Directors. Finance Director Coyle stated there will be no budget changes.

Trustee Senak asked if this allows the Village to have more of a say in regards to cost of services. Finance Director stated with the proposed change, the Village will have our own vote instead of being a part of the sub-pool's vote.

10. Amend the motion made at the February 22, 2021, Village Board meeting regarding 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 to name Garland/DBS, Inc. of Cleveland, Ohio as the Contractor for project (Finance Director Coyle)
11. Authorize the Village Manager to Execute an Agreement with House of Doors of Brookfield, Illinois, to Complete the Removal and Replacement of Seven Overhead Doors at the Reno Center for an Amount not-to-exceed \$73,400, to be Expensed to the Facilities Maintenance Reserve Fund (Public Works Director Hansen)
12. Authorize the Village Manager to Execute an Agreement with BP&T for the Removal, Replacement and Repair of Metal Exterior Wall Panels for the Reno Center in the amount of \$29,000 and Painting in the amount of \$8800, including a \$5,000 contingency for additional work, to be expensed to the Facilities Maintenance Reserve Fund (Public Works Director Hansen)

Trustee Senak asked if this project was put out to bid. Public Works Director Hansen confirmed this.

H. Public Hearing for the Contract for Sale of Two Lots Adjacent to Lambert Road and Vacation of a Portion of the Kenilworth Right-of-Way (Presented by Village Attorney Mathews) (Trustee Pryde)

1. Motion to Open a Public Hearing regarding a Contract for Sale of Two Lots Adjacent to Lambert Road and Vacation of a Portion of the Kenilworth Right-of-Way

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

2. Motion to Close a Public Hearing regarding a Contract for Sale of Two Lots Adjacent to Lambert Road and Vacation of a Portion of the Kenilworth Right-of-Way

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

3. Motion to Approve an Ordinance No. 6860, An Ordinance Authorizing the Village to Enter a Contract for the Sale of Two Lots Adjacent to Lambert Road and Vacation of a Portion of the Kenilworth Ave. Right-of-Way, to GWG Realty, LLC, 300 Roosevelt Road, Glen Ellyn, Illinois

Village Attorney Mathews provided a presentation regarding the project background and information on the proposed Ordinance.

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

I. Central Business District Streetscape Project (Presented by Senior Civil Engineer Topor) (Trustee Thompson)

1. Motion to Approve Ordinance No. 6861, An Ordinance Adopting the Central Business District Streetscape Design Concept and Streetscape Elements Plan for the Village of Glen Ellyn, Illinois

Senior Civil Engineer Topor spoke regarding the project history, project concept, proposed layouts, schedule and cost estimate.

Finance Director Coyle spoke regarding project funding, bonds and debt service payback. Finance Director Coyle answered questions regarding the potential changes to the levy and TIF Fund.

Trustee Senak asked if the Streetscape project will result in a property tax increase for Village residents. Finance Director Coyle confirmed it would not.

Trustee Senak asked for Chief Norton's input on the reduction of parking spaces and any public safety concerns regarding the proposed bump outs. Chief Norton stated it is never ideal to reduce parking spaces in the downtown area. Police Chief Norton also noted some of the bump outs may create traffic flow issues, especially when the train gates are down. Police Chief Norton did note he will continue to work with Public Works staff regarding these changes.

Village Manager Franz did note while bump outs may create a traffic flow issue, it improves safety for pedestrians. Village Manager Franz stated all decision have been discussed by staff, the Capital Improvements Commission and Village Board.

Professional Engineer Daubert stated the reduction in parking spaces is partially due to the lack of current ADA complaint spaces. Professional Engineer Daubert noted all individuals involved in this project have been trying to balance pedestrian and vehicular safety.

Village Manager Franz stated staff has had many opportunities to discuss safety concerns and will continue to do so.

Acting Village President Fasules noted there is still time to discuss and resolve any concerns.

Trustee Senak asked if the cost estimate will continue to increase as the project moves forward. Senior Civil Engineer Topor reminded the Village Board the proposed cost is an estimate, and could change. Senior Civil Engineer Topor stated staff feels comfortable with the estimate and they have included contingencies in the estimate.

Trustee Thompson stated he is ready to stand by the project and approve the proposed Ordinance. Trustee Thompson stated the Village, Capital Improvements Commission and CiviTech have done a lot of great work for this project.

Trustee Christiansen stated she agrees with Trustee Thompson and stated she is ready to move forward with approving this Ordinance.

Trustee Pryde stated he is in favor of this project and Ordinance.

Trustee Senak stated he is in favor of moving forward with the project. Trustee Senak stated he would like to see staff to continue to reduce costs, where possible, as the project moves forward.

Trustee Enright stated he would rather see a smaller scope for the project. Trustee Enright stated he appreciates all the work done on this project, but is not in support due to the high cost.

Acting President Fasules stated he is in favor of moving forward with this project. Acting President Fasules did note this project is very expensive, but staff and the Village Board will continue to monitor the cost as bids are received.

RESULT:	APPROVED [5 TO 1]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Christiansen, Fasules, Pryde, Senak, Thompson
Nays:	Enright

J. Reminders

1. A Village Board Meeting is scheduled for Monday, April 12, 2021 at 7:00 p.m.

2. A Village Board Workshop is scheduled for Monday, April 19, 2021 at 7:00 p.m.

K. Other Business

Acting President Fasules thanked staff for all their time and effort.

L. Motion to Adjourn

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin, Village Clerk



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

Meeting 4/26/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
1086)**

DOC ID: 2021-1086

April 12, 2021 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Review and approve the attached minutes.

Attachments:

1. 04122021 Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday April 12, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

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

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Interim Public Works Director Buckley, Community Development Director Springer, Professional Engineer Daubert and Equipment Services Supervisor Frasco.

D. Audience Participation

None.

E. Village Clerk Recognition

1. The Village Clerk will read a proclamation in recognition of Arbor Day 2021.

2. The Village of Glen Ellyn has been recognized as a 2020 Tree City USA recipient. The Village of Glen Ellyn has received this recognition for the past 37 years.

Assistant Public Works Director Buckley provided a background on the Tree City USA award and thanked Administrative Assistant Kathryn Horn for her assistance with obtaining the Tree City USA recognition each year.

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

Consent Agenda Item #2 (March 22, 2021 Village Board Meeting Minutes) has been pulled from this agenda and will be brought back to the Village Board on April 26, 2021.

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

Motion to approve the following items including Payroll and Vouchers totaling \$1,773,748.14. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Pryde)

1. Total Expenditure (Payroll and Vouchers) - \$1,773,748.14

Trustee Senak asked what the refund to College of DuPage is. Finance Director Coyle stated the College of DuPage submitted a deposit for the Civic Center renovations and this is the return of the remainder of their deposit.

Trustee Senak asked what the developer donations are. Finance Director Coyle stated the developer donations are collected by the Village when there is a new property added to the Village. Finance Director Coyle stated the Village collects the money and they pays the other taxing districts.

Trustee Senak asked why there was a need to purchase emergency rock salt when the Village has a salt storage facility. Assistant Public Works Director Buckley stated the Village has both a regular and emergency salt contract. Public Works Director Buckley stated at the start of the winter there were 1,100 tons of salt; during the winter 800 tons were used leaving only 300 tons.

Trustee Senak asked what the payments to Day, Roberts & Morris are for. Village Attorney Mathews stated the majority of the payments are fore litigation costs, which is then reimbursed by the developer. Village Attorney Mathews did note Day, Roberts & Morris is also used for other Village needs.

Trustee Senak asked if the developer has been reimbursing the Village for these fees. Village Manager Franz stated the developed have reimbursed all fees requested by the Village.

3. Approval the Annual Contribution to Glen Ellyn Youth and Family Counseling Services in the amount of \$85,000, to be Expensed to the General Fund (Police Chief Norton)
4. Ordinance No. 6862-VC, An Ordinance to Amend Section 9-2-12 (A)11 (Municipal Permit Only Parking Lots) and Section 9-2-12 (E)1 (Municipal Permit Only Parking Lots) and Section 9-5-13 (Schedule M; Handicapped Person Parking Locations) and 9-5-19 (Schedule S; Customer Parking Only_ and to Add Section 9-5-21 (Schedule U; Civic Center Parking Garage Restrictions) of the Village Code of the Village of Glen Ellyn, Illinois (Village Attorney Mathews and Police Chief Norton)

Trustee Enright asked if resident can park overnight in the Civic Center Parking Garage. Finance Director Coyle confirmed with an overnight parking permit they will be allowed to park overnight.

5. Ordinance No. 6863-VC, An Ordinance to Amend Chapter Two (Stopping, Standing Parking) of Title Nine (Traffic) of the Village Code of the Glen Ellyn, Illinois, to Institute and Overnight Parking Permit (Finance Director Coyle)

Trustee Senak stated the proposed Ordinance should include free parking for customers of businesses on Friday evenings, Saturday and Sundays. Trustee Senak stated he is concerned about the parking restrictions for customer parking.

Village Attorney Mathews stated that is how the Ordinance is written, but it can be rewritten to clarify any confusion regarding customer parking. Village Attorney Mathews stated Section 9-5-21. Schedule U; Civic Center Parking Garage Restrictions Ground Level will be updated to read "...Free public parking after 3 p.m. on weekdays and on weekends..."

6. Ordinance No. 6864, An Ordinance Approving Two Zoning Variations from Certain Setback Requirements for an Addition on the Property Located at 301 Abbotsford Court (Community Development Director Springer)
7. Ordinance No. 6865, An Ordinance Approving Two Zoning Variations from the Side Yard Setback Requirement for Additions on the Property Located at 168 Crest Road (Community Development Director Springer)
8. Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, to Adopt the Competitive Bidding Procedures of the Suburban Purchasing Coop in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of Two (2) 2021 Ford Police Utility Vehicles from Currie Motors Inc. of Frankfort, Illinois, in the Amount of \$81,670 and One (1) 2021 Ford Expedition from Kunes Country Ford of Antioch, Illinois, in the Amount of \$40,433, to be Expensed to the Equipment Services Fund (Assistant Public Works Director Buckley)
9. Declare Certain Vehicles/Equipment Surplus and Approve the Disposal of these Village Vehicles/Equipment through a Public On-Line Auction of Used as a Trade-In towards the Purchase of New Equipment (Assistant Public Works Director Buckley)

G. 695 Oak Street Zoning Variations (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6866, An Ordinance Approving a Zoning Variation from the Maximum Permitted Lot Coverage Requirement for an Addition on the Property Located at 695 Oak Street.

Community Development Director Springer provided an overview of the requested variations.

Phil and Kris Fontanarosa, property owners of 695 Oak Street, presented information regarding the requested variations. Mr. Fontanarosa stated the home is unique as it is located on a narrow lot and has a narrow living space. Mr. Fontanarosa stated the odd garage location impacts the first floor living space. Mr. Fontanarosa stated the project was designed with a minimum increase to the Lot Coverage Ratio and is consistent with other variations approved by the Village Board. Mr. Fontanarosa stated 13 neighbors have signed a petition of support of the project.

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

H. Pennsylvania Avenue Improvement Project (Presented by Professional Engineer Daubert) (Trustee Thompson)

Professional Engineer Daubert gave a presentation on the Pennsylvania Avenue improvement project.

Trustee Christiansen stated she is in favor of the project and thanked Professional Engineer Daubert for keeping the costs down for this improvement.

Trustee Enright asked if any other streetscape improvements will be needed after this project. Professional Engineer Daubert stated the majority of the work will be completed with this project, but noted minor work will need to be completed in this area with the Streetscape Project.

Trustee Senak noted the final plans have not been submitted for this project. Trustee Senak asked if staff has seen final plans. Professional Engineer Daubert stated he has been working with the project architect and Village staff regarding the final plans. Professional Engineer Daubert stated final plans have been submitted and are being reviewed by Community Development staff. Community Development Director Springer also noted the Village Board has approved the exterior appearance for this project.

Trustee Senak asked how the Village Board approved the exterior appearance without the final architectural plans. Trustee Pryde stated the Village Board approved concept plans and Village staff will review the final plans to make sure they are aligned with what was approved by the Village Board.

Trustee Senak asked if this project qualifies for the Village's exterior award program. Village Manager Franz stated it does qualify and A Toda Madre is applying for an exterior and interior award.

Trustee Thompson asked when the final plans will be available to the Village Board. Community Development Director Springer stated she will provide the final plans to the Board.

1. Motion to Authorize the Village Manager to Execute a Construction Contract for the Pennsylvania Avenue Improvement Project to John Neri Construction Co., Inc. of Addison, Illinois in the Amount of \$252,502, to be Expensed to the Capital Projects and Water & Sewer Funds

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

2. Motion to Authorize the Village Manager to Execute a Construction Engineering Services Agreement with Civiltech Engineering, Inc. of Itasca, Illinois in the Not-to-Exceed amount of \$36,297, to be Expensed to the Capital Projects and Water & Sewer Funds

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

I. Village President Duties (Presented by Village Attorney Mathews) (Acting President Fasules)

1. Motion to Approve Ordinance No. 6867-VC, An Ordinance to Amend the Glen Ellyn Municipal Code Chapter 5 of Title 1, Section 1-5-3 (Village President Duties)

Acting President Fasules stated in his current role, he reviewed the Village Code Section related to Village President Duties. Acting President Fasules stated the changes made were to make the Village Code more in line with the Illinois State Statutes.

Village Attorney Mathews noted the proposed changes do not increase the power of the Village President, but clarifies the powers.

Trustee Thompson asked how the proposed veto power works and asked if it is an absolute veto power. Village Attorney Mathews stated the Village President does not have absolute veto power. Village Attorney Mathews stated if desired, the Village President would write to the Village Board to request to veto their previous vote. At this time, the Village Board would vote to accept or deny the Village President's veto request; the Village Board has the final say.

Trustee Thompson asked if in the future, if the Village Board wanted to remove the veto powers from the Village President, if they could. Village Attorney Mathews stated he will look into that and let Trustee Thompson know.

Trustee Thompson stated he is not in favor of this Ordinance at this time, and would like the additional information from Village Attorney Mathews regarding veto powers prior to voting yes.

RESULT:	APPROVED [5 TO 1]
MOVER:	Gary Fasules, Acting Village President
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak
NAYS:	Thompson

J. Reminders

1. A Village Board Workshop is scheduled for Monday, April 19, 2021 at 7:00 p.m.
2. A Village Board Meeting is scheduled for Monday, April 26, 2021 at 7:00 p.m.

K. Other Business

Village Manager Franz stated the swearing in of newly Elected Officials will be held at the May 10, 2021 Village Board meeting.

Village Clerk Chereskin asked if the current Village Board will have the opportunity to review the Executive Session Minutes before their term is up. Village Manager Franz stated an Executive Session Minute Review will be held in Executive Session on April 26, 2021.

Trustee Senak stated he has been asked who he will be appointing to fill his vacant Trustee position when he takes office as Village President in May. Trustee Senak stated the Village Board as a whole will have the opportunity to nominate and vote for the Trustee position.

Trustee Thompson thanked Village staff, Library staff and Park District staff for hosting a successful COVID-19 vaccine clinic.

Acting President Fasules thanked Village staff for their time and efforts. Acting President Fasules provided a COVID-19 update and encouraged residents to wear masks and social distance to help keep everyone safe.

L. Motion to Adjourn

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin, Village Clerk



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

Meeting 4/26/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Appointment
Prepared By:

AGENDA ITEM (ID # 2020-738)

DOC ID: 2020-738

Designate Trustee Christiansen as Village President Pro-Tem for the Four Month Period from May through August 2021

Statement of the Issue:

The current appointment for President Pro-Tem is set to expire on April 30, 2021.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Designate Trustee Christiansen as Village President Pro-Tem for the Four Month Period from May through August 2021.

Attachments:



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

Meeting 4/26/2021 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 Board of Fire and Police Commissioner, Diana Martinez, for a Term Ending May 31, 2024

Statement of the Issue:

The Board of Fire and Police Commissioners currently has one vacancy to fill.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Approve the Recommendation of Acting Village President Fasules for the Appointment of Board of Fire and Police Commissioner, Diana Martinez, for a Term Ending May 31, 2024

Attachments:



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

Meeting 4/26/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Award
Prepared By:

AGENDA ITEM (ID # 2021-1077)

DOC ID: 2021-1077

Approve a Façade Improvement Award in the Amount of \$30,000 for A Toda Madre at 499 N. Main Street, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Statement of the Issue:

A Toda Madre, 499 N. Main Street, opened in 2015 and has been a successful contributor to Glen Ellyn's robust restaurant community and a strong anchor to the north side of downtown. Since A Toda Madre first looked at this location in 2014, staff has discussed with the company's CFO, Mr. Patrick Neary, about increasing outdoor dining and exterior improvements to the façade. With the streetscape work commencing on the corner of Main Street and Pennsylvania Avenue, Mr. Neary will now be moving forward with façade improvements. The Village Board approved the exterior appearance changes during the regular September 14, 2021 Village Board meeting.

The Village Board has supported the businesses growth with previous interior improvement awards. During the August 11, 2014 Village Board meeting, the Board approved an interior award for \$10,000 for plumbing, electrical and subflooring improvements in order to open the restaurant. In 2018, the Village Board approved a \$7,500 interior award for American Disabilities Act (ADA) requirements for the restrooms. At the time of the original improvements in 2014, the restroom improvements were not identified as needing updating because there was a restaurant previously in the space. This is the first façade improvement request from the applicant.

Analysis:

Award Background

The Façade Improvement Award Program was created to facilitate the private sector in making façade improvements that benefit the overall quality and vitality of the Village's commercial districts. Approved projects are eligible for up to a maximum of \$30,000 per award for façade

improvements based on the following award scale per program:

Investments			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$ 1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$ 10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$ 12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$ 13,750.00
\$ 30,000.00	up to	\$ 32,499.00	\$ 15,000.00
\$ 32,500.00	up to	\$ 34,999.00	\$ 16,250.00
\$ 35,000.00	up to	\$ 37,499.00	\$ 17,500.00
\$ 37,500.00	up to	\$ 39,999.00	\$ 18,750.00
\$ 40,000.00	up to	\$ 42,499.00	\$ 20,000.00
\$ 42,500.00	up to	\$ 44,999.00	\$ 21,250.00
\$ 45,000.00	up to	\$ 47,499.00	\$ 22,500.00
\$ 47,500.00	up to	\$ 49,999.00	\$ 23,750.00
\$ 50,000.00	up to	\$ 52,499.00	\$ 25,000.00
\$ 52,500.00	up to	\$ 54,999.00	\$ 26,250.00
\$ 55,000.00	up to	\$ 57,499.00	\$ 27,500.00
\$ 57,500.00	up to	\$ 59,999.00	\$ 28,750.00

\$ 60,000.00	up to	+	\$ 30,000.00
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The Village Board approved \$125,000 for the downtown award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) from the Downtown TIF, \$15,000 for Roosevelt Road and Historic Stacy's Corners commercial district from the General Fund for Façade Awards and \$15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2021 annual budget.

Four (4) other award have been approved for downtown businesses by the Village Board totaling \$46,750, from the 2021 budget. There are \$78,250 funds remaining for downtown projects and \$30,000 available in the Roosevelt Road façade award program in the 2021 Budget.

Façade Improvement Award Issues

The Village of Glen Ellyn recognizes the positive impact that individual façade improvements can have on the overall appearance, quality and vitality of the Village's commercial districts. The Retail Façade Improvement Awards were created to encourage the private sector in making these desired exterior improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible costs outlined/identified in the application:

Façade Improvement Award	
Concrete Flatwork: exterior concrete wall repair	\$4,400
Masonry: remove and replace existing limestone sill at existing entry door	\$2,000
Metal: furnish and install steel beams and columns for operable folding storefront and canopy	
Wood & Plastics: furnish and install interior and exterior trim & rooftop screening	\$18,700
Thermal protection: insulation, siding, membrane for canopy	\$33,145
Doors & windows	\$46,712
Total eligible award	\$104,957

The façade improvement requested is consistent with the intent of the Award program.

Strategic Plan Initiative

Strategic Issue II: BUSINESS. Engage in proactive economic development to attract and retain key

businesses downtown and other commercial corridors to achieve a thriving business community. Supporting the improvements to 499 N. Main Street, allows the business owner to update necessary improvements to allow them to continue to serve the Glen Ellyn community.

Budget Impact:

Staff is requesting the \$30,000 be allocated from the Downtown TIF Fund.

Action Requested:

The Village Board may approve the request for a \$30,000 Façade Improvement Award to A Toda Madre, approve a different Award amount, or choose to deny the request.

Attachments:

1. Award Budget Summary 04-15-21
2. 2021 Facade Application A Toda Madre

[illegible]

Per Above	76,750.00	\$	46,750.00	\$	29,250.00
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Total Available	155,000.00
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Funds Available	78,250.00
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*\$125,000 for downtown projects funded by TIF

**** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards**

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

	BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2020 - \$155,000 Total Funds Available									
*	Marinella's	Entela Ilo	548 Duane Street	Façade	9/3/2019	2/24/2020	\$ 15,000.00	\$ 15,000.00	
**	Wendy's	Wenzak, Inc.	305 Roosevelt Road	Façade	5/14/2020	5/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	8/18/2020	8/24/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Fire	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	9/23/2020	10/12/2020	\$ 17,500.00	\$ 17,500.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Fire	9/23/2020	10/12/2020	\$ 7,500.00	\$ 7,500.00	
**	Glen Ellyn BP/Trio	Graham Enterprises	339 Roosevelt Road	Façade	10/19/2020	10/26/2020	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
**	Los Burritos Tapatios	Los Burritos Tapatios	484 Roosevelt Road	Façade	12/9/2020	12/14/2020	\$ 30,000.00	\$ 30,000.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Interior	12/8/2020	12/14/2020	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Façade	12/8/2020	12/14/2020	\$ 1,000.00	\$ 1,000.00	

Per Above	203,500.00	\$ 203,500.00	\$ 132,500.00
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Total Available	155,000.00
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Funds Available	(48,500.00)
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*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Current digital photos of all building facades visible from the public right of way which will receive improvements
- A schematic drawing with enough detail to depict the proposed improvements (SEE PERMIT REQUESTS)
- Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
- Consent from the building owner for proposed improvements, by signature on the attached form
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative as outlined below:
 - Description of proposed facade work including information about the proposed building materials and methodology for proposed changes.
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or Village.
 - Credentials and experience of business owner.
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

BUSINESS OWNER INFORMATION:

Business Owner Name: BLEN TRUCHA GROUP, LLC
416 W. STATE ST, GENEVA, IL 60134
Home Address: C/O PATRICK NEARY - CHIEF FINANCIAL OFFICER
Business Name: A TODA MADRE, LLC
Business Address: 499 N. MAIN ST, GLEN ELLYN, IL 60137
Business Phone: (630) 474-0969 Fax: _____
Home Phone: (630) 918-0810 Email: PATRICK@BIENTRUCHAGROUP.COM

If tenant, what is the expiration date of your current lease? APRIL 30, 2024
(WITH ANOTHER 5 YR OPTION)

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: MAIN STREET VENTURE PARTNERSHIP, LLC

Property Owner Address: 499 N. MAIN ST, GLEN ELLYN, IL 60137
(JOHN ROSCH)

Property Owner Phone: (630) 858-9560 Property Owner Fax: _____

Property Owner E-mail: GROUPSHOT@GMAIL.COM

DESCRIPTION OF PROPOSED IMPROVEMENTS

- ✓ EXTERIOR RENOVATION INCLUDING SIDING, MASONRY
WORK AND PAINTING
- ✓ MOVING ENTRYWAY TO PENNSYLVANIA AND INSTALLATION
OF STOREFRONT WINDOWS/DOORWAY
- ✓ INSTALLATION OF OPERABLE WINDOWS ON MAIN STREET
- ✓ UPDATED SIGNAGE AND LIGHTING
- ✓ ROOF SCREEN TO COMPLY WITH CODES

ITEMIZED ACTIVITY DESCRIPTION

COST

SEE ATTACHED CONTRACTOR STATEMENT \$ 216,161

TOTAL PROJECT COST:

\$ 216,161

AMOUNT OF AWARD REQUESTED:

\$30,000

PROJECT: A Toda Madre Renovation (Phase 1)

499 N Main Street

Glen Ellyn, IL 60137

Anticipated Schedule: 4 weeks

BID DATE: 12/16/2020

ARCHITECT: torch

PLAN DATE: 11/10/2020

SQ FT: 6,583

DIV.	DESCRIPTION	COST	COST/SF
DIVISION 1 - PROJECT REQUIREMENTS			
1	CLEAN-UP: Maintain clean and safe site conditions; Includes final clean	\$ 750.00	\$ 0.11
	MATERIAL & EQUIPMENT: Floor protection, dust protection, etc.	\$ 1,500.00	\$ 0.23
	INDIRECT COSTS: Office support (Accounting, PE, Admin, etc.), IT Remote Project Data System, IT (cell phones, hot spots, on-site computers, printers, etc.), close out packages, blueprint reproduction, and project signs	\$ 1,511.51	\$ 0.23
	PERMIT COSTS (ALLOWANCE):	\$ 0.00	\$ 0.00
	TOTAL:	\$ 3,761.51	\$ 0.57
DIVISION 2 - SITE WORK			
2	DUMPSTERS: 4 budgeted	\$ 2,200.00	\$ 0.33
	SITE LABOR:	\$ 4,500.00	\$ 0.68
	DEMOLITION: Miscellaneous demolition per keynotes #1-13 (except for #9) on sheet D101 plus recessed sill detail 3/A101	\$ 9,375.00	\$ 1.42
	TOTAL:	\$ 16,075.00	\$ 2.44
DIVISION 3 - CONCRETE			
3	CONCRETE FLATWORK: Patching of exterior concrete walls as needed where indicated on drawings	\$ 4,400.00	\$ 0.67
	TOTAL:	\$ 4,400.00	\$ 0.67
DIVISION 4 - MASONRY			
4	MASONRY: Remove and replace existing limestone sill at existing entry door; Tuckpointing of exposed brick masonry (includes west façade only)	\$ 1,500.00	\$ 0.23
	MASONRY (BUDGET ALLOWANCE): Extend portion of existing brick parapet wall on South elevation	\$ 500.00	\$ 0.08
	TOTAL:	\$ 2,000.00	\$ 0.23
DIVISION 5 - METAL			
5	STRUCTURAL STEEL: Furnish and install steel beams and columns for operable folding storefront and canopy per drawings	\$ 8,365.00	\$ 1.27
	TOTAL:	\$ 8,365.00	\$ 1.27
DIVISION 6 - WOODS & PLASTICS			
6	CARPENTRY: Furnish and install interior and exterior trim per drawings	\$ 1,200.00	\$ 0.18
	CARPENTRY: Framing for roof screen structure; Furnish and install metal panels for roof screen structure; Install backing for extended parapet coping	\$ 17,500.00	\$ 2.66
	TOTAL:	\$ 18,700.00	\$ 2.84
DIVISION 7 - THERMAL PROTECTION			
7	INSULATION: Provide caulking and firestopping as needed	\$ 645.75	\$ 0.10
	SIDING: Furnish and install fiber cement cladding with metal trims per plan and spec	\$ 19,200.00	\$ 2.92
	ROOFING: Furnish and install EPDM roofing system and membrane for canopy; Includes waterproofing membrane for storefront recessed sill; Furnish and install metal coping and drip edge	\$ 3,500.00	\$ 0.53
	ROOFING: Roof patching and flashing for roof screen structure	\$ 9,800.00	\$ 1.49
	TOTAL:	\$ 33,145.75	\$ 5.04

DIVISION 8 - DOORS & WINDOWS			
8	SPECIALTY DOORS: Furnish and deliver NanaWall operable folding storefront system per plan and spec	\$ 19,524.00	\$ 2.97
	GLASS & GLAZING: Installation of operable folding storefront system; Furnish and install fixed glass storefronts with (1) glass door per plan and spec; Furnish and install prefinished metals for storefronts and canopy	\$ 27,188.00	\$ 4.13
TOTAL:		\$ 46,712.00	\$ 7.10
DIVISION 9 - FINISHES			
9	FRAMING & DRYWALL: Provide metal stud framing, wall insulation, drywall, and finish taping per plans; Includes framing detail for exterior siding; Infill floor with sleepers where indicated	\$ 22,895.00	\$ 3.48
	FLOOR PREPARATION (ALLOWANCE):	\$ 400.00	\$ 0.06
	FLOOR COVERINGS: Minimal removal of existing tile floor as needed for storefront demolition; Installation of owner provided tile to patch back	\$ 1,950.00	\$ 0.30
	PAINT & DECORATE: Pressure wash all brick surfaces; Remove any peeling or blistered paint; Prime brick surface with Sherwin Williams Block Filler; Apply (2) coats of Sherwin Williams SuperPaint; Prime and paint steel lentsils; Interior paint soffits only; Paint trim around door; Stain, seal, and varnish new base approximately 50 LF	\$ 13,550.00	\$ 2.06
	PAINT & DECORATE: Paint banding at roof screen	\$ 700.00	\$ 0.11
TOTAL:		\$ 39,495.00	\$ 6.00
DIVISION 10 - SPECIALTIES			
10	No work required		
TOTAL:		\$ -	\$ -
DIVISION 11 - EQUIPMENT			
11	No work required		
TOTAL:		\$ -	\$ -
DIVISION 12 - FURNISHINGS			
12	No work required		
TOTAL:		\$ -	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION			
13	No work required		
TOTAL:		\$ -	\$ -
DIVISION 14 - CONVEYING			
14	No work required		
TOTAL:		\$ -	\$ -
DIVISION 15 - MECHANICAL			
15	HVAC: No work required		
	PLUMBING: No work required		
	FIRE PROTECTION: No work required		
TOTAL:		\$ -	\$ -
DIVISION 16 - ELECTRICAL			
16	ELECTRICAL: Provide and install (1) 36" air curtain w/ heat and (2) 84" air curtains without heat (Mars brand air curtains were spec'd); Run new power feeds for air curtains from basement; Provide and install (1) Exit combo and (2) EM recessed lights	\$ 14,100.00	\$ 2.14
	FIRE ALARM (BUDGET ALLOWANCE): Add (1) new exterior AV Fire Alarm device at the corner of Main Street and Pennsylvania Ave (location will need to be confirmed with Fire Department and coordinated with Architect); Connect device to the tenant's existing FA panel	\$ 2,291.50	\$ 0.35
	LOW VOLTAGE: No work required		
TOTAL:		\$ 16,391.50	\$ 2.49

41 North Contractors

4906 Main Street Ste. 102 Lisle, IL 60532
Tel: 630.737.1008 Fax: 630.968.2620

a toda madre

Sub Total:		\$ 189,045.76	\$ 28.72
OSHA Compliance / Requirements		\$ 806.14	\$ 0.12
Insurance		\$ 2,015.54	\$ 0.31
General Conditions Fee		\$ 14,000.00	\$ 2.13
Overhead and Profit		\$ 10,293.37	\$ 1.56
TOTAL PROPOSED COST OF CONSTRUCTION:		\$ 216,160.81	\$ 32.84

\$0.00

Fifteen (15) day price guarantee does not include material cost increases

Assumptions & Exclusions to be attached

Estimator: Jon Newlin

312-339-8191

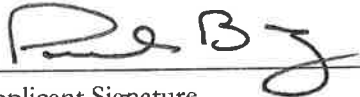
jon.newlin@41northcontractors.com

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Retail Façade Improvement Award. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

PATRICK B. NEARY
Applicant Name (PRINT)


Applicant Signature

Date: 4/7/21

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____ Approved _____ Denied

Village President

Date

Economic Development Coordinator

Date



PROPOSED VIEW
LOOKING SOUTHEAST



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

Meeting 4/26/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Agreement
Prepared By:

**AGENDA ITEM (ID # 2021-
1088)**

DOC ID: 2021-1088

Approve an Agreement between the Glen Ellyn Volunteer Fire Company and the Village of Glen Ellyn (Village Manager Franz)

Statement of the Issue:

The Village and Glen Ellyn Volunteer Fire Company (GEVFC) have had a strong and symbiotic relationship for decades as both agencies have worked collaboratively to provide vital services to the community. This longstanding affiliation was formalized through an Agreement in 2014, see attached. Historically, the Village supports the Fire Company in various ways and the GEVFC provides fire protection services and assists in overseeing the Village's ongoing EMS contract with Metro paramedic Services. Over the years, how the Village and Fire Company support each other has evolved requiring both parties to revisit the Agreement. Over the last year, Fire Chief Chris Clark and I, along with others staff members, have met to revise and improve the agreement. Last month, the Fire Company Board has approved the attached agreement and staff is asking the Village Board to review and consider approving this new agreement as well.

Analysis:

Historically, the Village has always supported the GEVFC and the important role that play in protecting the community. Specifically, the Village owns and maintains two fire stations, maintains the Fire fleet and assists in coordinating a replacement schedule, as well as provides IT, HR, and some accounting/financial assistance. The Village also pays for dispatch services through DuComm and assists the overall management of EMS services through a Village contract with Metro which requires contract employees to be trained firefighters and support the GEVFC. It should be noted, the GEVFC, through this agreement, supports the contact medics as necessary as well.

Agreement Summary

The Village and Fire Company agreed to shift how we handle inspection services a few years ago. Rather than reimburse the Fire Company for providing this service, the Village hired Fire Inspectors and created a more formal process, and that transition has worked well. This was the impetus to update the agreement and make any other changes deemed important to either party. Additional changes include:

- Fire Company agreed to provide employee training reports annually
- Fire Company agreed to complete strategic planning not less than every three years
- The Village agreed to clarify insurance responsibilities
- Both parties agreed to minor changes in how facilities are maintained and IT services provided.
- Both parties agreed to how inspection services would be handled in Glen Ellyn and in unincorporated areas of the Fire Company's jurisdiction
- Minor changes to the audit and budget process

In addition, both parties agreed that a rewrite was necessary to clean up some awkward language. Both parties are satisfied with the tone and configuration of the new agreement.

The Fire Company Board approved this agreement early this month.

Budget Impact:

N/A

Action Requested:

Village Staff recommends approval of the updated Agreement between the Glen Ellyn Volunteer Fire Company and the Village of Glen Ellyn and looks forward to decades more support of the GEVFC. These life safety responsibilities are critical functions for all municipalities, so the Village and Fire Company have and will continue to work closely to provide emergency services through the volunteer model that has saved the Village and Village taxpayers millions of dollars annually.

Attachments:

1. Agreement between the Glen Ellyn Fire Company and Village of Glen Ellyn
2. Signed Agreements-FINAL-2014

**AGREEMENT BETWEEN
THE GLEN ELLYN VOLUNTEER FIRE COMPANY
AND THE VILLAGE OF GLEN ELLYN**

In consideration of the mutual covenants hereinafter set forth, the Village of Glen Ellyn ("Village"), an Illinois municipal corporation, and the Glen Ellyn Volunteer Fire Company ("Company" or "Fire Company"), an Illinois not-for-profit corporation, hereby enter into this agreement ("Agreement") whereby the Company provides fire protection services on behalf of the Village.

WHEREAS, the Company was organized in 1907 for the purpose of protecting the citizens of the Village against the ravages of fire;

WHEREAS, the Company has provided all fire protection services to the Village and other areas of the county ("North and South Fire Protection Service Area");

WHEREAS, the Village collects fees so as to provide fire protection and levies taxes so as to provide Emergency Medical (EMS) services;

WHEREAS, by Section 5-1-1 of the Glen Ellyn Village Code, the Company has been designated as the municipal fire department for the Village, and the Company has provided firefighting services for the Village since at least 1907;

WHEREAS, the Company is committed to performing continued fire protection services on behalf of the Village, and the Village is committed to providing support for the Company in its efforts to provide fire protection services; and

WHEREAS, the Company and the Village have entered into previous agreements relative to the subject matter of this Agreement, and wish to restate their relationship via this Agreement;

NOW, the parties agree as follows:

1. Administration of Firefighting.

- A. The Company will provide firefighting and emergency services of the same type and nature as has been provided in the past within the Fire Company service area.
- B. All firefighters engaged by the Company shall be either paid staff or volunteers of the Company and not employees of the Village, except the Company fire chief ("Fire Chief") who may be both a member of the Company and the chief of the Village Fire Department.
- C. The Company will require all active firefighters of the Company to undergo annual physicals, in accordance with the National Fire Protection Association ("NFPA") #1582, at the expense of the Company. Firefighter job assignments shall be based on fitness levels determined by department physician.
- D. The Company will require all new firefighters to achieve basic firefighter training including firefighting safety, personnel protective equipment, and SCBA. Programs and participation shall be documented and reported as required in this agreement.

- E. The Company will require all supervisors to have advanced level firefighter knowledge and skills along with training in supervisory tactics. Programs and participation shall be documented and reported as required in this agreement.
- F. The Company will require all firefighters to participate in on-going, relevant training in compliance with accepted practices. Programs and participation shall be documented and reported as required in this agreement.
- G. The Fire Chief is the chief officer of the Company, responsible for the care of the firefighting apparatus and premises, and the conduct of the firefighters. The Company shall keep such records and make such reports pertaining to the activities of the Company as may be required by the Village Manager, Village President, and the Village Board of Trustees.
- H. The Company will be responsible for the day-to-day operation of Fire Stations #61 and #62 (defined below) and the day-to-day minor maintenance and care of the facilities, apparatus and equipment.
- I. The Company shall be responsible for paying wages, withholding taxes, providing benefits and any other obligations due its paid staff volunteer firefighters under local, state or federal law, except with respect to the Fire Chief in his or her role as Chief of the Village Fire Department should the Village choose to appoint a paid Fire Chief.
- J. The Company shall be responsible to perform the services of a municipal fire department in accordance with the provisions of the Glen Ellyn Village Code, Title 5 Fire Regulations, Chapter 1, Fire Department.
- K. The Company shall be responsible to perform the services of a municipal fire department in accordance with the provisions of the Glen Ellyn Village Code, Title 5 Fire Regulations, Chapter 2 Fire Code and Life Safety Code.
- L. The Company shall at all times maintain a person in the office of Fire Chief, with First Assistant and Second Assistant Fire Chief(s) ready to serve as Fire Chief, respectively, in the absence of the Fire Chief.
- M. The Village Code requires the appointment of a fire chief to the Village Fire Department, with said position serving as an executive officer of the Village. The Village has historically appointed the Fire Chief of the Company as the fire chief of the Village Fire Department. The fire chief of the Village Fire Department shall be appointed by the Village Manager, subject to the approval of the Village Board of Trustees. Should the Village reject the Fire Chief of the Company, the Village will notify the Company Board of Directors of the Village's concerns in writing. The Company will have ninety (90) days from receipt of that written notification to address the Village's concerns prior to the Village appointing anyone from outside the Company to the position of fire chief of the Village Fire Department.
- N. The Company will complete an overall Strategic Plan not less than every three years, track execution of an action plan to meet stated goals of the plan and report progress to the Village Manager annually.
- O. The Company will continue to employ an entry level recruitment process for volunteer firefighters including background checks and ensure that all volunteers complete basic firefighter training during an 18-month probationary period.
- P. The Company will provide inspection and plan review services to the Village and areas outside the Village.

- i. The Company will provide consultation to the Village, as requested by the Village, on the Village fire prevention inspections and plan review process. The Company shall not be required to provide fire prevention inspection services within the Village boundaries.
 - ii. The Company will provide consultation to the County, as requested, on the fire prevention inspections and plan review process for properties within the North and South Fire Protection Special Service Areas using qualified Company personnel or consultants. Any cost associated with said activities shall be incorporated into the Fire Company's budget.
- Q. The Company will notify the Village Manager or his/her designee of major fire incidents or EMS calls, personnel allegations/investigations, personnel injuries and any other situations which could reasonably be assumed to require involvement from human resources, as soon as practicable, to ensure proper coordination with other Village departments.

2. Firefighting Premises, Apparatus & Equipment.

- A. The Village owns buildings and real estate devoted to firefighting services, i.e., 524 Pennsylvania Avenue, Glen Ellyn, Illinois ("Fire Station #61) and 681 Taft Avenue, Glen Ellyn, Illinois ("Fire Station #62). During the term of the Agreement, and with accommodation made to the contract Ambulance Service, as provided below, the Company shall have exclusive use of Fire Station #61 and Fire Station #62 during the term of this Agreement for its services.
- B. The Village holds title to firefighting apparatus (vehicles used for firefighting) and equipment used by the Company for the provision of its firefighting services, and the Company owns apparatus and equipment, with the Village as title nominee and otherwise (collectively "Company Equipment and Apparatus").¹ The Company Equipment and Apparatus shall be used by the Company in fulfilling its mission. For Company Equipment and Apparatus purchased with Company funds, any proceeds from disposition of that Company Equipment and Apparatus shall be paid to the Company. If this Agreement is terminated, the Village shall retain title to all firefighting apparatus and equipment, which it shall use to continue to provide fire protection services now provided by the Company.
- C. During the term of this Agreement the Village will provide to the Company for its use all necessary firefighting apparatus, appropriately equipped with portable radios, mobile two-way radios, and other equipment deemed necessary by the Company, and meeting the standards of the NFPA, in order for the Company to carry out its firefighting services. The apparatus shall be insured by the Village. So long as this Agreement is in effect, the Company shall have the use and control of the Village's firefighting apparatus and equipment. The Company shall conduct regular inspections of equipment and communicate maintenance issues to the Village's Fleet Manager. The Village Fleet Manager will assist the Company in developing specifications for

¹ For clarification, current apparatus of the Fire Company, titled in the Village, as nominee, or otherwise are set forth Exhibit A.

apparatus to ensure proper maintenance and repair thereof. The Fleet Manager will maintain control of maintenance and repair of the equipment.

- D. The Company owns firefighting equipment, turn out gear, uniforms, and related supplies and equipment, which it will use, along with the Village firefighting equipment. The Company will keep the Village informed as to additional and replacement equipment necessary for its firefighting services, which equipment may be acquired by the Village, or Company according to its Budget (defined below). Where appropriate, the Company will employ NFPA compliant gear and equipment and upgrade the Company's gear and equipment to remain compliant as the NFPA standards evolve. The Company shall be responsible for the inventory and assignment of equipment to individual members along with the return of such equipment upon termination.
 - E. All volunteers or paid staff who are tasked with driving the fire vehicles shall have the required driver's license and certifications; and be required to undergo periodic driver training on the operation of vehicles.
3. **Annual Budget.** The Village will provide to the Company funding necessary for the Company to provide firefighting services to the residents of the Village, and necessary to acquire and maintain apparatus, equipment and maintain the fire station premises (Fire Station #61 and Fire Station #62). The Village produces funding for the Company services through its extension of fire service fees and special service area ("SSA") taxes; and in order to maintain the extension of fees and SSA taxes, meant for fire protection services, based upon needs, the Company will submit to the Village, annually, an operating and capital improvement budget (collectively, the "Budget") no later than four months prior to the end of the Village fiscal year (August 31st). The Village Board shall consider the Company's budget request in conjunction with the entire Village budgeting process. It is the expectation of the parties that the Village will appropriate funds via its annual budget and appropriation ordinance in accordance with the terms of the Company's Budget and tender those funds to the Company, and otherwise use those funds, in accordance therewith.
4. **Financial Audit.** The Company will cause to be completed an annual audit of its finances by an independent certified public accountant approved by the Village, and the cost for this audit will be included in the Company budget. The Company shall provide a copy of the completed audit with annual financial statements, a SAS 114 letter, and a management letter and/or Statement of Auditing Standards (SAS) 112 letter to the Village within 6 months after the end of the fiscal year. If there is a modified, adverse, or disclaimer of opinion by the auditor, the Company will work with the Village Finance Director to provide a remediation plan to adequately address the issues raised. The Fire Company will be responsible for filing its annual tax returns.
5. **Provision of Reports by Fire Company.**
- A. The Company shall provide statistical reports to the Village which convey information calls for service (fire and mutual aid, given and received), response times, and member training. The Village Manager may require additional information to be reported by the Company.

- B. The Company will conduct an annual review of training to evaluate areas in need of improvement to be included in report to the Village Manager along with the training plan for the following year.
 - C. The Company shall generate or cause to be generated reports as required by the State of Illinois, Federal Government, Village or any other agency with jurisdiction over the Company and its services.
6. **Custodial Services.** The Company will be responsible for day to day cleaning and minor maintenance for Fire Stations #61 and #62. The Company will leverage the Village suppliers as appropriate and include costs for cleaning products and any custodial services in its annual budget.
7. **Mechanical, Structural and Capital Improvement.** The Village shall be responsible for the proper working order of all mechanical systems, structural components, parking lots and grounds of the Fire Stations #61 and #62, and otherwise shall make all capital repairs and improvements reasonably necessary and/or contained in the Budget. The Company will notify the Village of requests and issues on a timely basis and the Village will work to address those needs on a timely basis. Fire Company shall be responsible for appliance repair and replacement. The Village Manager & Fire Company will report annually to the Village Board on the progress of major projects.
8. **Information Technology.** The Village will provide Information Technology (“IT”) services, including phone services, internet, computer network, and mobile technology, to the Company. The Company will notify the Village of requests and issues on a timely basis and the Village will work to address those needs on a timely basis. The Village Manager & Fire Company will report annually to the Village Board on the progress of major projects.
9. **Accounts Payable and Financial Software.** The Village will provide assistance with the Company’s accounts payable needs as determined by the Village Manager and the Village’s Finance Director, as well as the Company Fire Chief and Treasurer. The Village will provide the Company access to its financial software to facilitate Company ongoing business needs.
10. **Insurance.** The Village shall cause the Company to be covered by the types and amounts of insurance coverage detailed below, and will have on file with the Company, at all times, effective certificates of insurance evidencing the required coverages. The Village will be responsible for expenses within the retainage (deductibles) of all the following insurance coverages.
- A. Workers Compensation and Employers Liability. Workers Compensation Insurance, as prescribed by applicable law covering all firefighters of the Company, with coverage of not less than \$1,000,000 for each accident, illness, or disease.
 - B. Commercial General Liability. Commercial General Liability Insurance with limits of not less than \$2,000,000 per occurrence and \$5,000,000 in the aggregate, for bodily injury, personal injury, and property damage liability.

- C. Automobile Liability. Automobile Liability Insurance (owned, non-owned and hired) with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage.
- D. Excess Liability. Excess liability coverage with limits of not less than \$2,000,000 per occurrence and \$5,000,000 in the aggregate.

The Village will periodically provide a current copy of all applicable insurance certificates for these coverages to the Company. On a periodic basis, the Village will, working with the Company, perform a review of insurance coverages as appropriate.

The Company, as a prudently managed independent organization, may need to secure additional insurance coverage(s) not provided by or available to the Village. The Company will secure this coverage and include its costs in the Company's annual budget. The Company will inform the Village of these coverages both through the annual budget process and during the annual insurance review.

11. **Indemnification.** The Village will indemnify, defend (through an attorney reasonably acceptable to the Company) and hold the Company, its probationary members, members, directors, officers, employees, agents and representatives (collectively, the "Company Parties"), harmless from and against any and all actions, claims, suits, complaints, demands, legal or administrative proceedings, losses, damages, debts, liens, obligations, liabilities, judgments, amounts paid in settlement, arbitration or mediation awards, interest, fines, penalties, costs and expenses (including, without limitation, attorneys' fees, consultants' fees and court costs) (collectively, "Claims"), of whatsoever kind and nature, other than those caused by criminal, or willful and wanton misconduct. Claims made or asserted by any firefighters or third parties for injury, including personal injury or death of any person or persons, and for loss or damage to any property, occurring in connection with, or in any way arising out of or incident to any and all acts, alleged acts or omissions of Company Parties in connection to the services provided for herein.
12. **Ambulance Services.** The Company will assist the Village's paramedic contractor ("Paramedic Contractor") by providing day-to-day oversight over their services within the fire stations and will provide volunteer personnel and equipment to operationally support the Paramedic Contractor in their Emergency Medical Services ("EMS") delivery. The Company shall have operational authority over the Paramedic Contractor while at Fire Station #61 and Fire Station #62, at all times while on a fire scene, and on non-EMS calls. However, the Paramedic Contractor will have sole control of the delivery of EMS. With respect to the Paramedic Contractor, the Company will notify the Village Manager or his/her designee of personnel allegations/investigations, personnel injuries and any other situations which could reasonably be assumed to require involvement from human resources, as soon as practicable, to ensure proper coordination with other Village departments. The Company Fire Chief may not be an employee, owner, or paid contractor of the paramedic contractor.
13. **Village Financial Support of Fire Company.** The Village will provide financial support, as dictated by the Budget and otherwise, as follows:

- A. Funds collected through the Village water billing for fire protection services and fire protection services capital will be distributed to the Company on a quarterly basis, with the exception of funds reserved to the Village for its expenditure for the fire stations, apparatus and equipment. The Village will not transfer or loan said funds to any other Village fund or expend these fees for non-firefighting purposes, except to fund an accounting services fees which includes a reimbursement for accounts payable and IT services.
- B. Funds received via Glen Ellyn Special Service Area ("SSA") Numbers 18 and 19 will be transferred to the Fire Services Fund to be used only for costs related to providing fire and EMS services (including equipment replacement and capital.) The ordinance passed by DuPage County creating the SSA's only allows for the SSA's to fund the unincorporated areas' share of receiving fire and EMS services.
- C. The Village will make direct payment of all fees for dispatch services, currently provided by DuPage County Public Safety Communication organization ("Du-Comm"), and notwithstanding the above, may make such payment from the water billing fees or SSA funds.
- D. The Village shall provide the required funds in a timely manner to fully fund the Budget as it has been approved by the Village Board.
- E. The Village shall provide revenue for MICA insurance costs annually.

14. Entire Agreement, Term & Amendments.

- A. **Complete Agreement.** This Agreement supersedes all previous agreements of the parties relating to the subject matter hereof.
- B. **Future Definition of the Arrangement.** If requested by either the Company or the Village, both parties will endeavor to further define in writing the scope of the relationship so as to continue the custom of providing quality firefighting services.
- C. **Term.** This Agreement shall remain in effect for an unlimited term from its approval by all parties; however, either party may cancel the terms and provisions of this Agreement upon six (6) months prior written notice to the other party.
- D. **Amendments.** This Agreement may be amended from time to time by a written amendment approved and signed by both parties.

APPROVED by the Board of Trustees of the Village of Glen Ellyn on the _____ day of _____, 2021.

VILLAGE OF GLEN ELLYN,
An Illinois municipal corporation

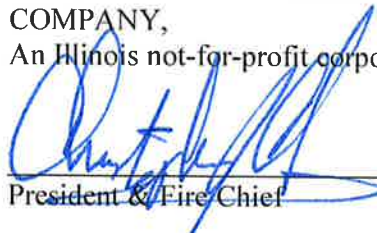
By: _____
Its: President

ATTEST:

Village Clerk

APPROVED by the Board of Directors of the Glen Ellyn Volunteer Fire Company on the
____ day of _____, 2021.

GLEN ELLYN VOLUNTEER FIRE
COMPANY,
An Illinois not-for-profit corporation



President & Fire Chief

ATTEST:

By: 
Its: Secretary

Exhibit A
Fire Company Apparatus

ID	Apparatus	Year	Make	VIN#
E60	Engine 60	2003	Spartan	4S7AU40933CO42775
S61	Squad 61	1992	International	1HTSDNZR0NH399225
T61	Snorkel 61	2001	Spartan	4S7JU4196YCO35096
E62	Engine 62	2016	Rosenbauer	54F2BB618GWM11557
E63	Engine 63	2003	Spartan	4S7AU40913C042774

**NEW AGREEMENT BETWEEN
THE GLEN ELLYN VOLUNTEER FIRE COMPANY
AND THE VILLAGE OF GLEN ELLYN**

In consideration of the mutual covenants hereinafter set forth, the Village of Glen Ellyn ("Village") and the Glen Ellyn Volunteer Fire Company ("Company"), hereby agree to further define the scope of the relationship which previous to the Agreement, dated January 29, 1990, has been based on custom and usage, by approving this agreement as follows:

WHEREAS, the Glen Ellyn Volunteer Fire Company ("Company") was organized in 1907 for the purpose of assisting the citizens of the Village of Glen Ellyn ("Village") in protecting themselves against the ravages of fire;

WHEREAS, by Section 5-1-1 of the Glen Ellyn Village Code, the Company has been designated as the municipal fire department for the Village, and the Company has provided firefighting services for the citizens of the Village since at least 1907;

WHEREAS, the Company and the Village desire to acknowledge in writing the Company's commitment to provide firefighting services for the citizens of the Village and to formally designate the Company as the municipal fire department for the Village.

NOW, the parties agree as follows:

1. Company Responsibilities:

a. Administration of Firefighting .

- i. All firefighters are volunteers of the Glen Ellyn Volunteer Fire Company and not employees of the Village of Glen Ellyn, except the fire chief who is both a member of the Volunteer Fire Company and generally the Chief of the Village Fire Department. The fire chief is generally paid by the Fire Company and must not be an employee of the current EMS contract.
- ii. The Company will provide firefighting and emergency services of the same type and nature as has been provided in the past to assist the citizens of the Village in protecting themselves against the ravages of fire and other disasters.
- iii. The fire chief shall be responsible for the care of the apparatus and the conduct of the members. He shall keep such records and make such reports pertaining to the activities of the Company as may be required by the village manager, village president, and the village board. The Company will be responsible for the day-to-day operation of Fire Stations #1 and #2 and the day-to-day minor maintenance and care of the entire Company fleet and equipment.

- iv. The Company shall be responsible for paying wages, withholding taxes, providing benefits and any other obligations due Volunteer members under local, state or federal law, except as provided in Section 1(i) hereof.
- v. The Company shall be responsible to perform the services of a municipal fire department in accordance with the provisions of the Glen Ellyn Village Code, Title 5 Fire Regulations, Chapter 1, Fire Department.
- vi. The Company shall be responsible to perform the services of a municipal fire department in accordance with the provisions of the Glen Ellyn Village Code, Title 5 Fire Regulations, Chapter 2 Fire Code and Life Safety Code.
- vii. The fire chief is appointed by the President of the Village of Glen Ellyn, with the advice and consent of a two-thirds (2/3) majority vote of the members of the Company at a regular April meeting, or at such other meeting if the fire chief resigns or is replaced prior to the expiration of his term.
- viii. In addition, the Village Code requires the appointment of a fire chief to the Village fire department, with said position serving as an executive officer of the Village. The Village has historically appointed the fire chief of the Company as the fire chief of the Village fire department. However, the Village retains the right to appoint a different person to this position other than the fire chief of the Company. The fire chief of the Village fire department shall be appointed by the village manager, subject to the approval of the Village Board.

Firefighting Apparatus. The Fire Company has purchased and owns various pieces of firefighting apparatus and equipment, and the Village acknowledges that such apparatus is titled in the name of the Village, as nominee for the Company. The Company and Village will jointly purchase apparatus and some equipment in the future that will be titled in the name of the Village, as nominee for the Company. So long as this Agreement between the Glen Ellyn Volunteer Fire Company and the Village of Glen Ellyn is in force, the Fire Company shall have the exclusive use and control of the firefighting apparatus and equipment. If this Agreement is terminated, the Village shall retain title to the firefighting apparatus and equipment, which it shall use to continue to provide firefighting services as shall be appropriate to continue the services now provided by the Company. The Village agrees that it will not seek possession of such equipment and apparatus as long as the Company continues to operate as the Glen Ellyn Volunteer Fire Company. If the Company ceases to operate, all apparatus and equipment becomes the property of the Village and all assets will continue to be dedicated towards providing fire services to the community.

- ix. Apparatus are required to include appropriate portable radios and mobile two-way radios, and other apparatus as mutually determined necessary by the Company and Village. Cost of such radios shall be the responsibility of the Village.

- x. **Turn Out Gear:** Personnel shall be equipped with turn out gear as specified by and in compliance with NFPA standard #1971. This equipment shall be supplied and maintained by the Company.
- b. **Annual Budget.** The Village provides substantial funding to the Volunteer Fire Company in terms of in-kind services and monetarily through the Village Services Bill fee that was approved in 2013 and through other Village funding sources. In order to receive these funds, the Volunteer Fire Company must submit an annual budget and capital plan four months prior to the end of the Village fiscal year. The Fire Company will shift its fiscal year to a calendar year by 2015.
- c. **Financial Audit.** The Company will complete an annual audit of its finances by an independent CPA, approved and paid for by the Village. The Company shall provide a copy of the completed audit with annual financial statements and management letter to the Village on an annual basis within 6 months of the end of the fiscal year. If there is a qualified, adverse, or disclaimer of opinion on the financial statements or management letter findings provided by the auditor, then the Fire Company will work the Village Finance Director to provide a remediation plan to adequately address the issues raised.
- d. **Provision of Reports.**
 - i. The Company shall provide monthly/quarterly/annual statistics to the Village reporting calls for service (Fire, medical and mutual aid given and received), as well as training and inspection information.
 - ii. The Company shall generate or cause to be generated necessary reports as required and provided by the State of Illinois, Federal Government, Village or any other agency requiring information.
- e. **Fire Prevention Inspections.**
 - i. The Company shall be responsible for conducting fire prevention inspections on an annual basis for existing buildings, structures and properties within the Village. The exceptions to this provision shall include one and two-family dwellings and individual dwelling units within multi-family buildings. The purpose of the inspections shall be for the purpose of ascertaining and causing to be corrected conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations, endanger life, or violate the provisions of the Village Code, Title 5 Fire Regulations.

- ii. The Company shall provide to the Village a quarterly fire prevention inspection report listing the occupant name and street address of all buildings, structures and properties inspected and the results of each inspection. The report shall include the date of the initial fire prevention inspection, a description of violations discovered, the re-inspection date(s), and the final compliance date. The report shall also include confirmation that a current "Occupancy Certificate - Zoning" is displayed and identify rooms and spaces with seating, or intended for occupancy, for 50 persons or more.
 - iii. Along with the quarterly fire prevention report, the Company shall submit an invoice requesting reimbursement for each initial fire prevention inspection conducted during that quarter. The fire inspection fee paid by the Village to the Company will be agreed to by the parties and reviewed annually. Village payment will be remitted within 45 days of receipt of the quarterly fire prevention inspection report and invoice.
 - iv. On a monthly basis, the Company shall transmit the addresses and times of third, fourth and subsequent re-inspections for property where such re-inspections are conducted. Required first re-inspections shall be conducted by the Company at the Company's sole expense. Additional reinspections beyond the first re-inspection shall be conducted by the Company and shall be reimbursed by the Village. The Village shall impose reinspection fees and shall retain all revenue from such fees.
 - v. The Company shall provide witness, testimony, and evidence as required to prosecute fire prevention inspection violations in the Village Administrative Adjudication System or in the Circuit Court as initiated by a citation issued by the Planning & Development Department or the Police Department. Such service shall be compensated at the hourly rate of the fire inspector for actual hours worked and reimbursed to the Fire Company. Any legal fees incurred by the Fire Company associated with this provision shall also be reimbursed to the Fire Company.
- f. **Custodial Services.** The Company will be responsible for day to day cleaning and minor maintenance for Fire Stations #1 and #2. (The Village will purchase cleaning products for said custodial services.)
- g. **Annual Physicals.** The Company will require all active firefighters of the Company to pass annual physicals, in accordance with NFPA #1582 standards, at the sole expense of the Company.
- h. **Indemnity and Insurance.** The personnel of the Company shall, for the purposes of worker's compensation benefits and coverage against third party liability claims, be accorded by the Village the full scope and amount of coverage which the Village receives in their behalf as a member of the Municipal Insurance Cooperative Agency (MICA) or other insurance provider. This paragraph of the Agreement is intended to bring into effect the provisions of the contract and by-laws and other documents of

MICA (or other insurance provider), which permit a member to extend such coverage as it possesses on the basis of a contract with a third party which benefits the operations of the member. In addition, for the purposes of worker's compensation, the personnel who provide their services to the Company shall be considered volunteer firefighters for the Village.

- i. **Ambulance Contract.** The Company shall assist the Village's paramedic contractor by providing day to day oversight of contract and providing Volunteer personnel and equipment to render Emergency Medical Services (EMS) for the Village as needed and mutually agreed to. The Company shall assist the paramedic/firefighter contract provider to ensure that the ambulances successfully pass inspections that may be required by the Illinois Department of Public Health, or other local, state, or federal agency. Annual proof of inspection shall be provided to the Village.

2. Village of Glen Ellyn Responsibilities:

- a. **Finances.** The Village will provide financial support, both monetarily and in support services as follows:
 - i. Operations funds collected through the Village Services Bill will be distributed to the Company on a monthly basis.
 - ii. Capital and facility funds, collected through the Village Services Bill, will be accounted for in the Fire Services Fund of the Village and dedicated for fire related use. The Village will make timely payments from these Funds to the Company as requested by the Company for budgeted items. The Village will not transfer or loan these funds to any other Village fund or expend these Fund monies for non-firefighting purposes.
 - iii. Funds received via Glen Ellyn Special Service Area Numbers 18 and 19 will be transferred to the Fire Services Fund to be used only for the replacement costs of the Company fleet.
 - iv. The Village will make direct payment of all fees to the DuPage County Public Safety Communication organization (Du-Comm). Total annual payment to be established on an annual basis by Du-Comm.
 - v. The Village shall provide the required funds in a timely manner to fully fund the Company budget approved by the Village as outlined in paragraph (1. c).
- b. **Facility Maintenance.** The Village will maintain Fire Station #1 and #2 buildings, accessory structures, parking lots and grounds. The Company will report directly to the appropriate Village Department as determined by the Village Manager regarding the building and grounds maintenance needs of the Company. Custodial services will be provided by the Company as specified in 1(g) above.
- c. **Fleet and Equipment Maintenance.** The Village will oversee the maintenance of the fire fleet and equipment and provide assistance and support in replacing fire apparatus and equipment. The Village will make payments for apparatus and

equipment purchases on behalf of the Company provided such purchases are made part of the Company budget approved by the Village. Such apparatus and equipment shall be owned by the Company and insured by the Village. The Village will provide appropriate housing for the Company's apparatus. The Village Fleet Manager will assist the Company in developing specifications for apparatus to ensure future maintenance issues are considered appropriately.

- d. **Information Technology.** The Village will provide Information Technology (I.T.) services including phone services to the Company. The Company will be responsible for the purchase cost of any products and materials (excluding portable radios and mobile two-way radios as set forth in Section 1(b)(i) of this Amendment), but shall seek input and advice from the Village's I.T. Manager on I.T.-related purchasing decisions. The Village will also provide assistance with the installation of mobile technology through the Public Works Department, with the I.T. Manager providing maintenance of this mobile technology.
- e. **Accounts Payable and Financial Software.** The Village will provide assistance with accounts payable needs as determined by the Village Manager and the Village's Finance Director, as well as the Fire Chief and the Company Treasurer. The Village will also provide the Company access to its financial software to facilitate Company ongoing business needs.

3. **Entire Agreement.**

- a. **Future Definition of the Arrangement.** If requested by either the Company or the Village, both parties will endeavor to further define the scope of the relationship which previously has been based on custom and usage.
- b. **Term.** This Agreement shall remain in effect for an unlimited term from its approval by all parties; however, either party may cancel the terms and provisions of this Agreement upon six (6) months prior written notice to the other party.
- c. **Complete Agreement; Amendments.** This revised agreement, constitutes the entire agreement of the parties hereto. This new Agreement may be amended from time to time by a written amendment approved and signed by both parties.
- d. **Conflict.** In the event of a conflict between the terms of the original Agreement and this Amendment, the terms of this Amendment shall control. Any provisions of the original Agreement which are not modified by this Amendment shall remain in full force and effect.
- e. **Indemnification.** The Village, its officials, officers and employees agree to indemnify and hold harmless the Company, its board of directors, officers, employees and volunteers, from and against any and all claims, liabilities, causes of actions and demands of third parties, including attorneys' fees, arising out of the negligent acts of

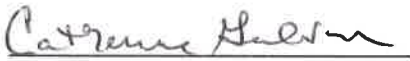
the Company, its board of directors, officers, employees and volunteers in the performance of its duties as a contracted fire department for the Village.

APPROVED by the President and Board of Trustees of the Village of Glen Ellyn on the 12th day of May, 2014.

VILLAGE OF GLEN ELLYN,
An Illinois Municipal Corporation


President

ATTEST:


Village Clerk

APPROVED by the Board of Directors of the Glen Ellyn Volunteer Fire Company on the

9th day of May, 2014.

GLEN ELLYN VOLUNTEER FIRE COMPANY,
An Illinois not-for-profit Corporation


President & Fire Chief

ATTEST:


Secretary



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

Meeting 4/26/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Budget
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-1078)**

DOC ID: 2021-1078

Ordinance No. 6868, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to increase funding to the Glen Ellyn Volunteer Fire Company (Finance Director Coyle)

Statement of the Issue:

The Village has a Fire Services Fund. The purpose of the fund is to support the operations of the Glen Ellyn Volunteer Fire Company, including operations, fleet and building expenditures. The budget includes a contribution to the Glen Ellyn Volunteer Fire Company to fund its operating expenses. The Village's 2021 budget for the Fire Services Fund was based upon a draft budget from the Glen Ellyn Volunteer Fire Company. The final budget from the Glen Ellyn Volunteer Fire Company increased the request for funding from the Village.

Analysis:

The Glen Ellyn Volunteer Fire Company increased its request from the Village by \$40,000. Half of this is for technology and website and the other half is for drill and training expenses. Attached is a comparison of the draft and final budget highlighting these increases. An budget amendment has been prepared to increase the funding to the Glen Ellyn Volunteer Fire Company for these changes. There is adequate fire services revenues to cover this request.

Attached to this item is a copy of the original budget for the Fire Services Fund as well as a copy of the budget as amended. The amended budget also includes the encumbrance amendment passed by the Village Board in March 2021.

Budget Impact:

A budget amendment of \$40,000 is required in the Fire Services Fund.

Action Requested:

Approve the ordinance amending the 2021 budget.

Attachments:

1. Ordinance Fire Amendment
2. Attachment A Fire Amendment 2021
3. Comparison of Glen Ellyn Volunteer Fire Company Budget
4. Original and Amended Fire Services Fund Schedules



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2021
to increase funding to the Glen Ellyn Volunteer Fire Company**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

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 _____, 2021.

PREPARED BY AND MAIL TO:

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

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2021
to increase funding to the Glen Ellyn Volunteer Fire Company**

Whereas, the Board of Trustees of the Village of Glen Ellyn on December 14, 2020, passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2021 (January 1, 2021 - December 31, 2021) containing amounts estimated for payment of CURRENT obligations; and

Whereas, the amounts in the budget passed on December 14, 2020 were based upon a draft budget from the Glen Ellyn Volunteer Fire Company; and

Whereas, the Village received a final budget from the Glen Ellyn Volunteer Fire Company which increased the amount of funding requested from the Village due to increases in the Glen Ellyn Volunteer Fire Company's budgeted costs for technology, website, drill and training expenses; and

Whereas, fire service revenues in the Fire Services Fund are available to be utilized to satisfy this additional funding;

Now, Therefore, be it Ordained by the President and the 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 budget for the fiscal year ending December 31, 2021, is hereby amended to provide additional funding to the Glen Ellyn Volunteer Fire Company as identified in Attachment A.

Section Two: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this
_____ day of _____, 2021.

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

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day
of _____, 2021.

Village President

Attest:

Village Clerk

(Published in pamphlet form and posted on the _____ day of _____, 2021.)

ATTACHMENT A

VILLAGE OF GLEN ELLYN
SCHEDULE OF AMENDMENTS

Account	Project #	Account Name	Amount	Description
24000	520150	FIRE COMPANY CONTRIBUTION	40,000.00	INCREASED FUNDING FOR FIRE COMPANY
Total Fire Services Fund			\$ 40,000.00	

Glen Ellyn Volunteer Fire Department
Income Statement
2021 Budget

ACCOUNT DESCRIPTION	v2 2021 Budget	v3 2021 Budget	variance
<u>Revenues</u>			
DONATIONS	\$0	\$0	\$0
FIRE SERVICES FEE	(\$673,650)	(\$713,650)	(\$40,000)
DEVELOPER DONATION	(\$20,000)	(\$20,000)	\$0
2% FOR FIRE TAX	(\$40,000)	(\$40,000)	\$0
DONATION FF MEMORIAL	\$0	\$0	\$0
FIRE INSPECTIONS	\$0	\$0	\$0
INTEREST INCOME	(\$120)	(\$120)	\$0
UNREALIZED GAIN/LOSS ON INV	\$0	\$0	\$0
FIRE REPORT COPIES REVENUE	\$0	\$0	\$0
VENDING MACHINE SALES	\$0	\$0	\$0
MISCELLANEOUS REVENUE	(\$1,000)	(\$1,000)	\$0
G/L ON DISP OF FIXED A	\$0	\$0	\$0
TOTAL REVENUE	(\$734,770)	(\$774,770)	(\$40,000)
 PAYROLL - ADMINISTRATORS	 \$118,000	 \$118,000	 \$0
PAYROLL - FIREFIGHTERS	\$126,000	\$126,000	\$0
FICA TAXES	\$18,700	\$18,700	\$0
FEDERAL UNEMPLOYMENT TAX	\$900	\$900	\$0
STATE UNEMPLOYMENT TAX	\$1,200	\$1,200	\$0
PAYROLL PROCESSING FEES	\$3,900	\$3,900	\$0
TOTAL PAYROLL	\$268,700	\$268,700	\$0
 CONTRACT LABOR	 \$150,000	 \$150,000	 \$0
PENSION EXPENSE	\$19,000	\$19,000	\$0
PAYROLL - OFFICERS	\$1,300	\$1,300	\$0
TAX PREP	\$0	\$0	\$0
BANKING SERVICES	\$150	\$150	\$0
DUES & MEMBERSHIP	\$6,500	\$6,500	\$0
HEALTH & WELLNESS	\$21,000	\$21,000	\$0
INSURANCE	\$24,400	\$24,400	\$0
MARKETING & PUBLIC RELATIONS	\$500	\$500	\$0
HISTORICAL EXPENSES	\$4,500	\$4,500	\$0
TECHNOLOGY & WEBSITE SERVICES	\$20,000	\$40,000	\$20,000
DRILL & TRAINING	\$30,000	\$50,000	\$20,000
FIRE PREVENTION	\$1,500	\$1,500	\$0
MAINTENANCE - AIRPACKS	\$14,000	\$14,000	\$0
MAINTENANCE - EQUIPMENT	\$10,000	\$10,000	\$0
MAINTENANCE - PAGERS/RADIOS	\$7,000	\$7,000	\$0
BUILDINGS & GROUNDS	\$4,000	\$4,000	\$0
SERVICE&RIDER, AWARDS	\$2,500	\$2,500	\$0
SERVICE & RIDER, RECREATION	\$14,000	\$14,000	\$0
SERVICE&RIDER, HOUSE	\$8,000	\$8,000	\$0
UTILITIES - CELL PHONE	\$7,500	\$7,500	\$0
UTILITIES - INTERNET	\$1,320	\$1,320	\$0
UTILITIES - TELEPHONE	\$5,400	\$5,400	\$0
OFFICE SUPPLIES	\$5,000	\$5,000	\$0
OPERATING SUPPLIES	\$4,500	\$4,500	\$0
HOSE & APPLIANCES	\$8,500	\$8,500	\$0
PERSONAL EQUIPMENT	\$40,000	\$40,000	\$0
PERSONAL EQUIPMENT: VOUCHER	\$3,000	\$3,000	\$0
WATER RESCUE	\$1,500	\$1,500	\$0
DEPRECIATION	\$0	\$0	\$0
UNDESIGNATED EXPENSES	\$30,000	\$30,000	\$0
LOOSE EQUIPMENT	\$21,000	\$21,000	\$0
TOTAL EXPENSE	\$734,770	\$774,770	\$40,000
 NET INCOME	 \$0	 -100.0%	 -100.0%

FUND: FIRE SERVICES FUND
DEPARTMENT: FIRE/ADMINISTRATION

ORIGINAL BUDGET

								2021
ORG	OBJECT	ACCOUNT DESCRIPTION	2019 ACTUAL	2020 ORIG BUD	2020 REV BUD	2020 PROJECTION	2021 BUDGET	% CHG 2020 ORG BUD
2400 FIRE SERVICES REVENUES								
2400	410118	PROPERTY TAX SSA 18 NORTH FIRE	204,654	103,000	103,000	103,000	120,204	16.7%
2400	410119	PROPERTY TAX SSA 19 SOUTH FIRE	132,472	67,830	67,830	67,830	83,058	22.5%
2400	410900	FIRE SERVICES FEE	822,936	820,000	820,000	822,000	822,000	0.2%
2400	410910	CAPITAL FIRE SERVICES FEE	813,761	820,000	820,000	822,000	822,000	0.2%
2400	460100	INTEREST INCOME	43,521	37,700	37,700	22,750	4,500	-88.1%
2400	489100	MISCELLANEOUS - OVER/SHORT	(69)	-	-	-	-	0.0%
TOTAL	FIRE SERVICES REVENUES		2,017,275	1,848,530	1,848,530	1,837,580	1,851,762	0.2%
24000 FIRE SERVICES EXPENDITURES								
24000	510100	SALARIES - FT PENSIONABLE	7,747	-	-	-	-	0.0%
24000	510120	SALARIES - NON PENSIONABLE	587	-	-	-	-	0.0%
24000	510400	FICA TAXES	638	-	-	-	-	0.0%
24000	510500	IMRF ER	554	-	-	-	-	0.0%
24000	520150	FIRE COMPANY CONTRIBUTION	462,677	674,725	674,725	674,725	673,650	-0.2%
24000	520825	AUDIT	12,450	13,000	13,000	12,950	13,000	0.0%
24000	530105	OPERATING SUPPLIES	-	100	100	100	100	0.0%
24000	570125	FIRE STATION RENOVATION	76,644	162,500	165,500	166,500	59,500	-63.4%
24000	570155	VEHICLES	2,000	467,703	464,703	152,000	47,000	-90.0%
24000	590113	FACIL MAINT SERVICE CHARGE	76,300	62,700	62,700	62,700	61,400	-2.1%
24000	590120	ACCOUNTING SERVICE CHARGE	33,000	40,700	40,700	40,700	36,800	-9.6%
TOTAL	FIRE SERVICES EXPENDITURES		672,597	1,421,428	1,421,428	1,109,675	891,450	-37.3%
FIRE SERVICES FUND CHANGE IN FUND BALANCE			1,344,678	427,102	427,102	727,905	960,312	124.8%
<u>Available Cash Analysis</u>								
Available, January 1, 2020			3,275,617					
Preliminary FY2020 inflow / (outflow)			727,905					
Budgeted FY2021 inflow / (outflow)			960,312					
Projected Available, December 31, 2021			<u>4,963,834</u>					
FIRE SERVICES FUND SUMMARY BY FUNCTION								
Operations								
	Revenues		131,276	116,500	116,500	116,450	111,300	-4.5%
	Expenditures		131,276	116,500	116,500	116,450	111,300	-4.5%
	Annual Net		-	-	-	-	-	0.0%
	End of year balance		-	-	-	-	-	0.0%
Contributions to GEVFC								
	Revenues		462,677	674,725	674,725	674,725	673,650	-0.2%
	Expenditures		462,677	674,725	674,725	674,725	673,650	-0.2%
	Annual Net		-	-	-	-	-	0.0%
	End of year balance		-	-	-	-	-	0.0%
Vehicle Replacement								
	Beginning of year balance		230,749	628,749	628,749	628,749	876,749	39.4%
	Revenues		-	-	-	-	-	0.0%
	Capital Contribution		400,000	400,000	400,000	400,000	400,000	0.0%
	Expenditures		2,000	467,703	464,703	152,000	47,000	0.0%
	Annual Net		398,000	(67,703)	(64,703)	248,000	353,000	-621.4%
	End of year balance		628,749	561,046	564,046	876,749	1,229,749	119.2%

FUND: FIRE SERVICES FUND
DEPARTMENT: FIRE/ADMINISTRATION

ORIGINAL BUDGET

			2019	2020	2020	2020	2021	2021
			ACTUAL	ORIG BUD	REV BUD	PROJECTION	BUDGET	% CHG 2020
ORG	OBJECT	ACCOUNT DESCRIPTION						
Facility Funding								
		Beginning of year balance	1,623,546	2,646,868	2,646,868	2,646,868	3,126,773	18.1%
		Revenues	1,023,322	657,305	657,305	646,405	666,812	1.4%
		Expenditures	76,644	162,500	165,500	166,500	59,500	0.0%
		Annual Net	946,678	494,805	491,805	479,905	607,312	22.7%
		End of year balance	2,646,868	3,141,673	3,138,673	3,126,773	3,734,085	18.9%
Total								
		Revenues	2,017,275	1,848,530	1,848,530	1,837,580	1,851,762	0.2%
		Expenditures	672,597	1,421,428	1,421,428	1,109,675	891,450	-37.3%
		Annual Net	1,344,678	427,102	427,102	727,905	960,312	124.8%
		End of year balance	3,275,617	3,702,719	3,702,719	4,003,522	4,963,834	34.1%

FUND: FIRE SERVICES FUND
DEPARTMENT: FIRE/ADMINISTRATION

AMENDED BUDGET

								2021
ORG	OBJECT	ACCOUNT DESCRIPTION	2019 ACTUAL	2020 ORIG BUD	2020 REV BUD	2020 PROJECTION	2021 BUDGET	% CHG 2021 ORG BUD
2400 FIRE SERVICES REVENUES								
2400	410118	PROPERTY TAX SSA 18 NORTH FIRE	204,654	103,000	103,000	103,000	120,204	16.7%
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2400	410900	FIRE SERVICES FEE	822,936	820,000	820,000	822,000	822,000	0.2%
2400	410910	CAPITAL FIRE SERVICES FEE	813,761	820,000	820,000	822,000	822,000	0.2%
2400	460100	INTEREST INCOME	43,521	37,700	37,700	22,750	4,500	-88.1%
2400	489100	MISCELLANEOUS - OVER/SHORT	(69)	-	-	-	-	0.0%
TOTAL	FIRE SERVICES REVENUES		2,017,275	1,848,530	1,848,530	1,837,580	1,851,762	0.2%
24000 FIRE SERVICES EXPENDITURES								
24000	510100	SALARIES - FT PENSIONABLE	7,747	-	-	-	-	0.0%
24000	510120	SALARIES - NON PENSIONABLE	587	-	-	-	-	0.0%
24000	510400	FICA TAXES	638	-	-	-	-	0.0%
24000	510500	IMRF ER	554	-	-	-	-	0.0%
24000	520150	FIRE COMPANY CONTRIBUTION	462,677	674,725	674,725	674,725	713,650	5.8%
24000	520825	AUDIT	12,450	13,000	13,000	12,950	13,000	0.0%
24000	530105	OPERATING SUPPLIES	-	100	100	100	100	0.0%
24000	570125	FIRE STATION RENOVATION	76,644	162,500	165,500	166,500	240,766	48.2%
24000	570155	VEHICLES	2,000	467,703	464,703	152,000	47,000	-90.0%
24000	590113	FACIL MAINT SERVICE CHARGE	76,300	62,700	62,700	62,700	61,400	-2.1%
24000	590120	ACCOUNTING SERVICE CHARGE	33,000	40,700	40,700	40,700	36,800	-9.6%
TOTAL	FIRE SERVICES EXPENDITURES		672,597	1,421,428	1,421,428	1,109,675	1,112,716	-21.7%
FIRE SERVICES FUND CHANGE IN FUND BALANCE			1,344,678	427,102	427,102	727,905	739,046	73.0%

Available Cash Analysis

Available, January 1, 2020	3,275,617
Preliminary FY2020 inflow / (outflow)	727,905
Budgeted FY2021 inflow / (outflow)	739,046
Projected Available, December 31, 2021	4,742,568

FIRE SERVICES FUND SUMMARY BY FUNCTION

Operations

Revenues	131,276	116,500	116,500	116,450	111,300	-4.5%
Expenditures	131,276	116,500	116,500	116,450	111,300	-4.5%
Annual Net	-	-	-	-	-	0.0%
End of year balance	-	-	-	-	-	0.0%

Contributions to GEVFC

Revenues	462,677	674,725	674,725	674,725	713,650	5.8%
Expenditures	462,677	674,725	674,725	674,725	713,650	5.8%
Annual Net	-	-	-	-	-	0.0%
End of year balance	-	-	-	-	-	0.0%

Vehicle Replacement

Beginning of year balance	230,749	628,749	628,749	628,749	876,749	39.4%
Revenues	-	-	-	-	-	0.0%
Capital Contribution	400,000	400,000	400,000	400,000	400,000	0.0%
Expenditures	2,000	467,703	464,703	152,000	47,000	0.0%
Annual Net	398,000	(67,703)	(64,703)	248,000	353,000	-621.4%
End of year balance	628,749	561,046	564,046	876,749	1,229,749	119.2%

FUND: FIRE SERVICES FUND
DEPARTMENT: FIRE/ADMINISTRATION

AMENDED BUDGET

			2019	2020	2020	2020	2021	2021
			ACTUAL	ORIG BUD	REV BUD	PROJECTION	BUDGET	% CHG 2020
ORG	OBJECT	ACCOUNT DESCRIPTION						
Facility Funding								
		Beginning of year balance	1,623,546	2,646,868	2,646,868	2,646,868	3,126,773	18.1%
		Revenues	1,023,322	657,305	657,305	646,405	626,812	-4.6%
		Expenditures	76,644	162,500	165,500	166,500	240,766	0.0%
		Annual Net	946,678	494,805	491,805	479,905	386,046	-22.0%
		End of year balance	2,646,868	3,141,673	3,138,673	3,126,773	3,512,819	11.8%
Total								
		Revenues	2,017,275	1,848,530	1,848,530	1,837,580	1,851,762	0.2%
		Expenditures	672,597	1,421,428	1,421,428	1,109,675	1,112,716	-21.7%
		Annual Net	1,344,678	427,102	427,102	727,905	739,046	73.0%
		End of year balance	3,275,617	3,702,719	3,702,719	4,003,522	4,742,568	28.1%



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/26/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-1038)**

DOC ID: 2021-1038

**Ordinance No. 6869, An Ordinance Approving a Zoning Variation
from the Corner Side Setback Requirement for a Second-Story
Addition on the Property Located at 639 Newton Avenue
(Community Development Director Springer)**

Statement of the Issue:

Please see the attached staff memo.

Analysis:

Please see the attached staff memo.

Budget Impact:

N/a.

Action Requested:

Please see the attached staff memo.

Attachments:

1. Village Board Memo: 639 Newton Avenue Zoning Variation
2. Draft Ordinance
3. Aerial Photo
4. Exhibit A - Draft Minutes from the March 23, 2021 ZBA Meeting
5. Exhibit B - Site Plan
6. Exhibit C - Elevations

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Director of Community Development
Katie Ashbaugh, AICP, Planner

DATE: April 19, 2021

RE: *April 26, 2021, Village Board Meeting*
An Ordinance Approving a Zoning Variation from the Corner Side Setback Requirement for a Second-Story Addition on the Property Located at 639 Newton Avenue



Background

The property owner, Joshua Wesolowski, is requesting approval of a zoning variation from the Glen Ellyn Zoning Code to allow for the construction of a second-story addition onto an existing nonconforming, single-family home. The variation relates to the required corner side yard setback.

The subject property and all surrounding properties are zoned R2 Residential District and improved with single-family homes. Notice of the public hearing was published in the Daily Herald on March 8, 2021, a placard was placed on the property, and property owners within 250 feet of the subject property were mailed notice of the public hearing. The Zoning Board of Appeals (ZBA) conducted a public hearing for the requested variation on Tuesday, March 23, 2021.

Setback Variation

Additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The subject property is a nonconforming corner lot with a width of 60 feet where 80 feet is required. Corner lots with nonconforming widths are required to have a corner side yard setback of no less than 30 percent of the lot width. The existing corner side yard of 10 feet 11 inches is not compliant with the required corner side yard setback of 18 feet. By proposing to construct a second-story addition directly above the home in its nonconforming location, the non-conforming condition is increased. Therefore, one variation from the required corner side yard setback is required to allow the proposed addition.

Public Hearing Summary

The ZBA reviewed the existing conditions of the property, the proposed location of the addition requiring the variation, and considered testimony from the property owners and their architect.

Owners of 16 properties that are within the 350 foot buffer of the subject property and therefore received notice of the public hearing, signed a petition of support for the proposed addition. Owners of two additional properties also within the 350 foot buffer submitted letters of support, which were read into the record. No written objections to the proposed addition were received and no one spoke in opposition to the project during the public hearing.

The ZBA deliberated on the exact hardships or unique circumstances presented by the property owners. They found the following hardships or unique circumstances applied to this request: that the two-story, single-family home is located on a corner lot with a nonconforming corner side yard setback and a second-story addition could not be added without the zoning relief requested, and that the proposed addition is not increasing the footprint of the property.

Recommendation

At the public hearing on March 23, 2021, the ZBA voted on a motion to recommend approval of the requested variation, which carried by a unanimous vote of 6 “yes” votes and 0 “no” votes. Following this recommendation for approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

The Village Board should consider the petitioners’ requests, the recommendation offered by the Zoning Board of Appeals, and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Draft Ordinance
- Aerial Photo
- Exhibit A – Draft Minutes of March 23, 2021, ZBA meeting
- Exhibit B – Site Plan
- Exhibit C – Elevations

CC: Joshua Wesolowski, owner and petitioner
Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn

Ordinance No.

**An Ordinance Approving a Zoning Variation
from the Corner Side Setback Requirement for a
Second-Story Addition on the Property Located at
639 Newton Avenue, Glen Ellyn, IL 60137**

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

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

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

Ordinance No.

**An Ordinance Approving a Zoning Variation
from the Corner Side Setback Requirement for a
Second-Story Addition on the Property Located at
639 Newton Avenue, Glen Ellyn, IL 60137**

Whereas, Joshua Wesolowski, owner of property located at 639 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 13 IN THE PLAT OF C.W. DAVIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 10 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF THE VILLAGE OF GLEN ELLYN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT 193520, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-10-212-001

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code to allow a corner side yard setback of 10 feet 11 inches where the required corner side yard setback is 18 feet for the construction of a second-story addition onto an existing nonconforming single-family home in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on the virtual meeting platform, Zoom, on March 23, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioners presented evidence, testimony, and exhibits in support of the variation **requests** and zero (0) persons appeared in favor of the variation **requests**

and zero (0) persons appeared in opposition thereto; and

Whereas, included in the evidence presented by the petitioners, the owners of sixteen (16) properties which are within 250 feet of the subject property and therefore received notice by mail of the public hearing, signed a petition to attest their support for the zoning variation requested to allow for the construction of a second-story addition onto the existing nonconforming single-family home on the subject property; and

Whereas, also included in the evidence presented by the petitioners, were letters of support for the requested variation from the owners of two additional (2) properties which are within 250 feet of the subject property and therefore received notice by mail of the public hearing, which were read into the record at the public hearing; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on March 23, 2021, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the variation, which carried by a roll call vote of six (6) “yes” and zero (0) “no”, resulting in a recommendation for approval as outlined in its draft Minutes dated March 23, 2021, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the draft Minutes of the March 23, 2021, Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A”, and the evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the practical difficulties or particular hardships, being that the two-story, single-family home is located on an existing nonconforming corner lot with a nonconforming corner side yard setback and a second-story addition could not be added without the

- zoning relief requested, and that the proposed addition is not increasing the footprint of the property; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a two-story addition that is otherwise compliant with the Zoning Code and does fit within the character of the surrounding neighborhood; and
- C. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the petitioners intend to make this improvement to expand the livable area of the home; and
- D. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the second-story addition will be constructed in accordance with all applicable zoning code regulations other than the variation granted; and
- E. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the addition will be constructed following all applicable building code regulations; and
- F. That the variation will not diminish or impair property values within the neighborhood; and
- G. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variation will not increase public expenditures or create a nuisance since this

is an improvement to the existing single-family residential use in a residential zoning district; and

- I. That the variation are the minimum variation that will make possible the reasonable use of the land, building, or structure and existing footprint and setbacks of the house are not changing or being increased; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

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

Section One: The Draft Minutes of the March 23, 2021, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions outlined in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code to allow a corner side yard setback of 10 feet 11 inches where the required corner side yard setback is 18 feet for the construction of a second-story addition on an existing nonconforming single-family home in the R2 Residential District, on the property located at 639 Newton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 13 IN THE PLAT OF C.W. DAVIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 10 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF THE VILLAGE OF GLEN ELLYN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT 193520, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-10-212-001

Section Three: This grant of a variation is conditioned upon the second-story addition being constructed in substantial conformance with the testimony and exhibits provided at the March 23, 2021, Zoning Board of Appeals remote public hearing, including the site plan, attached hereto as Exhibit “B”, and the elevations attached hereto as Exhibit “C”, both of which are dated March 9, 2021.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on the variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

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

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

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after the execution of said Ordinance, shall subject the owner or party in interest to the penalties outlined in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

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

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

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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



Legend

0 35 70
ft

Print Date: 3/15/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. 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.

DRAFT MINUTES
ZONING BOARD OF APPEALS
March 23, 2021

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

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on March 8, 2021.

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

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

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

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

MOTION TO ALLOW REMOTE PARTICIPATION

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

MINUTES

ZBA Member Jones moved, seconded by ZBA Member Whalls, to approve the minutes of the March 9, 2021 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

On the agenda were public hearings regarding the properties located at 200 N. Montclair Avenue, 715 Pleasant Avenue and 639 Newton Avenue.

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

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to open the public hearing for 200 N. Montclair Avenue at 7:11p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 200 N. MONTCLAIR AVENUE

PETITIONER BLAKE STALLINGS IS REQUESTING A RECOMMENDATION OF APPROVAL FOR THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-5-5(B)(4) #33.A TO ALLOW AN EXISTING RESIDENTIAL SPORT COURT TO BE LOCATED APPROXIMATELY 1 FOOT 5 INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF 7 FEET 6 INCHES (10 PERCENT OF THE LOT WIDTH) IS REQUIRED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Blake Stallings, owner of the property located at 200 N. Montclair Avenue).

Staff Presentation

Planner Ashbaugh and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and sworn in.

Planner Ashbaugh stated the petitioner is Blake Stallings, owner of the property located at 200 N. Montclair Avenue. She described the approximate location of the subject property and stated it was zoned R2 - Single Family Residential District. She said all surrounding properties were also all zoned R2 and improved with single family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval for the following variation from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required.

Planner Ashbaugh stated on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. She said the original screened porch was within the required interior side yard, but the foundation did not meet building code requirements. She said it was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. She said that the degree of the variation granted is not stated in the ordinance or exhibits, but that the plat of survey provided with this request measures an existing setback of approximately 5 feet.

Planner Ashbaugh stated the Village has granted the following permits for this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; and a front porch, 2020. She said the front porch permit was still active.

Planner Ashbaugh stated on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. She continued that on September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. She said that the petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. She said the petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

Planner Ashbaugh stated on December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. She clarified that the front porch permit review continued separately from this request and was issued on September 26, 2020.

Planner Ashbaugh stated the existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. She said that this is an 81 percent reduction in the required setback. She said the sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet and that it does not encroach into the required rear yard.

Planner Ashbaugh stated the Zoning Code requires sport courts and other recreational equipment to be setback a distance of 10 percent of the lot width away from all property lines. She said that this was put in place because these types of accessory uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties.

Planner Ashbaugh stated to comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court, or approximately 155 square feet (25 percent) of the existing sport court.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the sport court was the correct distance from the lot line, if it would need a variation for anything else, specifically if a variation for impervious surface coverage would be required. Planner Ashbaugh stated a variation for impervious surface would not be required, but the Village would still require a drainage plan.

ZBA Member Miller asked if the sport court came through the permitting process, what would have been required for stormwater management. Senior Civil Engineer McKenna stated a drainage plan would have been required, but there would have not been a requirement for a drywell.

ZBA Chairperson Constantino stated he believes this property is connected to the Village's stormwater system. ZBA Chairperson Constantino asked if all stormwater concerns have been addressed. Senior Civil Engineer McKenna confirmed this variation request is a setback concern.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Blake and Michelle Stallings, owners of the property located at 200 N. Montclair Avenue.

Michelle Stallings stated her family moved into the home in May of 2012. Ms. Stallings stated when they moved into the home, it had the preexisting concrete slab with a basketball hoop. Ms. Stallings stated her family refinished the court and hoop in 2018. Ms. Stallings stated the project included applying sport court material and extending the court. Ms. Stallings noted they have had significant water issues since they moved in. Ms. Stallings noted they have spent a lot of money to fix these water issues and have joined the Village's storm sewer. Ms. Stallings stated they are constantly making sure water is not an issue and assured water is not affecting their neighbors. Ms. Stallings stated they were unaware a permit was needed for the sport court.

Blake Stallings stated they added to the northern end of the existing concrete slab when they refinished the court and hoop in 2018. Mr. Stallings also noted the property has two drywells to help with stormwater issues.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the sport court can be relocated to anywhere else on the property. Ms. Stallings stated she does not believe it can be relocated due to grading and stormwater concerns.

ZBA Member Crudele asked if the grading in the backyard is the hardship on the property. Ms. Stallings confirmed this.

ZBA Member Jones asked how much smaller the previous slab of concrete was. Mr. Stallings stated they added about 3 feet to the west and about 6 feet to the north of the existing slab.

ZBA Member Jones asked if the contractor told them a permit was required. Mr. Stallings stated the contractor did not say a permit was needed.

ZBA Member Miller asked if the previous owner had a construction necessitated zoning variation for the concrete slab. Ms. Stallings stated the slab and zoning was in place when they purchased the house.

ZBA Member Miller stated he understands these type of situations, but is concerned the work was done without a permit.

ZBA Member Whalls asked if the concrete slab was on the property in 2012 prior to the purchase. It was confirmed it was through aerial photography Planner Ashbaugh showed during the Zoom meeting.

ZBA Member Covington asked if a permit was ever obtained for the initial concrete slab. Planner Ashbaugh stated there is no evidence to prove a permit was obtained.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 8 properties within 350 feet of the subject property that were mailed notice have signed a petition in support of this project, but that 3 of the 8 also submitted letters of support.

Chase Purdon, 211 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Matthew Sessa, 208 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Anne Gelfer, 190 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 200 N. Montclair Avenue. 200 N. Montclair Avenue is an interior lot located on the west side of N. Montclair Avenue, mid-block between Wingate Road and Revere Road. The petitioner is Blake Stallings, owner of the property at 200 N. Montclair Avenue. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required; and 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has granted the following permits to this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary

sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; front porch, 2020.

ZBA Member Whalls continued the findings of fact: on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. The original screened porch was located within the required interior side yard, but the foundation did not meet building code requirements. Because the foundation needed to be completely removed and rebuilt for the reconstruction, the replacement of the screened porch in-kind was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. Therefore, the Zoning Board of Appeals found that because the foundation was required to be rebuilt due to building code requirements, rendering the screened porch ineligible for the “straight up” provision, the request was reasonable and voted to recommend approval unanimously. The Village Board concurred with a unanimous vote as well. The degree of the variation granted is not stated in the ordinance of exhibits. However, the plat of survey provided with this request measure an existing setback of 5 feet.

ZBA Member Whalls continued the findings of fact: on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. On September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. The petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain. On December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

ZBA Member Whalls continued the findings of fact: an existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. This is an 81 percent reduction in the required setback. The sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet. The sport court does not encroach into the required rear yard. The Village Code requires sport courts and other recreational equipment to be 10 percent of the lot width away from all property lines. These uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties. To comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court. This results in a removal of approximately 155 square feet or about 25 percent of the existing sport court. As part of the application for a construction necessitated variation, the petitioner is required to submit an estimate for a code compliant alternative. One quote from Ligman Construction Group, LLC was provided, According to the quote, to removed and relocate the sport court, it would cost \$12,800.00.

ZBA Member Whalls continued the findings of fact: no comments were received in opposition of the request and the owners of 8 properties which signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated if this variation request would have been brought to the ZBA prior to it being built, she would have not approved the request. ZBA Member Covington stated the hardship is difficult and noted a drainage plan is required. ZBA Member Covington stated she is not sure if the court can be moved without causing additional stormwater concerns.

ZBA Member Crudele stated she is concerned on how close the court is to the property line. ZBA Member Crudele stated there are serious water issues and the petitioners have done a lot to address those concerns. ZBA Member Crudele stated there is a lot of support from the neighbors and moving to court could cause additional stormwater concerns. ZBA Member Crudele stated she is overall in favor of the request.

ZBA Member Jones stated the ZBA has approved other structures (garages) to be 1 foot from the property line. ZBA Member Jones also noted there is a lot of neighbor support for this project.

ZBA Member Miller stated he is not in favor of this project. ZBA Member Miller stated he would approve the project if it was in line with the existing garage. ZBA Member Miller stated he would have not approved the request in 2012. ZBA Member Miller noted he is also concerned a permit was not pulled for this project.

ZBA Member Whalls stated he agrees with ZBA Member Miller.

ZBA Chairperson Constantino stated he is leaning towards approving the request due to the stormwater concerns. ZBA Chairperson Constantino also noted there is support of the neighbors to the north of the property. ZBA Chairperson Constantino stated the cost to fix the court is high, and it may cause more stormwater issues in the end.

ZBA Member Covington asked if approved, would a condition for stormwater review be required. Senior Civil Engineer stated she is comfortable with the stormwater/drainage with the plans in place.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to close the public hearing for 200 N. Montclair Avenue at 8:10 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Blake Stallings, petitioner and owner of the property located at 200 N. Montclair Avenue, Glen Ellyn, for a construction necessitated zoning variation to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the property located at 200 N. Montclair Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The cost to relocate the sport court.
2. The potential of creating additional stormwater concerns for the neighbor if the sport court is moved.
3. There is support for many neighbors including the neighbor from the property to the north.

The motion was carried by roll call vote with 4 “yes” votes and 2 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele and ZBA Member Jones. The “no” votes are as follow: ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to open the public hearing for 715 Pleasant Avenue at 8:25 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 715 PLEASANT AVENUE

PETITIONER RAY WHALEN IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATIO OF 22.8 PERCENT WHERE A LOT COVERAGE RATIO OF NO MORE THAN 20 PERCENT IS PERMITTED ON A LOT WITH A PRINCIPAL STRUCTURE OF GREATER THAN ONE STORY; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Ray Whalen or Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue).

Staff Presentation

Planner Ashbaugh, Planning Intern Diaz and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and was sworn in.

Planning Intern Diaz stated the petitioner is Ray Whalen of Ray Whalen Builders Inc., owners of the property located at 715 Pleasant Avenue. Planning Intern Diaz stated 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. Planning Intern Diaz stated the subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single-family homes.

Planning Intern Diaz stated the petitioner is requesting a recommendation of approval of a zoning variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story.

Planning Intern Diaz stated the Village has not granted any past variations to this property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020.

Planning Intern Diaz stated as listed in the building permit history, a demolition permit and a related new construction permit were issued in 2020 to construct a new two-story single-family home on the subject property. The lot coverage ratio approved for the home currently under construction was approximately 1,600 square feet, or 20 percent, which was approved by permit Note, the actual square footage prior to applying the front porch bonus was 1,737 square feet.

Planning Intern Diaz stated because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than approved lot coverage.

Planning Intern Diaz stated the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet, which was compliant with the maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district, 35 percent.

Planning Intern Diaz stated the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. He said that the lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch which qualifies for the bonus. He said that with the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet, and no accessory structures are proposed.

Planning Intern Diaz stated prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extends through the block.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked if the petitioner sought to have the detached garage, but it was not included in the plans due to drainage issues. Planning Intern Diaz confirmed this.

Chairperson Constantino asked if the screened in porch was asked for at the same time as the attached garage. Planning Intern Diaz stated the screened in porch was requested as part of this variation after the original permit was approved.

Senior Civil Engineer McKenna stated there were a lot of pre-review meetings with the contractor prior to submitting the plans.

Chairperson Constantino asked if the screen in porch did not have a roof, if a variation would still be needed. Planner Ashbaugh stated if there was no roof, a variation would not be needed.

Chairperson Constantino asked if there are any drainage issues regarding the screened in porch. Senior Civil Engineer McKenna stated there are not.

ZBA Member Jones asked if the property could be tied into the Village's storm sewer. Senior Civil Engineer stated they could not directly tie into the storm sewer due to the location. Senior Civil Engineer McKenna noted the property will have downspouts and a sump pump. Senior Civil Engineer McKenna stated the builder is deciding exactly where to put the sump pump.

ZBA Member Jones asked if a detached garage was possible with a drainage plan. Senior Civil Engineer McKenna confirmed this would be very difficult and likely not possible.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Ray Whalen, owner of the property located at 715 Pleasant Avenue. Mr. Whalen stated he purchased the property in December of 2020. Mr. Whalen stated the property was purchased with the intention to build a home similar to what he was previously built on the same size lot. Mr. Whalen stated the depressional storage and stormwater issues were brought to his attention by a consultant. Mr. Whalen stated he has spent a lot of time with staff discussing this project and options. Mr. Whalen stated he prefers to build a detached garage, as it would make him eligible for the garage bonus. Mr. Whalen stated the hardships are created by the topography and stormwater concerns. Mr. Whalen stated he is looking to construct a new home that is enriching to the neighborhood, and does not want to cause any other potential stormwater issues. Mr. Whalen noted the topography in the property limits what can be built on this lot. Mr. Whalen stated his request is a minimized request.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked why they went for a roofed in patio instead of building out the living space. Mr. Whalen stated the screen porch was always intended for this project.

ZBA Member Jones asked if the existing foundation serving as an uncovered patio currently would support a second story. Mr. Whalen confirmed this.

ZBA Member Miller asked if Mr. Whalen would have an issue with the ZBA limiting a future build out of the screen porch. Mr. Whalen stated he is comfortable with that, and would recommend it. Mr. Whalen stated this part of the house was never intended to have a second floor.

ZBA Chairperson Constantino asked what the hardship is. Mr. Whalen stated the hardship is created from the topography.

ZBA Chairperson Constantino asked if the porch could be designed any smaller. Mr. Whalen stated it could but, but he prefers it to be built as the size proposed.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 36 individuals from 22 properties have signed a petition in support of this project.

Chris Fanella, 179 Brandon Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in questions is 715 Pleasant Avenue. 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. The petitioner is Ray Whalen of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue. The petitioner is requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: 1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding subject properties are zoned R2 Residential District and are all improved with single family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to the property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020. The lot area is 8,000 square feet, the lot width is 50 square; the front yard 32 feet 8 inches, the north side yard is 7 feet 2 inches, the south side yard is 6 feet 7.5 inches and the rear yard is 82 inches.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square

feet, or 5 square feet less than approved lot coverage; the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet. The maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district is 35 percent.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extend through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting to development to the high western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area; although a detached garage is permitted in the Zoning Code and a bonus of 500 square feet could be granted towards the maximum lot coverage, the petitioner elected to construct a home with an attached garage within the maximum lot coverage ratio requirement of 1,600 square feet and develop the lot in such a way that the stormwater storage in the rear yard depressional area was maintained. The petitioner is now seeking approval of the variation from this requirement to allow for sunroom off of the rear of the home that is less than the size of a typical two-car garage; it should be noted that the proposed development increases the impervious surface on the property by only 229 square feet more than what previously existed, so no stormwater infiltration measures are required by Code. The petitioner included a sump pump discharge connection to the Village storm sewer on the permit to avoid sending additional water to the rear yard depressional area.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is leaning towards voting to approve this project. ZBA Member Covington stated if the request was for a detached garage, she would not be in favor of it. ZBA Member Covington stated she is leaning toward approval due to the fact these plans reduce stormwater issues.

ZBA Member Crudele stated the hardship is caused by a unique lot, and noted the lot does not allow for an attached garage. ZBA Member Crudele stated she is in favor of the request.

ZBA Member Jones stated he is not in favor of the request. ZBA Member Jones stated as a builder, you know what you're buying. ZBA Member Jones stated the builder should have been aware of the unique drainage issues prior to purchasing the lot. ZBA Member Jones stated he is concerned that a second story will eventually get built. ZBA Member Jones also noted the screened in porch is not necessary, but rather is a want.

ZBA Member Miller stated he is in favor of the proposed request due to the unique property. ZBA Member Miller stated the screened in porch will improve water flow. ZBA Member Miller stated he would be in favor of adding a condition that states the porch can't be improved with a second story.

ZBA Member Whalls stated he is having trouble seeing the hardship. ZBA Member Whalls stated in the future he would like the Village Code to have a lot coverage ratio of 25 percent, but noted that is not how the Code is currently written.

ZBA Chairperson Constantino stated at first he was against the request. ZBA Chairperson Constantino stated after hearing the staff and petitioner presentation he is more aware of the topography of the property. ZBA Chairperson Constantino stated he is also in favor of a condition that states the porch can't be improved with a second story. ZBA Chairperson Constantino stated he thinks the ZBA will see similar issues in the future. ZBA Chairperson Constantino stated he is in favor of this request.

ZBA Member Whalls and ZBA Member Jones stated they are in favor of the request with the conditions noted by ZBA Member Miller.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to close the public hearing for 715 Pleasant Avenue at 9:46 p.m. The motion was carried by roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Ray Whalen, petitioner on behalf of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted for the construction of a two-story principal structure on the property located at 715 Pleasant Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Sections 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) and unique circumstance(s):

1. Due to the drainage issues caused by the unique topography and existing watershed on the lot, the owner cannot put a detached garage to the back and receive the garage bonus. The backyard garage would cause additional water issues for the neighbors. The screened porch will improve water flow over the previously approved raised patio with the downspouts.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 23, 2021 public hearing of the Zoning Board of Appeals.
2. The screened in porch with vinyl windows may not be improved with windows, a second story, or HVAC.

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

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to open the public hearing for 639 Newton Avenue at 9:53 p.m. The motion was carried by roll call vote with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 639 NEWTON AVENUE

PETITIONER JOSHUA WESOLOWSKI IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(D)(4) TO ALLOW A SECOND-STORY ADDITION TO BE NO CLOSER THAN APPROXIMATELY 10 FEET 11 INCHES FROM THE CORNER SIDE LOT LINE WHERE THE REQUIRED CORNER SIDE YARD SETBACK IS 18 FEET; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Joshua Wesolowski, owners of the property located at 639 Newton Avenue).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. She said that 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. She said it is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. She said all surrounding properties are also zoned R2 Residential District and improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of a zoning

variation from Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet.

Planner Ashbaugh stated the Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019.

Planner Ashbaugh stated the petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She said the front, corner side, and interior side yard setbacks of the existing home are nonconforming. She said that because the corner lot is less than 80 feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. She said that the existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback.

Planner Ashbaugh stated the proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. She said that because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required.

Planner Ashbaugh stated the proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. She said that the proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

Planner Ashbaugh showed photos of existing conditions provided by the petitioner. She said that no comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request signed a petitioner in support of the request.

Questions from the Zoning Board of Appeals

ZBA Member Miller is the house located at 690 Newton Avenue is closer to the street than this request. Planner Ashbaugh stated it appears to be in a similar location.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh and Julie Wesolowski, owners of the property located at 639 Newton Avenue.

Mr. Josh Wesolowski stated he is a life-long Glen Ellyn resident and he personally attended Hadley Jr. High and Glenbard West High School. Mr. Wesolowski stated they are looking to grow a family and that they want to stay in Glen Ellyn. Mr. Wesolowski stated in order to stay in Glen Ellyn an

addition to the house is needed. Mr. Wesolowski stated the house was built in 1920 and was bought by his family in 2015. Mr. Wesolowski stated when they saved the home from being a teardown when they purchased it. Mr. Wesolowski stated it was important to honor the character of the home and neighborhood as well as maintaining the historical aspect of the house. Mr. Wesolowski stated the existing sunroom encroaches to the side yard which creates an existing nonconforming house. Mr. Wesolowski stated it is the intention to maintain the current setback.

Mrs. Julie Wesolowski stated their home is on a nonconforming lot, and noted if the house was located on an interior lot, a variation would not be needed. Mrs. Wesolowski stated there is not parkway between the sidewalk and the street. Mrs. Wesolowski stated the side yard is only 60 feet when it should be 80 feet. Mrs. Wesolowski stated the addition will look like it is part of the original home.

Additional Questions from the Zoning Board of Appeals

None.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 26 individuals for 19 properties have signed a petition in support of this project.

Cindy and George Truchioli, 364 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Kate Marsch, 331 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. All surrounding properties are also zoned R2 Residential District and improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019. The lot area is 8,370 square feet, the lot width is 60 feet, the front yard is 39 feet 6 inches, the corner side yard is 10 feet 11 inches, the east side yard is 4 feet 8 inches and the rear yard is 60 feet 3 inches.

ZBA Member Whalls continued the findings of fact: The petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home. The additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The front, corner side, and interior side yard setbacks of the existing home are nonconforming. Because the corner lot is less than 8- feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. The existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback. The proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. Because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required. The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. The proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

ZBA Member Whalls continued the findings of fact: the petitioner has provided photos of existing conditions. No comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request by mail signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of this request and noted the hardship is the smaller lot size than a typical corner lot.

ZBA Member Crudele stated she is in favor of this request.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted the sidewalk is closer to the street than normal and there will be zero negative impact from this project.

ZBA Member Miller stated he is in favor of this request as the house sits on a existing nonconforming lot.

ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated he is in favor of this request and noted the unique circumstance and large right-of-way.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Crudele to close the public hearing for 639 Newton Avenue at 10:19 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Joshua Wesolowski, petitioner and owner of the property located at 639 Newton Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a second-story addition to be no closer than 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet on the property located at 639 Newton Avenue, a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code due to the following hardship(s):

1. House sits on an existing non-conforming corner lot causing the inability to add a second story without zoning relief. They are not increasing the footprint of the property.

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

Staff Report

Planner Ashbaugh stated there are no applications slated for the April 13th ZBA meeting.

Trustee Liaison Report

Trustee Christiansen provided an updated on the Comprehensive Plan and Village COVID-19 vaccine clinic.

Adjournment

At 10:33 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

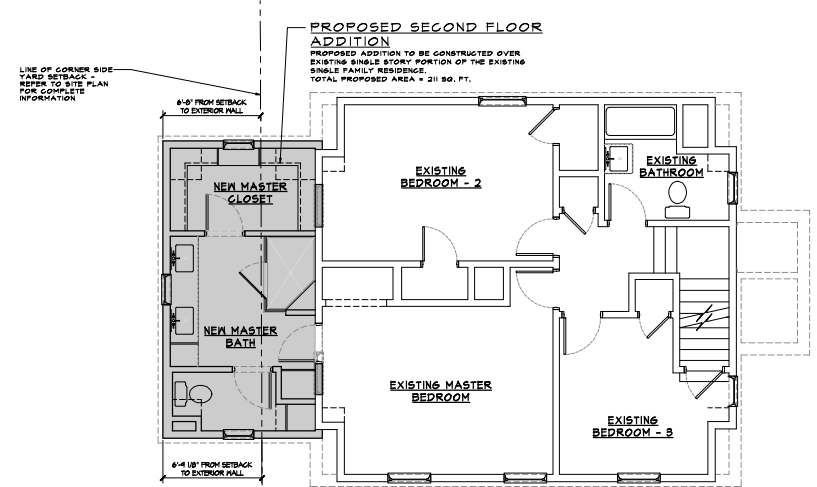
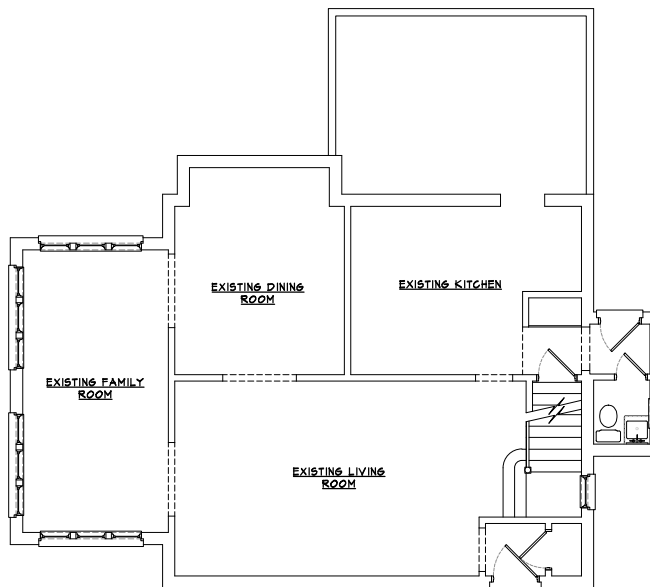
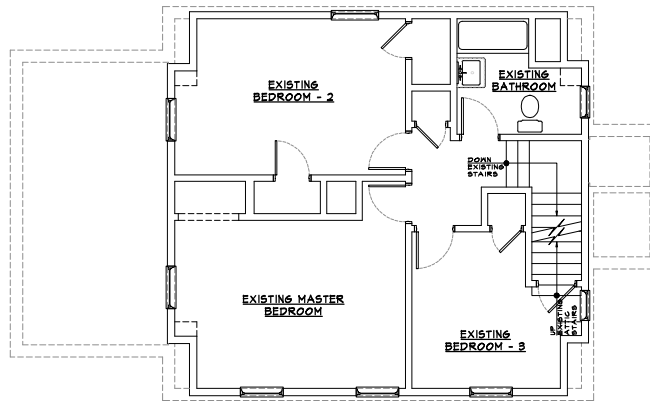
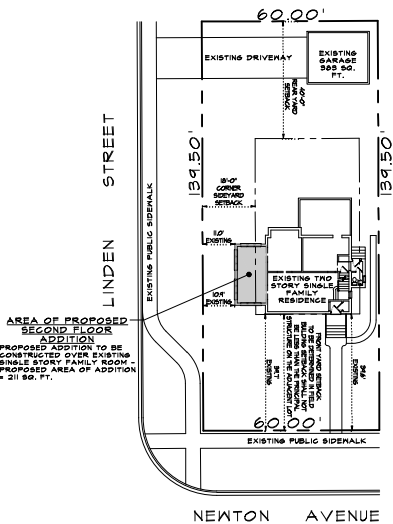
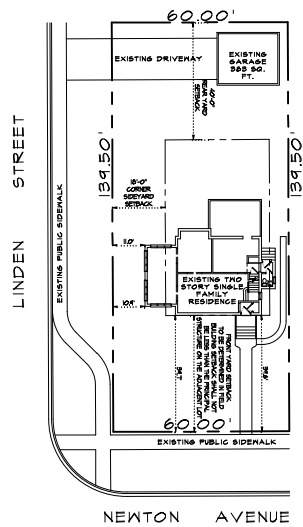
Respectfully submitted,

Lindsey Kaminsky

Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



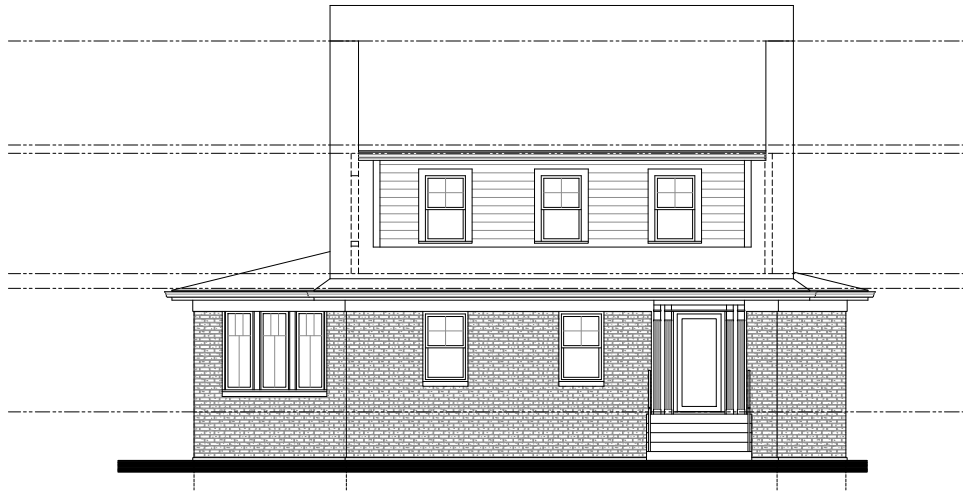
WESOLOWSKI RESIDENCE
639 NEWTON
GLEN ELYN, ILLINOIS

Project 20-122
PROPOSED DESIGN
DRAWINGS FOR
BUILDING SETBACK
VARIANCE

Date 3-4-2021
Revisions

K. PETERSON
ASSOCIATES
ARCHITECTS
11111 N. WILSON AVE.
GLEN ELYN, ILLINOIS 60131
(708) 411-1111

SHEET 1 OF 2



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WESOLOWSKI RESIDENCE
638 NEWTON
GLEN ELYN, ILLINOIS

Project 20-122
PROPOSED DESIGN
DRAWINGS FOR
BUILDING SETBACK
VARIANCE

Date 3-4-2021

Revisions

K. PETERSON
ASSOCIATES
ARCHITECTS

SHEET 2 OF 2

2



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

Meeting 4/26/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-1039)**

DOC ID: 2021-1039

**Ordinance No. 6870, An Ordinance Approving a Zoning Variation
from the Maximum Lot Coverage Ratio Requirement for the
Construction of a New Two-Story Single-Family Home on the
Property Located at 715 Pleasant Avenue (Community
Development Director Springer)**

Statement of the Issue:

Please see attached staff memo.

Analysis:

Please see attached staff memo.

Budget Impact:

N/a.

Action Requested:

Please see attached staff memo.

Attachments:

1. Memo 715 Pleasant
2. Ordinance
3. Aerial Photo
4. Exhibit A - Draft Minutes from the March 23, 2021 ZBA Meeting
5. Exhibit B - Site Plan
6. Exhibit C - Elevations

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Director of Community Development
Katie Ashbaugh, AICP, Planner
Adrian Diaz, Planning Intern

DATE: April 23, 2021

RE: *April 26, 2021, Village Board Meeting*
An Ordinance Approving a Zoning Variation from the Maximum Permitted Lot Coverage Ratio Requirement for a Sunroom on the Property Located at 715 Pleasant Avenue



Background

The petitioner and property owner, Ray Whalen of Ray Whalen Builders Inc., is requesting approval of a zoning variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code to allow for the addition of a one-story, 229 square foot screened porch (sunroom) on the rear of a new two-story, single-family home currently under construction.

The subject property and all surrounding properties are zoned R2 – Residential District and are improved with single-family homes. The subject property is an interior lot located on the east side of Pleasant Avenue. Notice of the public hearing was published in the Daily Herald on March 8, 2021, a placard was placed on the property, and property owners within 350 feet of the subject property were mailed notice of the public hearing. The Zoning Board of Appeals (ZBA) conducted a public hearing for the requested variation on Tuesday, March 23, 2021.

Lot Coverage Variation

The petitioner is requesting a lot coverage ratio of 22.8 percent where no more than 20 percent is permitted for principal structures greater than one-story in the R2 district. The lot coverage ratio approved with the permit for the home in December 2020, currently under construction, is approximately 1,600 square feet, or 20 percent. The actual square footage before applying the front porch bonus was 1,737 square feet. The 137 square-foot front porch is greater than 6 feet in depth, therefore qualifying for the bonus provision and not included in the lot coverage ratio calculation. The home will have an attached two-car garage and will not be eligible for the 500 square foot garage bonus.

Prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility of constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extends through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a

garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting the development to the higher western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area.

The petitioner is now proposing to amend the active building permit issued for the two-story, single-family home to allow the construction of a 229 square foot sunroom to the rear of the home. The resulting lot coverage would be approximately 1,824 square feet or 22.8 percent. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed.

Public Hearing Summary

The ZBA reviewed the existing conditions of the property, the proposed location of the sunroom requiring the variation and considered testimony from the petitioner.

Owners of 5 properties within 350 feet of the subject property which were mailed notice of the public hearing, signed a petition of support for the proposed sunroom. No objections to the proposed addition were received. No one spoke in opposition to or in favor of the project during the public hearing.

The ZBA deliberated on the exact hardships or unique circumstances presented by the petitioner. They found the following hardships or unique circumstances applied to this request: that due to the unique topography of the property, applying the detached garage lot coverage bonus to allow a detached garage in the rear of the property would create drainage issues for neighboring properties, and the screened porch will improve water flow over the previously approved raised patio with the downspouts.

Recommendation

At the public hearing on March 23, 2021, the ZBA voted on a motion to recommend approval of the requested variations, which was carried by a unanimous vote of 6 “yes” votes and 0 “no” votes. Following this recommendation for approval, staff has prepared an ordinance to **approve** the requested variations, with the following conditions as recommended by the ZBA:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 23, 2021 public hearing of the Zoning Board of Appeals.
2. The proposed screened in porch may not be improved with a second story, HVAC, and may not change from non-insulated to insulated windows.

Action Requested

The Village Board should consider the petitioner’s request, the recommendation offered by the Zoning Board of Appeals, and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Draft Ordinance

- Aerial Photo
- Exhibit A – Draft Minutes of March 23, 2021, ZBA meeting
- Exhibit B – Site Plan
- Exhibit C – Elevations

CC: Ray Whalen, owner and petitioner
Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn

Ordinance No.

**An Ordinance Approving a Zoning Variation
From the Lot Coverage Ratio Requirement
for a Sunroom on the Property Located at
715 Pleasant Avenue, Glen Ellyn, IL 60137**

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

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

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

Ordinance No.

**An Ordinance Approving a Zoning Variation
From the Lot Coverage Ratio Requirement
for a Sunroom on the Property Located at
715 Pleasant Avenue, Glen Ellyn, IL 60137**

Whereas, Ray Whalen of Ray Whalen Builders, Inc., petitioner and owner of the property at 715 Pleasant Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE NORTH 50 FEET OF LOT 2 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT THE NORTH 50 FEET OF LOT 2 IN BLOCK 22 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY ILLINOIS.

PIN: 05-11-108-029

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a zoning variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where 20 percent is permitted for the construction of a sunroom on the property legally described herein above in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on the virtual meeting platform, Zoom, on March 23, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of the variation request and zero (0) persons appeared in opposition thereto, and no comments were received before the remote

public hearing in support or opposition thereto; and

Whereas, included in the evidence presented by the petitioners, the owners of five (5) properties which are within 250 feet of the subject property and therefore received notice by mail of the public hearing, signed a petition to attest their support for the zoning variation request to allow for the construction of a sunroom on the subject property; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on March 23, 2021, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the variation, which carried by a roll call vote of six (6) “yes” and zero (0) “no”, resulting in a unanimous recommendation for approval as outlined in its Minutes dated March 23, 2021, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the March 23, 2021 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A”, and the evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That due to practical difficulties or particular hardships, being the unique topography of the property, applying the detached garage lot coverage bonus to allow a detached garage in the rear of the property would create drainage issues for neighboring properties, and the screened porch will improve water flow over the previously approved raised patio with the downspouts; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a sunroom that is otherwise compliant with the Zoning Code. The proposed sunroom is consistent with the design of the homes on

- neighboring properties, and does fit the character of the surrounding neighborhood; and
- C. The purpose of this variation is to construct a house consistent with modern expectations of a new home while minimizing stormwater drainage impacts on surrounding properties; and
- D. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the sunroom will be constructed per all applicable Zoning Code regulations other than the variation granted; and
- E. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the sunroom will be constructed per all applicable building code regulations; and
- F. That the variation will not diminish or impair property values within the neighborhood; and
- G. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variation will not increase public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
- I. That the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of

fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

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

Section One: The Draft Minutes of the March 23, 2021, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions outlined in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where 20 percent is permitted for the construction of a sunroom in the R2 Residential District, on the property located at 715 Pleasant Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE NORTH 50 FEET OF LOT 2 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT THE NORTH 50 FEET OF LOT 2 IN BLOCK 22 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY ILLINOIS.

PIN: 05-11-108-029

Section Three: This grant of a variation is conditioned upon the following:

- A. That the project shall be constructed in substantial conformance with the testimony and exhibits provided at the March 23, 2021 Zoning Board of Appeals remote public hearing, including the site plan, attached hereto as Exhibit "B", and the elevations, attached hereto as Exhibit "C"; and
- B. The screened-in porch may not be improved with a second story, HVAC, and may not change from non-insulated to insulated windows.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided

that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of a variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on the variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

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

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

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties outlined in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

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

Ayes				
		Craig Pryde	Steve Thompson	Mark Senak
		Kelli Christiansen	Bill Enright	Gary Fasules
Nayes				
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 _____.

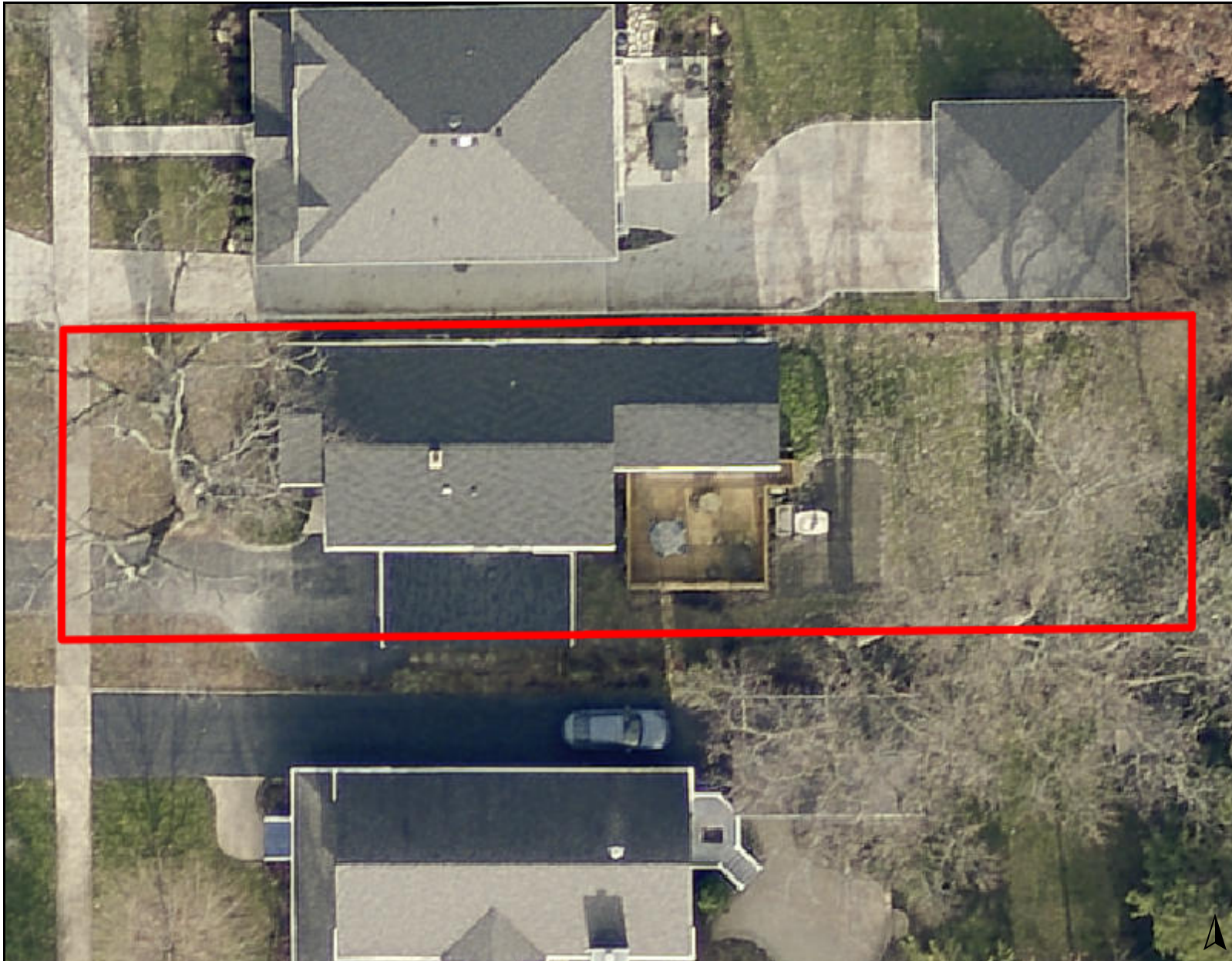
Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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



Legend

0 35 70
ft

Print Date: 3/15/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. 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.

DRAFT MINUTES
ZONING BOARD OF APPEALS
March 23, 2021

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

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on March 8, 2021.

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

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

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

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

MOTION TO ALLOW REMOTE PARTICIPATION

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

MINUTES

ZBA Member Jones moved, seconded by ZBA Member Whalls, to approve the minutes of the March 9, 2021 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

On the agenda were public hearings regarding the properties located at 200 N. Montclair Avenue, 715 Pleasant Avenue and 639 Newton Avenue.

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

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to open the public hearing for 200 N. Montclair Avenue at 7:11p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 200 N. MONTCLAIR AVENUE

PETITIONER BLAKE STALLINGS IS REQUESTING A RECOMMENDATION OF APPROVAL FOR THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-5-5(B)(4) #33.A TO ALLOW AN EXISTING RESIDENTIAL SPORT COURT TO BE LOCATED APPROXIMATELY 1 FOOT 5 INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF 7 FEET 6 INCHES (10 PERCENT OF THE LOT WIDTH) IS REQUIRED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Blake Stallings, owner of the property located at 200 N. Montclair Avenue).

Staff Presentation

Planner Ashbaugh and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and sworn in.

Planner Ashbaugh stated the petitioner is Blake Stallings, owner of the property located at 200 N. Montclair Avenue. She described the approximate location of the subject property and stated it was zoned R2 - Single Family Residential District. She said all surrounding properties were also all zoned R2 and improved with single family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval for the following variation from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required.

Planner Ashbaugh stated on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. She said the original screened porch was within the required interior side yard, but the foundation did not meet building code requirements. She said it was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. She said that the degree of the variation granted is not stated in the ordinance or exhibits, but that the plat of survey provided with this request measures an existing setback of approximately 5 feet.

Planner Ashbaugh stated the Village has granted the following permits for this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; and a front porch, 2020. She said the front porch permit was still active.

Planner Ashbaugh stated on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. She continued that on September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. She said that the petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. She said the petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

Planner Ashbaugh stated on December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. She clarified that the front porch permit review continued separately from this request and was issued on September 26, 2020.

Planner Ashbaugh stated the existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. She said that this is an 81 percent reduction in the required setback. She said the sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet and that it does not encroach into the required rear yard.

Planner Ashbaugh stated the Zoning Code requires sport courts and other recreational equipment to be setback a distance of 10 percent of the lot width away from all property lines. She said that this was put in place because these types of accessory uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties.

Planner Ashbaugh stated to comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court, or approximately 155 square feet (25 percent) of the existing sport court.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the sport court was the correct distance from the lot line, if it would need a variation for anything else, specifically if a variation for impervious surface coverage would be required. Planner Ashbaugh stated a variation for impervious surface would not be required, but the Village would still require a drainage plan.

ZBA Member Miller asked if the sport court came through the permitting process, what would have been required for stormwater management. Senior Civil Engineer McKenna stated a drainage plan would have been required, but there would have not been a requirement for a drywell.

ZBA Chairperson Constantino stated he believes this property is connected to the Village's stormwater system. ZBA Chairperson Constantino asked if all stormwater concerns have been addressed. Senior Civil Engineer McKenna confirmed this variation request is a setback concern.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Blake and Michelle Stallings, owners of the property located at 200 N. Montclair Avenue.

Michelle Stallings stated her family moved into the home in May of 2012. Ms. Stallings stated when they moved into the home, it had the preexisting concrete slab with a basketball hoop. Ms. Stallings stated her family refinished the court and hoop in 2018. Ms. Stallings stated the project included applying sport court material and extending the court. Ms. Stallings noted they have had significant water issues since they moved in. Ms. Stallings noted they have spent a lot of money to fix these water issues and have joined the Village's storm sewer. Ms. Stallings stated they are constantly making sure water is not an issue and assured water is not affecting their neighbors. Ms. Stallings stated they were unaware a permit was needed for the sport court.

Blake Stallings stated they added to the northern end of the existing concrete slab when they refinished the court and hoop in 2018. Mr. Stallings also noted the property has two drywells to help with stormwater issues.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the sport court can be relocated to anywhere else on the property. Ms. Stallings stated she does not believe it can be relocated due to grading and stormwater concerns.

ZBA Member Crudele asked if the grading in the backyard is the hardship on the property. Ms. Stallings confirmed this.

ZBA Member Jones asked how much smaller the previous slab of concrete was. Mr. Stallings stated they added about 3 feet to the west and about 6 feet to the north of the existing slab.

ZBA Member Jones asked if the contractor told them a permit was required. Mr. Stallings stated the contractor did not say a permit was needed.

ZBA Member Miller asked if the previous owner had a construction necessitated zoning variation for the concrete slab. Ms. Stallings stated the slab and zoning was in place when they purchased the house.

ZBA Member Miller stated he understands these type of situations, but is concerned the work was done without a permit.

ZBA Member Whalls asked if the concrete slab was on the property in 2012 prior to the purchase. It was confirmed it was through aerial photography Planner Ashbaugh showed during the Zoom meeting.

ZBA Member Covington asked if a permit was ever obtained for the initial concrete slab. Planner Ashbaugh stated there is no evidence to prove a permit was obtained.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 8 properties within 350 feet of the subject property that were mailed notice have signed a petition in support of this project, but that 3 of the 8 also submitted letters of support.

Chase Purdon, 211 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Matthew Sessa, 208 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Anne Gelfer, 190 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 200 N. Montclair Avenue. 200 N. Montclair Avenue is an interior lot located on the west side of N. Montclair Avenue, mid-block between Wingate Road and Revere Road. The petitioner is Blake Stallings, owner of the property at 200 N. Montclair Avenue. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required; and 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has granted the following permits to this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary

sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; front porch, 2020.

ZBA Member Whalls continued the findings of fact: on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. The original screened porch was located within the required interior side yard, but the foundation did not meet building code requirements. Because the foundation needed to be completely removed and rebuilt for the reconstruction, the replacement of the screened porch in-kind was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. Therefore, the Zoning Board of Appeals found that because the foundation was required to be rebuilt due to building code requirements, rendering the screened porch ineligible for the “straight up” provision, the request was reasonable and voted to recommend approval unanimously. The Village Board concurred with a unanimous vote as well. The degree of the variation granted is not stated in the ordinance of exhibits. However, the plat of survey provided with this request measure an existing setback of 5 feet.

ZBA Member Whalls continued the findings of fact: on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. On September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. The petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain. On December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

ZBA Member Whalls continued the findings of fact: an existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. This is an 81 percent reduction in the required setback. The sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet. The sport court does not encroach into the required rear yard. The Village Code requires sport courts and other recreational equipment to be 10 percent of the lot width away from all property lines. These uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties. To comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court. This results in a removal of approximately 155 square feet or about 25 percent of the existing sport court. As part of the application for a construction necessitated variation, the petitioner is required to submit an estimate for a code compliant alternative. One quote from Ligman Construction Group, LLC was provided, According to the quote, to removed and relocate the sport court, it would cost \$12,800.00.

ZBA Member Whalls continued the findings of fact: no comments were received in opposition of the request and the owners of 8 properties which signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated if this variation request would have been brought to the ZBA prior to it being built, she would have not approved the request. ZBA Member Covington stated the hardship is difficult and noted a drainage plan is required. ZBA Member Covington stated she is not sure if the court can be moved without causing additional stormwater concerns.

ZBA Member Crudele stated she is concerned on how close the court is to the property line. ZBA Member Crudele stated there are serious water issues and the petitioners have done a lot to address those concerns. ZBA Member Crudele stated there is a lot of support from the neighbors and moving to court could cause additional stormwater concerns. ZBA Member Crudele stated she is overall in favor of the request.

ZBA Member Jones stated the ZBA has approved other structures (garages) to be 1 foot from the property line. ZBA Member Jones also noted there is a lot of neighbor support for this project.

ZBA Member Miller stated he is not in favor of this project. ZBA Member Miller stated he would approve the project if it was in line with the existing garage. ZBA Member Miller stated he would have not approved the request in 2012. ZBA Member Miller noted he is also concerned a permit was not pulled for this project.

ZBA Member Whalls stated he agrees with ZBA Member Miller.

ZBA Chairperson Constantino stated he is leaning towards approving the request due to the stormwater concerns. ZBA Chairperson Constantino also noted there is support of the neighbors to the north of the property. ZBA Chairperson Constantino stated the cost to fix the court is high, and it may cause more stormwater issues in the end.

ZBA Member Covington asked if approved, would a condition for stormwater review be required. Senior Civil Engineer stated she is comfortable with the stormwater/drainage with the plans in place.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to close the public hearing for 200 N. Montclair Avenue at 8:10 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Blake Stallings, petitioner and owner of the property located at 200 N. Montclair Avenue, Glen Ellyn, for a construction necessitated zoning variation to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the property located at 200 N. Montclair Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The cost to relocate the sport court.
2. The potential of creating additional stormwater concerns for the neighbor if the sport court is moved.
3. There is support for many neighbors including the neighbor from the property to the north.

The motion was carried by roll call vote with 4 “yes” votes and 2 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele and ZBA Member Jones. The “no” votes are as follow: ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to open the public hearing for 715 Pleasant Avenue at 8:25 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 715 PLEASANT AVENUE

PETITIONER RAY WHALEN IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATIO OF 22.8 PERCENT WHERE A LOT COVERAGE RATIO OF NO MORE THAN 20 PERCENT IS PERMITTED ON A LOT WITH A PRINCIPAL STRUCTURE OF GREATER THAN ONE STORY; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Ray Whalen or Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue).

Staff Presentation

Planner Ashbaugh, Planning Intern Diaz and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and was sworn in.

Planning Intern Diaz stated the petitioner is Ray Whalen of Ray Whalen Builders Inc., owners of the property located at 715 Pleasant Avenue. Planning Intern Diaz stated 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. Planning Intern Diaz stated the subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single-family homes.

Planning Intern Diaz stated the petitioner is requesting a recommendation of approval of a zoning variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story.

Planning Intern Diaz stated the Village has not granted any past variations to this property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020.

Planning Intern Diaz stated as listed in the building permit history, a demolition permit and a related new construction permit were issued in 2020 to construct a new two-story single-family home on the subject property. The lot coverage ratio approved for the home currently under construction was approximately 1,600 square feet, or 20 percent, which was approved by permit Note, the actual square footage prior to applying the front porch bonus was 1,737 square feet.

Planning Intern Diaz stated because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than approved lot coverage.

Planning Intern Diaz stated the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet, which was compliant with the maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district, 35 percent.

Planning Intern Diaz stated the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. He said that the lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch which qualifies for the bonus. He said that with the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet, and no accessory structures are proposed.

Planning Intern Diaz stated prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extends through the block.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked if the petitioner sought to have the detached garage, but it was not included in the plans due to drainage issues. Planning Intern Diaz confirmed this.

Chairperson Constantino asked if the screened in porch was asked for at the same time as the attached garage. Planning Intern Diaz stated the screened in porch was requested as part of this variation after the original permit was approved.

Senior Civil Engineer McKenna stated there were a lot of pre-review meetings with the contractor prior to submitting the plans.

Chairperson Constantino asked if the screen in porch did not have a roof, if a variation would still be needed. Planner Ashbaugh stated if there was no roof, a variation would not be needed.

Chairperson Constantino asked if there are any drainage issues regarding the screened in porch. Senior Civil Engineer McKenna stated there are not.

ZBA Member Jones asked if the property could be tied into the Village's storm sewer. Senior Civil Engineer stated they could not directly tie into the storm sewer due to the location. Senior Civil Engineer McKenna noted the property will have downspouts and a sump pump. Senior Civil Engineer McKenna stated the builder is deciding exactly where to put the sump pump.

ZBA Member Jones asked if a detached garage was possible with a drainage plan. Senior Civil Engineer McKenna confirmed this would be very difficult and likely not possible.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Ray Whalen, owner of the property located at 715 Pleasant Avenue. Mr. Whalen stated he purchased the property in December of 2020. Mr. Whalen stated the property was purchased with the intention to build a home similar to what he was previously built on the same size lot. Mr. Whalen stated the depressional storage and stormwater issues were brought to his attention by a consultant. Mr. Whalen stated he has spent a lot of time with staff discussing this project and options. Mr. Whalen stated he prefers to build a detached garage, as it would make him eligible for the garage bonus. Mr. Whalen stated the hardships are created by the topography and stormwater concerns. Mr. Whalen stated he is looking to construct a new home that is enriching to the neighborhood, and does not want to cause any other potential stormwater issues. Mr. Whalen noted the topography in the property limits what can be built on this lot. Mr. Whalen stated his request is a minimized request.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked why they went for a roofed in patio instead of building out the living space. Mr. Whalen stated the screen porch was always intended for this project.

ZBA Member Jones asked if the existing foundation serving as an uncovered patio currently would support a second story. Mr. Whalen confirmed this.

ZBA Member Miller asked if Mr. Whalen would have an issue with the ZBA limiting a future build out of the screen porch. Mr. Whalen stated he is comfortable with that, and would recommend it. Mr. Whalen stated this part of the house was never intended to have a second floor.

ZBA Chairperson Constantino asked what the hardship is. Mr. Whalen stated the hardship is created from the topography.

ZBA Chairperson Constantino asked if the porch could be designed any smaller. Mr. Whalen stated it could but, but he prefers it to be built as the size proposed.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 36 individuals from 22 properties have signed a petition in support of this project.

Chris Fanella, 179 Brandon Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in questions is 715 Pleasant Avenue. 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. The petitioner is Ray Whalen of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue. The petitioner is requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: 1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding subject properties are zoned R2 Residential District and are all improved with single family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to the property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020. The lot area is 8,000 square feet, the lot width is 50 square; the front yard 32 feet 8 inches, the north side yard is 7 feet 2 inches, the south side yard is 6 feet 7.5 inches and the rear yard is 82 inches.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square

feet, or 5 square feet less than approved lot coverage; the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet. The maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district is 35 percent.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extend through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting to development to the high western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area; although a detached garage is permitted in the Zoning Code and a bonus of 500 square feet could be granted towards the maximum lot coverage, the petitioner elected to construct a home with an attached garage within the maximum lot coverage ratio requirement of 1,600 square feet and develop the lot in such a way that the stormwater storage in the rear yard depressional area was maintained. The petitioner is now seeking approval of the variation from this requirement to allow for sunroom off of the rear of the home that is less than the size of a typical two-car garage; it should be noted that the proposed development increases the impervious surface on the property by only 229 square feet more than what previously existed, so no stormwater infiltration measures are required by Code. The petitioner included a sump pump discharge connection to the Village storm sewer on the permit to avoid sending additional water to the rear yard depressional area.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is leaning towards voting to approve this project. ZBA Member Covington stated if the request was for a detached garage, she would not be in favor of it. ZBA Member Covington stated she is leaning toward approval due to the fact these plans reduce stormwater issues.

ZBA Member Crudele stated the hardship is caused by a unique lot, and noted the lot does not allow for an attached garage. ZBA Member Crudele stated she is in favor of the request.

ZBA Member Jones stated he is not in favor of the request. ZBA Member Jones stated as a builder, you know what you're buying. ZBA Member Jones stated the builder should have been aware of the unique drainage issues prior to purchasing the lot. ZBA Member Jones stated he is concerned that a second story will eventually get built. ZBA Member Jones also noted the screened in porch is not necessary, but rather is a want.

ZBA Member Miller stated he is in favor of the proposed request due to the unique property. ZBA Member Miller stated the screened in porch will improve water flow. ZBA Member Miller stated he would be in favor of adding a condition that states the porch can't be improved with a second story.

ZBA Member Whalls stated he is having trouble seeing the hardship. ZBA Member Whalls stated in the future he would like the Village Code to have a lot coverage ratio of 25 percent, but noted that is not how the Code is currently written.

ZBA Chairperson Constantino stated at first he was against the request. ZBA Chairperson Constantino stated after hearing the staff and petitioner presentation he is more aware of the topography of the property. ZBA Chairperson Constantino stated he is also in favor of a condition that states the porch can't be improved with a second story. ZBA Chairperson Constantino stated he thinks the ZBA will see similar issues in the future. ZBA Chairperson Constantino stated he is in favor of this request.

ZBA Member Whalls and ZBA Member Jones stated they are in favor of the request with the conditions noted by ZBA Member Miller.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to close the public hearing for 715 Pleasant Avenue at 9:46 p.m. The motion was carried by roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Ray Whalen, petitioner on behalf of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted for the construction of a two-story principal structure on the property located at 715 Pleasant Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Sections 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) and unique circumstance(s):

1. Due to the drainage issues caused by the unique topography and existing watershed on the lot, the owner cannot put a detached garage to the back and receive the garage bonus. The backyard garage would cause additional water issues for the neighbors. The screened porch will improve water flow over the previously approved raised patio with the downspouts.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 23, 2021 public hearing of the Zoning Board of Appeals.
2. The screened in porch with vinyl windows may not be improved with windows, a second story, or HVAC.

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

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to open the public hearing for 639 Newton Avenue at 9:53 p.m. The motion was carried by roll call vote with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 639 NEWTON AVENUE

PETITIONER JOSHUA WESOLOWSKI IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(D)(4) TO ALLOW A SECOND-STORY ADDITION TO BE NO CLOSER THAN APPROXIMATELY 10 FEET 11 INCHES FROM THE CORNER SIDE LOT LINE WHERE THE REQUIRED CORNER SIDE YARD SETBACK IS 18 FEET; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Joshua Wesolowski, owners of the property located at 639 Newton Avenue).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. She said that 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. She said it is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. She said all surrounding properties are also zoned R2 Residential District and improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of a zoning

variation from Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet.

Planner Ashbaugh stated the Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019.

Planner Ashbaugh stated the petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She said the front, corner side, and interior side yard setbacks of the existing home are nonconforming. She said that because the corner lot is less than 80 feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. She said that the existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback.

Planner Ashbaugh stated the proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. She said that because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required.

Planner Ashbaugh stated the proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. She said that the proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

Planner Ashbaugh showed photos of existing conditions provided by the petitioner. She said that no comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request signed a petitioner in support of the request.

Questions from the Zoning Board of Appeals

ZBA Member Miller is the house located at 690 Newton Avenue is closer to the street than this request. Planner Ashbaugh stated it appears to be in a similar location.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh and Julie Wesolowski, owners of the property located at 639 Newton Avenue.

Mr. Josh Wesolowski stated he is a life-long Glen Ellyn resident and he personally attended Hadley Jr. High and Glenbard West High School. Mr. Wesolowski stated they are looking to grow a family and that they want to stay in Glen Ellyn. Mr. Wesolowski stated in order to stay in Glen Ellyn an

addition to the house is needed. Mr. Wesolowski stated the house was built in 1920 and was bought by his family in 2015. Mr. Wesolowski stated when they saved the home from being a teardown when they purchased it. Mr. Wesolowski stated it was important to honor the character of the home and neighborhood as well as maintaining the historical aspect of the house. Mr. Wesolowski stated the existing sunroom encroaches to the side yard which creates an existing nonconforming house. Mr. Wesolowski stated it is the intention to maintain the current setback.

Mrs. Julie Wesolowski stated their home is on a nonconforming lot, and noted if the house was located on an interior lot, a variation would not be needed. Mrs. Wesolowski stated there is not parkway between the sidewalk and the street. Mrs. Wesolowski stated the side yard is only 60 feet when it should be 80 feet. Mrs. Wesolowski stated the addition will look like it is part of the original home.

Additional Questions from the Zoning Board of Appeals

None.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 26 individuals for 19 properties have signed a petition in support of this project.

Cindy and George Truchioli, 364 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Kate Marsch, 331 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. All surrounding properties are also zoned R2 Residential District and improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019. The lot area is 8,370 square feet, the lot width is 60 feet, the front yard is 39 feet 6 inches, the corner side yard is 10 feet 11 inches, the east side yard is 4 feet 8 inches and the rear yard is 60 feet 3 inches.

ZBA Member Whalls continued the findings of fact: The petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home. The additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The front, corner side, and interior side yard setbacks of the existing home are nonconforming. Because the corner lot is less than 8- feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. The existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback. The proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. Because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required. The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. The proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

ZBA Member Whalls continued the findings of fact: the petitioner has provided photos of existing conditions. No comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request by mail signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of this request and noted the hardship is the smaller lot size than a typical corner lot.

ZBA Member Crudele stated she is in favor of this request.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted the sidewalk is closer to the street than normal and there will be zero negative impact from this project.

ZBA Member Miller stated he is in favor of this request as the house sits on a existing nonconforming lot.

ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated he is in favor of this request and noted the unique circumstance and large right-of-way.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Crudele to close the public hearing for 639 Newton Avenue at 10:19 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Joshua Wesolowski, petitioner and owner of the property located at 639 Newton Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a second-story addition to be no closer than 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet on the property located at 639 Newton Avenue, a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code due to the following hardship(s):

1. House sits on an existing non-conforming corner lot causing the inability to add a second story without zoning relief. They are not increasing the footprint of the property.

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

Staff Report

Planner Ashbaugh stated there are no applications slated for the April 13th ZBA meeting.

Trustee Liaison Report

Trustee Christiansen provided an updated on the Comprehensive Plan and Village COVID-19 vaccine clinic.

Adjournment

At 10:33 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky

Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

Lot Development Plan - Proposed Conditions

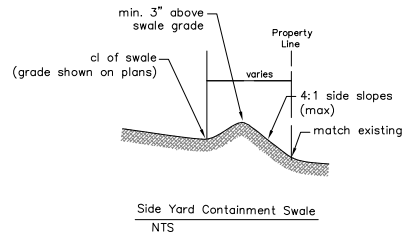
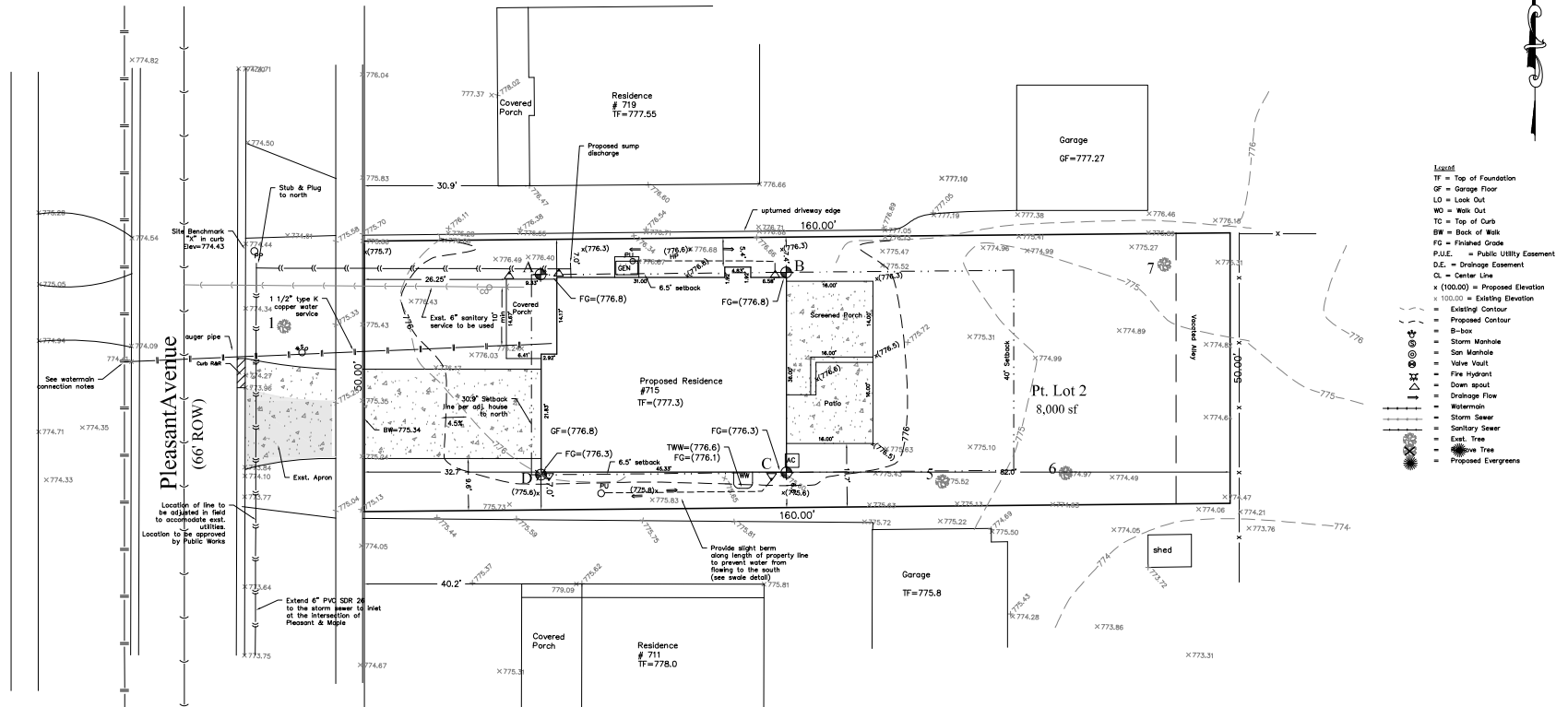
REFERENCE DUPAGE COUNTY BENCH MARK

Benchmark # M03002
3.5 inch brass disk set at the southeast corner of the intersection of Geneva Road & Bloomingdale Road.
Elevation = 790.01 (NAVD 88)

Proposed Impervious
House & Garage: 1,599 sf
Front Porch: 134 sf
Drive & Walks: 608 sf
Screened Porch: 224 sf
Patio: 256 sf
Apron: 300 sf
Total Impervious: 3,121 sf
Site Area: 8,000 sf
% Impervious: 39.0%

Impervious Change
Existing: 2,893 sf
Proposed: 3,121 sf
Increase: 228 sf
NO VCBMP's required

Sump Pump Note
If the sump pump discharge is found to be active during and after construction, infiltration pit (drywell) or a connection to the Village storm sewer will be required.



SANITARY SERVICE

- All sewer construction shall be performed in accordance with applicable provisions of Division III Sections 31 and 34 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all sewer facilities in a workmanlike manner.
- Connections to the public sewer shall be made by (a) by circular saw-cutting the sewer main with a proper tapping machine and the installation of an approved hub-vye saddle or hub tee saddle in accordance with manufacturers specifications; or (b) by cutting an entire section of pipe and installing a manufactured vye or tee fitting. If the approved condition of the public sewer is found to be defective, the tapped connection option will not be acceptable. When removing a pipe section, a pipe cutter shall be used to neatly and accurately cut out the required length of pipe for insertion of the proper fitting. Flexible couplings with their rings and clamps are to be used to fabricate and secure the inserted fitting in accordance with manufacturers specifications and the requirements of the Village.
- Connecting new service laterals to existing sewer services will be permitted only after the existing service has been relieved and the tapped inspection record reviewed and approved by the Village. The connection of new pipe material to existing pipe material shall be completed with an approved flexible rubber coupling.
- Existing sewer services that are specified to be abandoned, shall be exposed and sealed with a water tight plug at the point of connection to the sewer main, or as otherwise authorized by the Village.
- The flexible couplings (Flex-Seal, Flexon, or equal) installed as part of sewer construction shall be manufactured with a special elastomeric polypropylene chloride material formulated for sewer application. The couplings shall be provided with stainless steel hand clamps, designed to securely grasp the coupling in the pipe segments, providing a positive seal against water infiltration. The coupling assembly shall conform to applicable portions of ASTM A442, A445, C254, D1360, and C1173. All flexible couplings shall also be provided with a stainless steel reinforcing band or shear ring to help maintain pipe alignment and prevent joint movement. The band shall be fully compatible with the coupling assembly being installed.
- Wherever a sewer service crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be eighteen inches (18"). Furthermore, a minimum horizontal distance of ten (10) feet between the sewer and water mains shall be maintained unless the sewer is laid in a separate trench, keeping a minimum of eighteen inches (18") vertical separation. If neither the vertical or horizontal distances can be maintained, or the sewer crosses above the watermain, the sewer shall be constructed with pressure pipe meeting water main standards.

WATER SERVICE

- All water main construction shall be performed in accordance with Division IV Sections 41 and 44 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all water facilities in a workmanlike manner.
- Stainless steel service saddles with neoprene O-ring gaskets shall be used for all service connections, equal to a Cascade style CSC2, or approved equal. Corporation stops shall be Ford 1060 or approved equal. Curb stops shall be Ford type ball valves with pack joints or approved equal. All materials shall be as approved by the Village.
- Water service boxes shall be as specified by the Village, with sufficient adjustment length to allow a six inch (6") adjustment beyond surface grade.
- Connecting new water services to existing water services will be permitted only if approved by the Village. Water services that are specified to be abandoned shall include the removal of the curb stop box, and the closure of the existing water tap connection to the public water main. If a connection to the existing water service is authorized, the existing service valve and box shall be replaced with a new valve and box as part of the connection procedure.

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rise of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown herein.

Dated at Bartlett, Illinois,
This 19th day of March, 2021.

Raymond G. Ulrich
Raymond G. Ulrich, L.L.C. Licensed Professional Engineer
Engineer No. 052-048213, Expires 11/30/2021

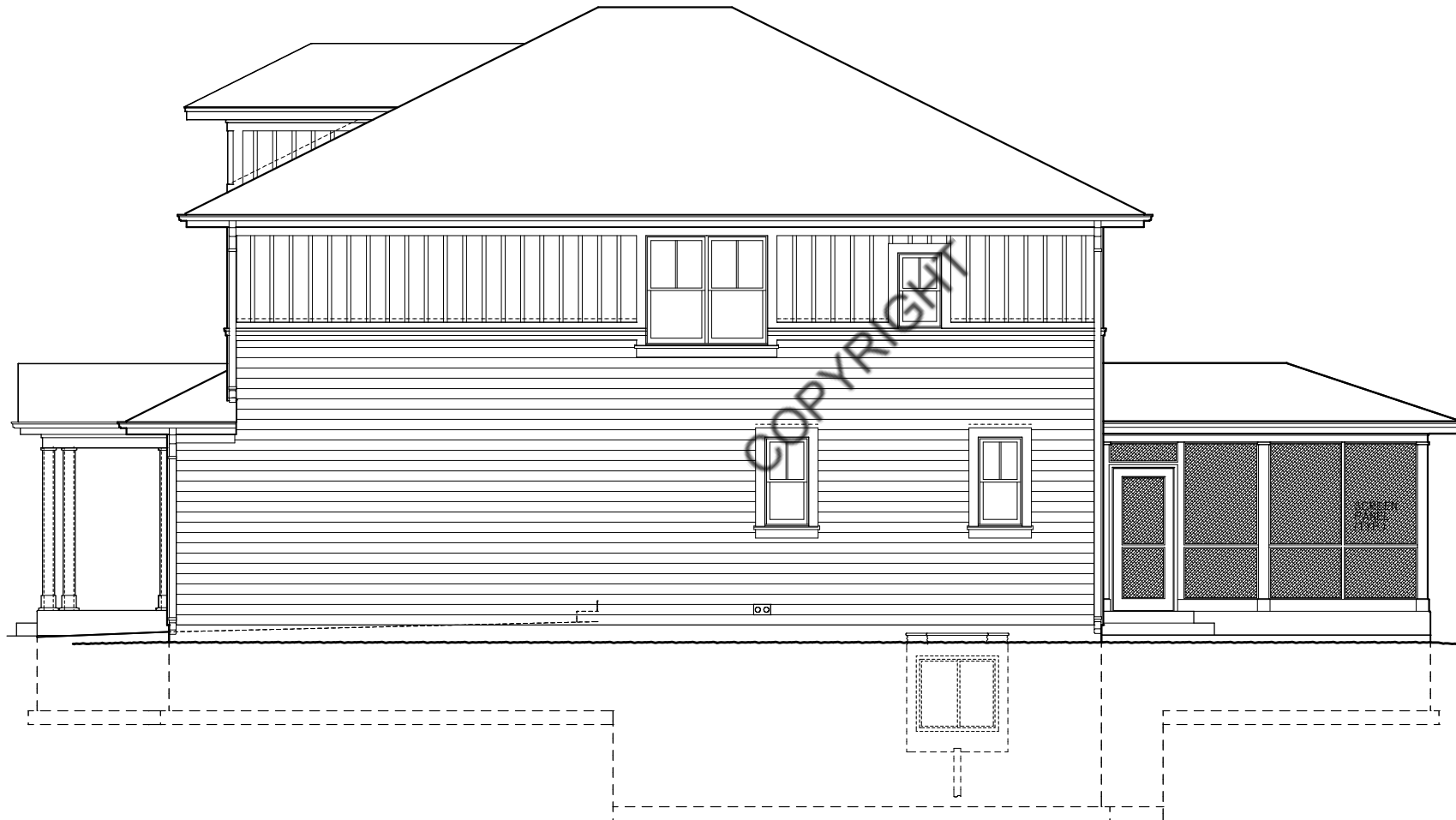


Taurus Engineering, L.L.C.

SNS57 Route 59
Bartlett, IL 60003
630-540-5506
taurusengr@sbglobal.net

Design Firm 184.002441-0002

Proposed For:	Property Address:	Project Number:	Revision:	Date:
Ray Walcott Builders, Inc. P.O. Box 3180 Olen Eddy, IL 60136-1880 630-4172-096	715 Pleasant Avenue Olen Eddy, IL	Project 20492	Revision	Date
			per Village review	1/2/21
			per Village review	1/15/21



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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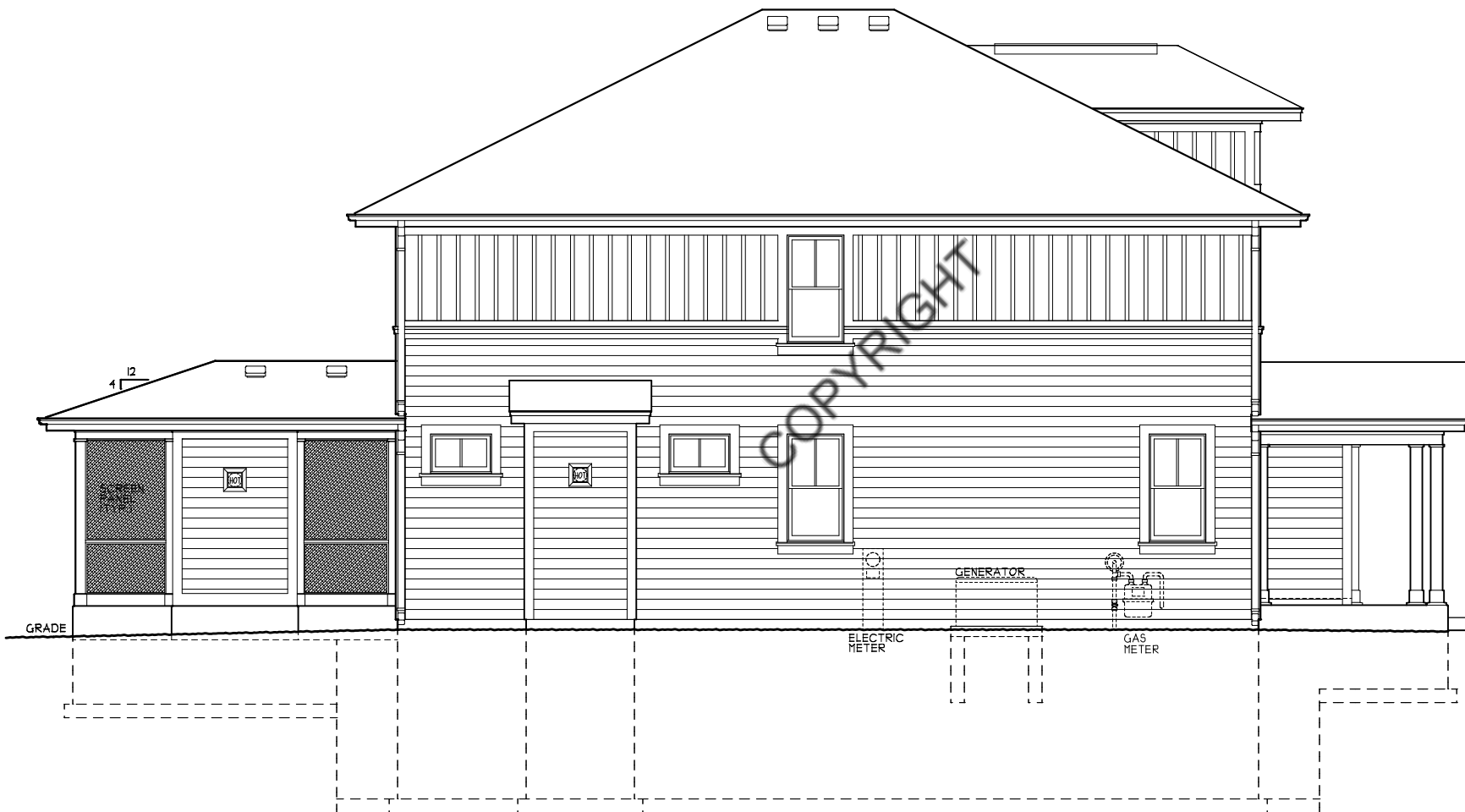
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RAY WHALEN BUILDERS

715 PLEASANT
GLEN ELLYN

2



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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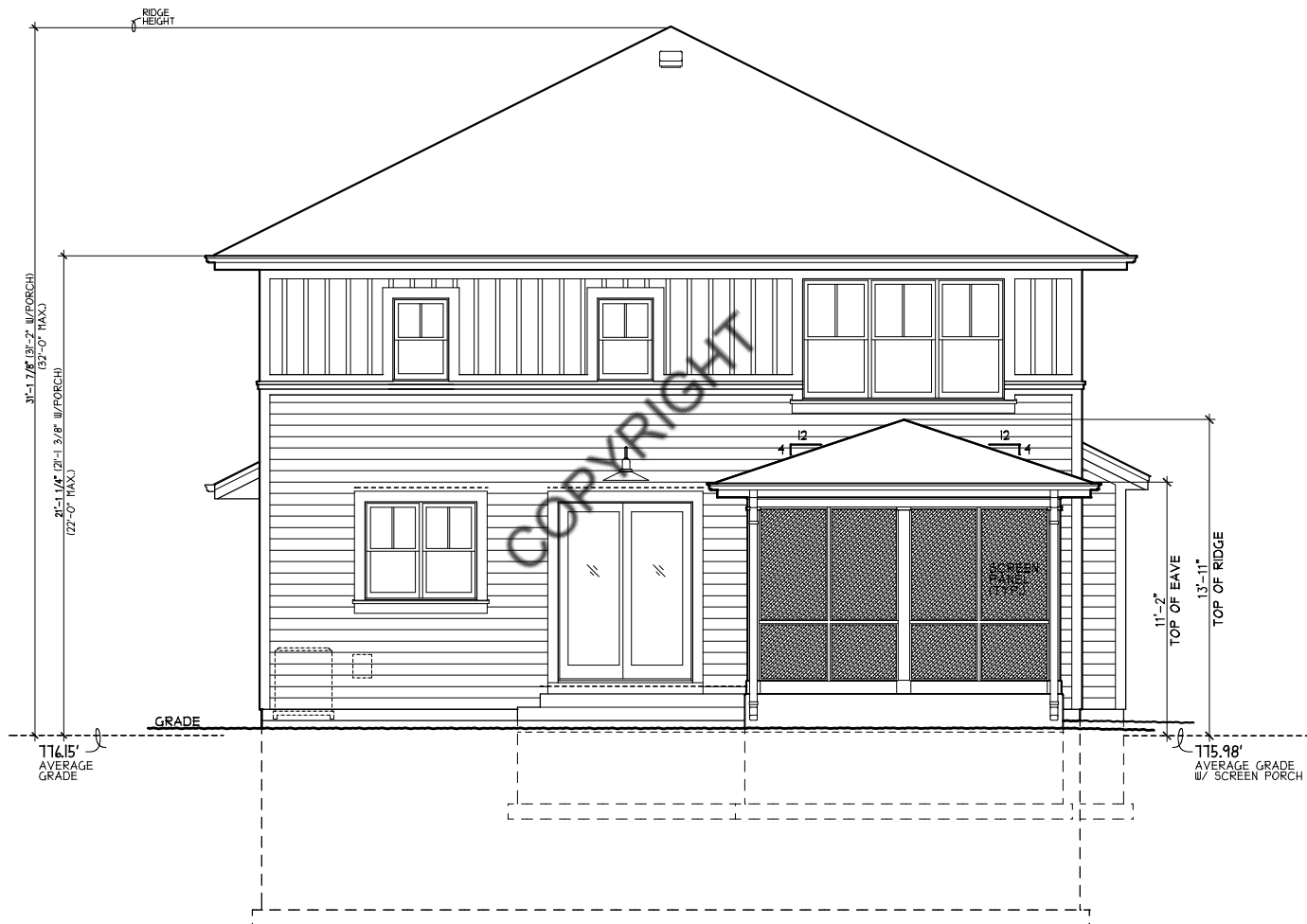
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RAY WHALEN BUILDERS

115 PLEASANT
GLEN ELLYN

3



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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RAY WHALEN BUILDERS
115 PLEASANT
GLEN ELLYN

4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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RAY WHALEN BUILDERS

115 PLEASANT
GLEN ELLYN

5



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

Meeting 4/26/2021 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Contract
Prepared By: John Hubsy

**AGENDA ITEM (ID
2021-1058)**

DOC ID: 2021-1058

Authorize the Village Manager to Extend a Contract for the Annual Maintenance of the Cottage Water Tower for FY2021-23, to Utility Service Co., Inc., of Perry Georgia, in a Not-to-Exceed Amount of \$88,950.99, to be Expensed to the Water & Sewer Fund (Interim Public Works Director Buckley)

Statement of the Issue:

Public Works is requesting approval of a three year contract extension (FY2021-23) for the annual maintenance and inspections of the Cottage Water Tower. The total, not to exceed price for the three year period of \$88,950.99, to be expensed to the Water & Sewer Fund (50100-521018 Maintenance - Water Tower).

Analysis:

The Cottage Avenue Water Tower is a 500,000 gallon, elevated tank, built in 1992. The first repainting and rehabilitation occurred in 2009. The Village Board approved a contract to Utility Service Co., Inc. that would cover the initial work being performed over a three year period, at a total of \$205,260 (FY2009-11).

After the initial work, the contract shifted to an on-going maintenance one. The renewal of the contract covers a three year period, with each year starting May 1 and provides annual engineering inspections, biennial washouts, and chemical cleanouts every four years. The detailed, annual reports inspect the condition of the interior and exterior coatings; ensure compliance with all safety regulations; verification of the structural integrity; and identification of any needed repairs.

Included in the yearly maintenance costs is perpetual tank protection. Utility Services will make any repairs needed, at no additional charge. These repairs can include emergencies, those identified by staff between the annual inspections and those identified by Utility Services during the inspection but that were not completed at the time of inspection. The response time is intended to be within 24 hours when the issue is reported during normal business hours, providing excellent customer service and peace of mind to the Village.

Future tank coating renovations, both interior and exterior, are scheduled based on the need identified by the annual inspections and include both cleaning and painting. The reasoning for both the cleaning and painting can be for protection of the tank or cosmetic reasons. As a general rule, the exterior is on an 8-10 year schedule and the interior a 10-12 year. Paint touch-ups occur routinely as identified during the systematic inspections.

This shorter time frame is almost half of the time for a traditional procurement method of tank painting of 15-20 years but there are good reasons for that. By performing the painting sooner, less work is actually needed. Using this contract model, full sandblasting of the surface would not be typically be needed, simply some spot sanding, if necessary. This concept is similar to painting a house on a routine basis or waiting until all the paint needs to be removed before the new paint can go on. If for some reason full removal is needed, there is no additional cost incurred to the Village over the annual payments. This provides a flattened budget for maintenance and prevents future large expenditures to renovate as experienced with the 2009 painting. An elevated steel water tank can have an indefinite life expectancy with routine maintenance and care.

As part of the 2008 contract, staff created a twenty year life cycle analysis, comparing Utility Service's maintenance program to a traditional procurement model. Analysis outlined the actual dollar cost for both methods over a twenty year life cycle (based on time from construction to 1st painting), as well as comparison of both methods over twenty years in present dollars. By choosing to go with the Utility Services model, the analysis indicated that the program would save \$131,000 over ten years and nearly \$238,000 over twenty years. Additionally, the Village receives the benefit of continuous warranty of the coating and work performed, built-in emergency response and continuity of services on a vital asset of the water system. Public Works continues to feel that this format for tower maintenance saves money and helps manage the needs for the annual inspections or any repairs.

The tower had a chemical cleanout and inspection in 2020. During 2022, the interior of the tower is scheduled to be painted but if inspections show that this is not necessary, that work will be pushed to a future date. The services schedule from 2008-2028 is attached for reference.

Budget Impact:

The yearly costs will be expensed to the Water Fund, with the annual increase set at 3.54% for this three year period. The maximum annual increase per the contract agreement is 5%.

- 2021 - \$28,625.05
- 2022 - \$29,638.37
- 2023 - \$30,687.57

Total Amount - \$88,950.99

Action Requested:

Approve staff recommendation to renew the Cottage Tower maintenance contract with Utility Service Co, Inc, for a 3 year period for a total expenditure not to exceed \$88,950.99.

Attachments:

1. Cottage Tower Services Schedule 2008-28

Project	Tank Name	Tank Information	Task Name	Start Date	Completion Date	Sr Status
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	8/6/2008	8/6/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	EXTERIOR PAINT	8/25/2008	8/25/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	INTERIOR PAINT	8/25/2008	8/25/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	6/2/2009	6/2/2009	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	REPAIR	10/8/2009	10/8/2009	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	6/23/2010	6/23/2010	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	4/29/2011	4/29/2011	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	5/22/2012	5/22/2012	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	5/7/2013	5/7/2013	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	5/29/2014	5/29/2014	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	4/23/2015	4/23/2015	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL WASHOUT	9/14/2016	9/14/2016	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	TOUCH UP DRY INTERIOR	11/3/2016	11/3/2016	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	PRESSURE WASH EXTERIOR	11/14/2016	11/14/2016	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	3/27/2017	3/27/2017	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	6/15/2018	6/15/2018	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	REPAIR	6/15/2018	6/15/2018	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	PAINT EXTERIOR	6/22/2018	6/22/2018	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	4/12/2019	4/12/2019	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL WASHOUT	1/1/2020	12/31/2020	Open
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	1/1/2021	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	PAINT INTERIOR	1/1/2022	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	1/1/2022	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	1/1/2023	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	1/1/2024	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	1/1/2025	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL WASHOUT	1/1/2026	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL INSPECTION	1/1/2027	-	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	EXTERIOR PAINT	1/1/2028	-	Future

Please note that this schedule represents planned maintenance items and is subject to change based on needs of the tank as defined during inspections.



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

Meeting 4/26/2021 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Frank Frasco

**AGENDA ITEM (ID
2021-1074)**

DOC ID: 2021-1074

Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of Sourcewell in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) JCB 3CX15 backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286 (Interim Public Works Director Buckley)

Statement of the Issue:

The Equipment Services Division has evaluated the fleet of vehicles and equipment used by Public Works and has determined that two Street Division heavy duty multi-purpose snow removal trucks, one Sewer Division backhoe loader, and one Street Division street sweeper should be replaced. The decision to replace an existing vehicle or piece of equipment is based on a number of factors including vehicle mileage, engine operating hours, mechanical condition, body condition, frame integrity, reliability, safety, operating cost, and the vehicle's ability to meet the needs of the community and the department. Staff's goal is to determine the optimum point in time to replace the vehicle and recoup its residual value through a public auction or trade in.

Public Works vehicle #200 is a model year 2006 plow truck that was put into service in July of 2005. It has over 3,200 operating hours which is the equivalent of 105,600 miles. This vehicle has lasted 6 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the electronic salt spreader control does function properly and is no longer supported by the manufacturer, the high pressure hydraulic system hoses are dry rotted, the chassis frame is heavily rusted, the radiator core support is corroded, the transmission cooler lines are rusty, the engine head cover has oil seepage, the engine coolant pipes are rusted, the cab floor is rusted, the driver seat upholstery is worn, the dump body salt spreader floor and cross members are heavily rusted, the wheels are

heavily rusted, and the cab has dents and paint scratches. The surplus truck will be sold at public auction.

Public Works vehicle #204 is a model year 2010 plow truck that was put into service in October of 2009. It has over 3,100 operating hours which is the equivalent of 102,300 miles. This vehicle has lasted 2 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the electronic salt spreader controller has experienced a main processor failure, the chassis frame is heavily rusted and twisted from the torque of the wing plow, the engine head cover has oil seepage, the PTO has oil seepage, the cab floor is rusted, the driver seat upholstery is worn, the dump body salt spreader floor and cross members are heavily rusted, the wheels are heavily rusted, and the cab has dents and paint scratches. The surplus truck will be sold at public auction.

Public Works vehicle #210 is a model year 2002 backhoe that was put into service in September of 2002 and it has over 2,700 operating hours. This machine has lasted 9 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent machine inspections have revealed that the hydraulic system has numerous dry rotted high pressure hoses, the loader bucket hydraulic clam cylinder leaks hydraulic oil, the engine valve cover leaks engine oil, the differential is seeping gear oil, the PTO pump case is worn, the tires are in fair condition, the lower right side windshield is cracked, the outrigger pads are bent and worn, the interior seat has holes in the upholstery, and the body and frame weldments have rust and scratched paint. The surplus backhoe will be traded in.

Public Works vehicle #249 is a model year 2007 street sweeper that was put into service in September of 2006 and has over 5,600 operating hours. It has lasted 1 year longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the left hydrostatic drive motor is leaking hydraulic oil, the muffler has a cracked inlet and is leaking engine exhaust, the debris hopper control is leaking hydraulic oil, the tires are in fair condition, the body and chassis have rust and peeling paint, the interior has worn seats and a deteriorated headliner, and the sweeping system has worn bearings, worn bushings, loose rod ends, and a stretched conveyor drive chain. The surplus street sweeper will be traded in.

Equipment Services collaborated with Public Works staff to understand their needs and to determine which vehicles will meet those needs in an environmentally friendly and fiscally responsible way. It has been determined that the two heavy duty multipurpose snow removal trucks will be replaced with one International HV607 tandem axle truck and one International HV607 single axle truck. Both will be equipped with Cummins L9 tier4 low emission B20 compatible bio-diesel engines utilizing exhaust after treatment and Allison automatic transmissions. The tandem axle truck will have front and wing plows, while the single axle truck

will have front and underbody plows. Both trucks will have stainless steel Bonnell Commander MTR bodies with dual auger salt spreaders, Force America electronic ground speed controlled spreader controls, pre-wet systems, power material tarps, road temperature sensors, LED lighting, and safety equipment. The backhoe loader will be a JCB 3CX15 Super equipped with a 109hp low emission tier4 B20 compatible bio-diesel engine, 4 wheel drive, a power shift transmission, smooth ride control, extended dig capability, breaker and auxiliary hydraulic circuits, 1 loader bucket, 2 backhoe buckets, LED lighting, and safety equipment. The street sweeper will be an Elgin Pelican equipped with dual steering, dual gutter brooms, a low emission tier4 B20 compatible bio-diesel engine, hydrostatic drive, LED lighting, safety equipment, and the all new mirror eye camera system.

Analysis:

The State of Illinois purchases similar vehicles/equipment and the Illinois Management Services Group has created specifications for their trucks that mirror our specs and they have completed the required competitive bidding process. The State of Illinois allows local municipalities to participate in a joint purchasing program which is a cost savings to the Village. The Village receives low bid pricing due to high volume group purchasing. The Village also saves on the time and cost to administer this process. Sourcewell is also a joint purchasing program. Sourcewell clients are able to utilize cooperative purchasing contracts through similar joint powers, intergovernmental cooperation, or cooperative purchasing laws in their respective jurisdiction. Participating agencies include all eligible government, education, and nonprofit agencies nationwide and in Canada. Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services.

The State of Illinois Management Services Group and Sourcewell exemplify the benefits of intergovernmental cooperation on a regional basis. The goal is to combine the resources and purchasing power of governments to jointly negotiate advantageous contract terms on a line of high quality products at the lowest possible price. Economies of scale in terms of pricing and staff resources are the prime objectives of the Joint Purchasing Program's. By purchasing through the State of Illinois Management Services Group and Sourcewell, the Village will save time and money. Staff works diligently in order to avoid the needless duplication of effort involved in the procurement process.

The Equipment Services Division created vehicle specifications and received the applicable State of Illinois and Sourcewell joint purchase contracts.

VENDOR	QTY/MAKE/MODEL	CONTRACT PRICE
Rush Truck Center (State Contract)	2-2022 International HV607 chassis with Bonnell body packages	\$ 413,306

Casey Equipment (Sourcewell)	1-2021 JCB 3CX15 backhoe	\$ 99,275
Standard Eq. Co. (Sourcewell)	1-2021 Elgin Pelican sweeper	\$ 238,286

The Equipment Services staff researched and developed specifications that will allow the Village to obtain the equipment that best meets the needs of the Public Works Department at the most competitive price. Staff is recommending that the Village Board approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306 and one (1) JCB 3CX15 Super backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286.

Budget Impact:

In the current FY21 Equipment Services Capital Outlay budget, the Board approved \$854,000 to replace two (2) heavy duty multi-purpose snow removal trucks, one (1) backhoe loader, and one (1) street sweeper. The total cost of the joint purchase contracts is \$750,867, which is within budget.

\$750,867 should be expensed to the FY21 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

Action Requested:

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306.

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of Sourcewell in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) JCB 3CX15 backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286.

Attachments:

1. SKM_C45821041808440

FUND: EQUIPMENT SERVICES FUND
DEPARTMENT: PUBLIC WORKS

ACCOUNTS FOR:	2021 BUDGET
65000 530310 - PARTS PURCHASED	100,000
VEHICLE AND EQUIPMENT REPLACEMENT PARTS	100,000
65000 530315 - TIRES	12,000
REPLACEMENT TIRES	12,000
65000 530445 - UNIFORMS	1,575
MECHANIC II	450
MECHANIC III	450
SUPERINTENDENT	450
FLEET ASSISTANT	225
65000 570155 - VEHICLES	1,285,000
REPLACE POLICE PATROL SQUAD 05	45,000
REPLACE POLICE INVESTIGATIONS 12	43,000
REPLACE POLICE PATROL SQUAD 18	45,000
REPLACE FACILITY MAINT 218	24,000
REPLACE PW FORESTRY DIVISION 202	220,000
REPLACE PW STREET DIVISION 204	249,000
REPLACE PW SEWER DIVISION 210	130,000
REPLACE PW WATER DIVISION 228	145,000
REPLACE PW FORESTRY DIVISION 241	89,000
REPLACE PW STREET DIVISION 259	255,000
REPLACE FACILITY MAINT 223	40,000
65000 580110 - EQUIPMENT/CAPITAL OUTLAY	11,550
DIAGNOSTIC EQUIPMENT SOFTWARE UPDATE	850
FORD IDS	
CUMMINS INSIGHT UPDATE	700
SNAP-ON SCANNER UPDATE	2,000
SHOP TOOLS	8,000
65000 590113 - FACIL MAINT SERVICE CHARGE	10,100
FACILITIES MAINTENANCE SERVICE CHARGE	10,100
65000 590130 - PW SERVICE CHARGE	15,500
IFT - PUBLIC WORKS SERVICE CHARGE	15,500
65000 590600 - TRANSFER TO INSURANCE - HEALTH	56,300
HEALTH INSURANCE TRANSFER TO INSURANCE FUND	56,300
65000 590610 - TRANSFER TO INSURANCE - GEN	11,300
GENERAL INSURANCE TRANSFER TO INSURANCE FUND	11,300
65000 590650 - TRANSFER TO EQUIP FUND - O&M	3,800
IFT - ESD O&M	3,800
65000 590655 - TRANSFER TO EQUIP FUND - REPL	1,100
IFT- ESD REPLACEMENT FUND FOR FUEL ISLAND	1,100
65000 590910 - OPERATING TRANSFER OUT	300,000
TRANSFER TO GENERAL FUND	300,000
TOTAL EQUIPMENT SERVICES EXPENSES	2,556,380

Current year:

2020

Computes depreciation amounts for calendar year:

2021

Dept./Division & Vehicle No.		Service Date	Vehicle Description	Vehicle Cost	Life	Econ. Dep Rate	Repl Cost	Yrs Left	Prior Contrib	Contrib. To Date	Remaining Contrib	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Public Works - Administration																							
212	2018 Ford F-150	2018	PW Director car	29,100	7	4%	37,246	4	16,683	21,824	20,565	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141
216	2016 Ford Escape	2016	PW Asst. Dir. car	27,500	7	4%	35,200	6	4,206	9,372	30,994	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166
219	2016 Ford Transit Connect	2015	Employee's van	23,800	10	4%	33,320	6	13,274	16,615	20,046	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341
222	2018 Ford Transit Connect	2012	Employee's wagon	24,100	10	4%	33,740	7	10,784	22,678	22,678	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282
FUEL ISLAND				18,000	20	0%	18,000	13	8,985	7,740	11,115	855	855	855	855	855	855	855	855	855	855	855	855
				122,500			157,568		51,612	69,597	105,696	17,785	17,785	17,785	17,785	12,644	12,644	4,137	855	855	855	855	855
Public Works - Streets / Forestry																							
200	2008 J.H. 7400	2005	6 wheel dump	98,300	10	4%	134,820	-4	134,820	134,820	0	0	0	0	0	0	0	0	0	0	0	0	0
201	2015 Freightliner 108SD	2015	6 wheel dump	180,200	10	4%	252,280	6	102,283	127,291	149,887	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968
202	2008 J.H. 7400	2008	6 wheel dump	155,300	10	4%	217,420	0	217,420	217,420	0	0	0	0	0	0	0	0	0	0	0	0	0
203	2012 J.H. 7400	2012	6 wheel dump	157,400	10	4%	220,300	3	180,983	180,985	59,497	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832
204	2010 J.H. 7400	2006	10 wheel dump	177,900	10	4%	249,000	0	249,000	249,000	0	0	0	0	0	0	0	0	0	0	0	0	0
206	Ford F550/Metric A1373	2012	42' aerial elect. truck	86,700	10	4%	121,380	3	88,607	99,531	32,773	10,024	10,024	10,024	10,024	10,024	10,024	10,024	10,024	10,024	10,024	10,024	10,024
213	2020 Ford F350	2012	Pickup truck	29,300	7	4%	37,504	3	62,659	71,611	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951	8,951
221	2020 Ford F350	2017	6 wheel dump	68,500	10	4%	97,300	8	19,522	29,244	77,778	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722
231	2019 Ford F350	2017	6 wheel dump	62,000	7	5%	84,700	0	83,700	83,700	0	0	0	0	0	0	0	0	0	0	0	0	0
232	2014 Ford F350	2012	6 wheel dump	61,000	7	5%	82,350	0	82,350	82,350	0	0	0	0	0	0	0	0	0	0	0	0	0
239	2005 D/Frac CC142	2005	Roller	37,150	15	3%	53,868	1	50,725	53,868	3,143	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722
241	2009 Ford F350	2000	6 wheel dump	48,600	10	4%	62,000	-3	62,000	62,000	0	0	0	0	0	0	0	0	0	0	0	0	0
246	2005 New Loader	2009	Front end loader	210,000	10	4%	294,000	10	49,000	49,000	294,000	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400
247	2005 Kenner SC60X	2006	Skid steer	53,000	10	4%	46,000	4	49,000	49,000	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
248	2016 Ford F350	2015	Pickup truck	31,600	7	4%	40,448	3	23,113	28,891	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
250	2013 Elin Pelican MP	2012	Sweeper	180,500	7	5%	243,675	0	243,675	243,675	0	0	0	0	0	0	0	0	0	0	0	0	0
251	2011 Freightliner M2 106	2010	60' Forestry bucket	157,447	10	4%	190,046	1	173,417	100,046	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529	16,529
252	2012 J.H. 7400	2012	6 wheel dump	157,400	10	4%	210,300	3	154,252	176,288	66,108	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036
253	John Deere X740	2012	Tractor w/boom lift	20,800	5	4%	26,000	-2	25,800	26,000	0	0	0	0	0	0	0	0	0	0	0	0	0
254	2016 Ford F350	2015	Pickup truck	31,600	7	4%	40,448	3	23,113	28,891	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
255	2008 Ford F350	2008	Slut truck	44,600	7	4%	57,088	-4	57,088	57,088	0	0	0	0	0	0	0	0	0	0	0	0	0
260	2008 Ford F350	2007	6 wheel dump	69,500	10	4%	97,300	8	20,144	29,778	77,156	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645
265	2013 2016 JCB	2013	Loadall	43,980	15	4%	61,572	9	83,940	97,920	97,920	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880
514	2011 Bencht 1890 XP	2010	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387	5,387
10-200	2008 Snow plow	2008	Compressor	0	1	3%	0	-29	0	16,380	0	0	0	0	0	0	0	0	0	0	0	0	0
10-201	2008 Snow plow	2008		11,700	10	4%	15,820	0	15,820	15,820	0	0	0	0	0	0	0	0	0	0	0	0	0
10-202	2008 Snow plow	2008		11,300	10	4%	15,820	0	15,820	15,820	0	0	0	0	0	0	0	0	0	0	0	0	0
10-203	2008 Snow plow	2000		11,700	10	4%	16,380	0	16,380	16,380	0	0	0	0	0	0	0	0	0	0	0	0	0
10-204	2008 Snow plow	2000		12,000	10	4%	16,800	0	16,800	16,800	0	0	0	0	0	0	0	0	0	0	0	0	0
10-251	2008 Snow plow	2000		11,300	10	4%	15,820	0	15,820	15,820	0	0	0	0	0	0	0	0	0	0	0	0	0
602	2006 Landoll	2006	Tilt Tra Trailer	9,200	15	3%	13,440	1	12,652	13,440	778	778	0	0	0	0	0	0	0	0	0	0	0
FUEL ISLAND		2012		165,000	20	0%	165,000	13	63,113	70,950	101,887	7,837	7,837	7,837	7,837	7,837	7,837	7,837	7,837	7,837	7,837	7,837	7,837
				2,534,577			3,609,076		2,410,322	2,587,639	1,198,754	206,717	180,781	180,781	116,431	116,431	116,431	68,158	68,158	48,117	37,237	7,837	7,837
Facilities Maintenance																							
218	2010 Ford Transit Connect	2010	Van	20,400	10	4%	28,560	1	25,659	28,560	2,701	2,701	0	0	0	0	0	0	0	0	0	0	0
223	2008 Dodge Serrano	2008	Van	39,400	7	4%	50,432	-4	50,432	50,432	8,175	475	475	475	475	475	475	475	475	475	475	475	475
FUEL ISLAND		2012		10,000	20	0%	10,000	13	3,625	4,300	8,175	475	475	475	475	475	475	475	475	475	475	475	475
				68,800			88,982		80,116	83,282	8,175	475	475	475	475	475	475	475	475	475	475	475	475
Police																							
001	2018 Ford Expedition	2017	Sergeant vehicle	41,300	4	4%	47,806	2	23,703	35,606	24,205	12,103	12,103	0	0	0	0	0	0	0	0	0	0
002	2018 Ford Explorer	2018	Patrol vehicle	34,300	3	3%	37,387	2	12,462	24,925	24,925	12,463	12,463	0	0	0	0	0	0	0	0	0	0
003	2018 Ford Explorer	2016	Patrol vehicle	32,600	3	3%	35,425	0	35,425	35,425	47,653	15,878	15,878	0	0	0	0	0	0	0	0	0	0
004	2018 Ford Explorer	2019	Patrol vehicle	32,600	3	3%	35,425	0	35,425	35,425	47,653	15,878	15,878	0	0	0	0	0	0	0	0	0	0
005	2018 Ford Explorer	2015	Patrol vehicle	38,460	3	3%	39,731	-1	39,731	39,731	23,782	11,881	11,881	0	0	0	0	0	0	0	0	0	0
006	2018 Ford Explorer	2018	Patrol vehicle	32,600	3	3%	35,425	0	35,425	35,425	47,653	15,878	15,878	0	0	0	0	0	0	0	0	0	0
007	2018 Ford Explorer	2016	Patrol vehicle	32,600	3	3%	35,425	0	35,425	35,425	47,653	15,878	15,878	0	0	0	0	0	0				

EQUIPMENT SERVICES REPLACEMENT SCHEDULE

Current year:	2020											Computes depreciation amounts for calendar year:											2021										
Dept./Division & Vehicle No.	Service Date	Vehicle Description	Vehicle Cost	Econ. Life	Dep. Rate	Repl. Cost	Yrs Left	Prior Contrib.	Contrib. To Date	Remaining Contrib.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032											
207 (repl. fund for new vehicle)	207	2018	2020 Ford Escape	21,900	2	0%	21,900	1	11,600	21,900	10,400	10,400	0	0	0	0	0	0	0	0	0	0											
	207	2020	Insanctor	21,900	7	4%	28,032	6	4,206	8,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671												
	211	2018	2021 Ford Escape	23,000	7	4%	29,440	7	0	4,206	29,440	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206												
	215 (repl. fund for new vehicle)	2018	Insanctor	21,900	2	0%	21,900	1	11,600	21,900	10,400	10,400	0	0	0	0	0	0	0	0	0	0											
	215	2018	Insanctor	21,900	7	4%	28,032	6	4,206	8,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671												
	217	2018	2020 Ford Escape	23,000	7	4%	29,440	7	0	4,206	29,440	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206												
	220	2018	Insanctor	23,000	7	4%	29,440	7	0	4,206	29,440	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206												
	FUEL ISLAND	2012	2021 Ford Escape	8,000	20	0%	8,000	13	3,080	4,492	4,920	378	378	378	378	378	378	378	378	378	378												
				164,800			199,184		34,492	76,230	161,692	41,738	20,938	20,938	20,938	20,938	20,938	20,938	20,938	20,938	20,938												
	TOTAL GENERAL FUND			4,253,981			5,406,755		3,190,352	3,622,206	2,207,403	413,934	370,235	321,959	199,402	184,661	183,885	131,458	115,559	77,516	66,638	37,238											
Water Fund	206	2003	2004 IH 7400	66,182	12	4%	67,449	-4	97,040	97,040	0	0	0	0	0	0	0	0	0	0	0												
	206	2018	Utility, Surf. Vehicle	21,900	7	4%	28,032	6	4,206	8,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671												
	209	2010	JCB 30CX15	64,606	10	4%	132,448	1	120,669	132,448	11,689	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183												
	225	2018	2020 Chevrolet Colorado	24,600	7	3%	29,766	6	4,607	8,860	25,089	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183												
	224	2013	2014 Ford Transit Connect	31,850	7	3%	38,539	1	33,153	38,539	5,386	5,386	0	0	0	0	0	0	0	0	0												
	228	2008	2008 Ford F350	28,600	7	4%	34,048	-4	34,048	34,048	0	0	0	0	0	0	0	0	0	0	0												
	227	2015	2016 Ford F350	32,750	7	4%	41,920	-3	34,965	29,943	17,985	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988												
	228	2009	2009 Ford F550	88,300	7	4%	113,024	-3	113,024	113,024	17,985	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988												
	229	2018	2020 Ford Transit-250	30,000	10	4%	42,000	9	3,640	7,902	38,360	4,282	4,282	4,282	4,282	4,282	4,282	4,282	4,282	4,282	4,282												
	270	2014	2016 Ford F450	80,050	7	4%	102,464	2	73,188	67,825	29,278	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639	14,639												
FUEL ISLAND	515	2015	2016 Ford F350	32,750	7	4%	41,920	-3	113,024	113,024	17,985	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988	5,988												
	516	1999	Sullivan comm.	11,892	15	3%	17,229	-5	17,229	17,229	0	0	0	0	0	0	0	0	0	0	0												
	FUEL ISLAND	2012		70,000	20	0%	70,000	13	26,775	30,100	43,225	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325												
				611,470			789,319		576,646	635,978	212,693	59,312	42,357	27,718	15,741	15,741	15,741	15,741	15,741	15,741	15,741												
	Sewer Fund																																
	210	2002	JCB Backhoe	57,389	10	4%	80,345	-7	80,345	80,345	0	0	0	0	0	0	0	0	0	0	0	0											
	214	2012	2014 Caterpillar 638K	180,200	15	7%	360,410	8	172,381	197,018	167,019	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627												
	230	2017	2020 Freightliner	425,500	10	4%	639,700	8	119,078	178,655	476,622	69,578	69,578	69,578	69,578	69,578	69,578	69,578	69,578	69,578	69,578												
	234	2006	2006 IH 7400 Dump	76,787	10	4%	104,516	-3	107,516	107,516	0	0	0	0	0	0	0	0	0	0	0												
	242	2010	2010 IH 4300 Vector	174,985	10	4%	244,979	1	223,544	244,979	21,435	21,435	0	0	0	0	0	0	0	0	0												
	243	2017	2018 Ford F450	74,600	10	4%	104,440	8	20,516	31,376	83,502	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438												
	244	2017	2018 Ford F450	74,600	10	4%	104,440	8	20,516	31,376	83,502	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438												
	245	2018	2018 Ford F450	74,600	10	4%	104,440	8	20,516	31,376	83,502	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438												
	246	2018	2018 Ford Transit Connect	24,000	7	4%	30,720	4	13,287	17,695	17,695	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358												
	252	2018	2018 Ford Transit Connect	24,000	7	4%	30,720	4	13,287	17,695	17,695	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358	4,358												
	FUEL ISLAND	2017	1994 Chevrolet P30	74,000	5	4%	180,000	3	108,000	108,000	0	0	0	0	0	0	0	0	0	0	0	0											
	2012	Televant truck	1,356,071	20	0%	74,000	13	28,305	31,820	45,695	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515												
Equipment Services Fund						1,865,948		567,720	1,034,628	1,008,230	178,957	155,472	155,472	116,472	116,413	116,413	116,413	116,413	116,413	116,413	116,413												
FUEL ISLAND	2006	2007 Ford 250	32,375	7	3%	39,174	-6	7,705	7,705	31,469	0	0	0	0	0	0	0	0	0	0	0												
	2012	Service truck	23,000	20	0%	23,000	13	8,798	9,880	14,202	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092												
TOTAL - ALL FUNDS			6,278,877			8,214,217		4,650,221	5,310,407	3,583,986	671,255	599,206	506,240	336,108	326,608	315,832	255,251	239,352	96,153	81,011	45,171												

**™ Rush Truck Center, Springfield**

3441 Gatlin Dr
Springfield, IL 62707
(217) 523-5631

rushtruckcenters.com

Retail Sales Order

SALES ORDER		Date 03/16/2021	
Please enter my order for the following: ☒ New ☒ F.E.T. Applicable ☐ Used ☐ F.E.T. Exempt		VILLAGE OF GLEN ELLYN	
Make International Series HV607 Year 2022 Body Type REFERENCED BELOW Color WHITE Trim STANDARD Serial # Stock # To be delivered on or about		Customer's Name 30 S. LAMBERT ROAD GLEN ELLYN IL 60137 Street City State Zip Federal Tax ID # Business Phone Fax Purchaser's Name Street City State Zip Federal Tax ID # Business Phone Fax David Mueller By Salesman Truck Will be Titled in <u>Du Page</u> County.	
STATE CONTRACT # 19416CMS BOSS-4-P-8607 WAS USED TO PRICE THE FOLLOWING EQUIPMENT TRUCK CHASSIS SPECIFICATIONS AS LISTED IN SALES PROPOSAL # 15683 DATED 03/16/2021 BODY & MOUNTED EQUIPMENT AS LISTED IN BONNELL INDUSTRIES QUOTE # 0143688 DATED 02/08/2021		LIENHOLDER INFORMATION	
Sales Price 198,251.00 Factory Paid F.E.T. 0.00 F.E.T. Tire Credit 0.00 Total Factory Paid F.E.T. 0.00 Optional Extended Warranties 0.00 Sub-Total 198,251.00		Date of Lien Lien Holder Draft Through Manufacturer Rebate Total Used Vehicle Allowance * 0.00 Less Total Balance Owed 0.00 Total Net Allowance on Used Vehicle(s) 0.00 Deposit or Credit Balance 0.00 Cash with Order 0.00 ←----- 0.00	
Dealer Paid F.E.T. * 0.00 Local Taxes 0.00 License, Transfer, Title, Registration Fee 158.00 Documentary Fee 164.00 Total Cash Delivered Price 198,573.00 Total Down Payment 0.00 Unpaid Cash Balance Due on Delivery 198,573.00		*See Trade-in details on page 4	
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY PARTIES. THIS NOTICE IS REQUIRED BY LAW. The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Customer by the government, and is not required to be charged by the Dealer to the Customer.		Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions.	
*SUBJECT TO ADJUSTMENT -- FINAL F.E.T. MAY VARY. ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER		Customer's Signature Date David Mueller 03-16-2021 OFFER RECEIVED BY: SALES REPRESENTATIVE Date	
NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES. IF ANY REPRESENTATIONS, SPECIFICATIONS OR OTHER AGREEMENTS ARE RELIED UPON BY CUSTOMER, THEY MUST BE IN WRITING AND SPECIFICALLY IDENTIFIED AND REFERENCED IN THIS ORDER; OTHERWISE, THEY WILL NOT BE BINDING ON OR ENFORCEABLE AGAINST DEALER. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.		OFFER ACCEPTED BY: AUTHORIZED REPRESENTATIVE Date	



Rush Truck Center, Springfield

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Springfield, IL 62707
(217) 523-5631

rushtruckcenters.com

Retail Sales Order

1. Parties to Order; Definitions. As used in this Retail Sales Order ("Order"), the terms: (a) "Dealer" shall mean the Rush Dealer identified at the top of the first page of this Order; (b) "Customer" shall mean the Customer identified on the first page of this Order; (c) "Manufacturer(s)" shall mean the entity or entities that manufactured the Product(s), it being understood by Customer that Dealer is in no respect the agent of Manufacturer(s); and (d) "Product(s)" shall mean the new and/or used vehicle or other components, accessories or products, which are being purchased by Customer, as set forth in this Order.

2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

NO OTHER WARRANTIES. EXCEPT AS SET FORTH ABOVE, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED.

3. Reappraisal of Trade-In Vehicle. If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

4. Delivery of Trade-In Vehicle by Customer; Customer Warranty of Title. Customer agrees to deliver to Dealer satisfactory evidence of title to the Trade-In Vehicle at the time of delivery of the Trade-In Vehicle to Dealer. Customer warrants the Trade-In Vehicle to be Customer's property free and clear of all liens and encumbrances.

5. Delay or Failure in Delivery; Limitation of Dealer Liability. Dealer shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Dealer. Examples of causes beyond Dealer's reasonable control include, but are not limited to, Manufacturers' delay or failure to deliver Product(s) for any reason, earthquake, hurricane or other natural disaster, fire, war, terrorist act, labor dispute, strike, etc.

6. Liability for Taxes. The price for the Product(s) specified on the face of this Order includes reimbursement to Dealer for federal excise taxes paid, but does not include sales or use taxes or occupational taxes based on sales volume (federal, state or local) unless expressly so stated. Customer assumes and agrees to pay, unless prohibited by law, any such sales or use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability thereof.

7. Customer's Deposit. Any Customer's deposit, whether cash or Trade-In Vehicle, shall not be refunded except due to Dealer's failure to deliver the Product(s).

8. Risk of Loss; Insurance. Customer shall assume all risk of loss relating to the Product(s) at the time Customer receives possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before Customer receives possession. Customer shall obtain insurance for the Product(s) that will be in effect at the time Customer takes possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before the Customer receives possession. Dealer shall have no responsibility or liability related to the Product(s) after Customer receives either possession or title to the Product(s).

9. Governing Law; Venue; Time to Commence Action. Except to the extent that the laws of the United States may apply or otherwise control this Order, the rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the state in which Dealer is located, without regard to conflict of law principles. The mandatory venue for any claim, litigation, civil action or any other legal or administrative proceeding ("Action") involving any controversy or claim between or among the parties to this Order, is the state in which Dealer is located. Customer has one (1) year from the accrual of any cause of action arising from the purchase of the Product(s) to commence an Action against Dealer.

10. Limitation of Damages. Customer agrees that in the event of any Action brought by Customer against Dealer, Customer shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

11. Fees and Expenses of Actions. In any Action, whether initiated by Dealer or Customer, where the Customer has a right, pursuant to statute, common law or otherwise, to recover reasonable attorneys' fees and costs in the event it prevails, Customer agrees that Dealer shall have the same right to recover reasonable attorneys' fees and costs incurred in connection with the Action in the event that Dealer prevails.

12. Execution and Delivery by Electronic Transmission. If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. Waiver; Severability. No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

14. No Broker; Manufacturer Incentives. If at any time Dealer determines that the Customer intends to engage in the resale of vehicles for profit, where such resale is not in conjunction with further manufacturing, Dealer reserves the right to cancel this Order. Certain manufacturer incentives are intended to be used for retail customers at the location as identified by the Customer in this Order. Customer represents that they will register the vehicle with their state motor vehicle department and are not purchasing this vehicle with the intent to resell/export the vehicle, except where such resale is in conjunction with further manufacturing. If at any time Dealer determines that the foregoing representations are not true, Dealer has the right to seek repayment of any manufacturer incentives that are paid.

15. Communication Consent. Dealer and any other owner or servicer of this account may use any information Customer gives Dealer, including but not limited to email addresses, cell phone numbers, and landline numbers, to contact Customer for purposes related to this account, including debt collection and marketing purposes. In addition, Customer expressly consents to any such contact being made by the most efficient technology available, including but not limited to, automated dialing equipment, automated messages, and prerecorded messages, even if Customer is charged for the contact.

Customer Initial _____

**Rush Truck Center, Springfield**

3441 Gatlin Dr
Springfield, IL 62707
(217) 523-5631

rushtruckcenters.com

Retail Sales Order

SALES ORDER		Date 03/16/2021	
Please enter my order for the following: ☒ New ☒ F.E.T. Applicable ☐ Used ☐ F.E.T. Exempt		VILLAGE OF GLEN ELLYN	
Make International	Series HV607	Customer's Name	30 S. LAMBERT ROAD GLEN ELLYN IL 60137
Year 2022	Body Type REFERENCED BELOW	Street	City State Zip
Color WHITE	Trim STANDARD		(630) 469-6756
Serial #		Federal Tax ID #	Business Phone Fax
Stock #		Purchaser's Name	
To be delivered on or about		Street	City State Zip
STATE CONTRACT # 19416CMS BOSS-4-P-8607		Federal Tax ID #	Business Phone Fax
WAS USED TO PRICE THE FOLLOWING EQUIPMENT		David Mueller	
		By Salesman	
TRUCK CHASSIS SPECIFICATIONS AS LISTED IN		Truck Will be Titled in Du Page	County.
SALES PROPOSAL # 15681 DATED 03/16/2021			
BODY & MOUNTED EQUIPMENT AS LISTED IN			
BONNELL INDUSTRIES QUOTE # 0143689			
DATED 02/08/2021			
Sales Price	214,411.00		
Factory Paid F.E.T.	0.00		
F.E.T. Tire Credit	0.00	Draft Through	
Total Factory Paid F.E.T.	0.00		
Optional Extended Warranties	0.00		
Sub-Total	214,411.00		
		Manufacturer Rebate	
Dealer Paid F.E.T. *	0.00	Total Used Vehicle Allowance *	0.00
Local Taxes	0.00	Less Total Balance Owed	0.00
License, Transfer, Title, Registration Fee	158.00	Total Net Allowance on Used Vehicle(s)	0.00
Documentary Fee	164.00	Deposit or Credit Balance	0.00
Total Cash Delivered Price	214,733.00	Cash with Order	0.00
Total Down Payment	0.00	←-----	0.00
Unpaid Cash Balance Due on Delivery	214,733.00		
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY PARTIES. THIS NOTICE IS REQUIRED BY LAW.		Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions.	
The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Customer by the government, and is not required to be charged by the Dealer to the Customer.		Customer's Signature <u>David Mueller</u> Date <u>03-16-2021</u>	
*SUBJECT TO ADJUSTMENT - FINAL F.E.T. MAY VARY. ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER		OFFER RECEIVED BY: <u>David Mueller</u> SALES REPRESENTATIVE Date	
NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER		OFFER ACCEPTED BY: _____ AUTHORIZED REPRESENTATIVE Date	
THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES.			
IF ANY REPRESENTATIONS, SPECIFICATIONS OR OTHER AGREEMENTS ARE RELIED UPON BY CUSTOMER, THEY MUST BE IN WRITING AND SPECIFICALLY IDENTIFIED AND REFERENCED IN THIS ORDER; OTHERWISE, THEY WILL NOT BE BINDING ON OR ENFORCEABLE AGAINST DEALER.			
THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.			



Rush Truck Center, Springfield

3441 Gatlin Dr
Springfield, IL 62707
(217) 523-5631

rushtruckcenters.com

Retail Sales Order

1. Parties to Order; Definitions. As used in this Retail Sales Order ("Order"), the terms: (a) "Dealer" shall mean the Rush Dealer identified at the top of the first page of this Order; (b) "Customer" shall mean the Customer identified on the first page of this Order; (c) "Manufacturer(s)" shall mean the entity or entities that manufactured the Product(s), it being understood by Customer that Dealer is in no respect the agent of Manufacturer(s); and (d) "Product(s)" shall mean the new and/or used vehicle or other components, accessories or products, which are being purchased by Customer, as set forth in this Order.

2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

NO OTHER WARRANTIES. EXCEPT AS SET FORTH ABOVE, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED.

3. Reappraisal of Trade-In Vehicle. If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

4. Delivery of Trade-In Vehicle by Customer; Customer Warranty of Title. Customer agrees to deliver to Dealer satisfactory evidence of title to the Trade-In Vehicle at the time of delivery of the Trade-In Vehicle to Dealer. Customer warrants the Trade-In Vehicle to be Customer's property free and clear of all liens and encumbrances.

5. Delay or Failure in Delivery; Limitation of Dealer Liability. Dealer shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Dealer. Examples of causes beyond Dealer's reasonable control include, but are not limited to, Manufacturers' delay or failure to deliver Product(s) for any reason, earthquake, hurricane or other natural disaster, fire, war, terrorist act, labor dispute, strike, etc.

6. Liability for Taxes. The price for the Product(s) specified on the face of this Order includes reimbursement to Dealer for federal excise taxes paid, but does not include sales or use taxes or occupational taxes based on sales volume (federal, state or local) unless expressly so stated. Customer assumes and agrees to pay, unless prohibited by law, any such sales or use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability thereof.

7. Customer's Deposit. Any Customer's deposit, whether cash or Trade-In Vehicle, shall not be refunded except due to Dealer's failure to deliver the Product(s).

8. Risk of Loss; Insurance. Customer shall assume all risk of loss relating to the Product(s) at the time Customer receives possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before Customer receives possession. Customer shall obtain insurance for the Product(s) that will be in effect at the time Customer takes possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before the Customer receives possession. Dealer shall have no responsibility or liability related to the Product(s) after Customer receives either possession or title to the Product(s).

9. Governing Law; Venue; Time to Commence Action. Except to the extent that the laws of the United States may apply or otherwise control this Order, the rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the state in which Dealer is located, without regard to conflict of law principles. The mandatory venue for any claim, litigation, civil action or any other legal or administrative proceeding ("Action") involving any controversy or claim between or among the parties to this Order, is the state in which Dealer is located. Customer has one (1) year from the accrual of any cause of action arising from the purchase of the Product(s) to commence an Action against Dealer.

10. Limitation of Damages. Customer agrees that in the event of any Action brought by Customer against Dealer, Customer shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

11. Fees and Expenses of Actions. In any Action, whether initiated by Dealer or Customer, where the Customer has a right, pursuant to statute, common law or otherwise, to recover reasonable attorneys' fees and costs in the event it prevails, Customer agrees that Dealer shall have the same right to recover reasonable attorneys' fees and costs incurred in connection with the Action in the event that Dealer prevails.

12. Execution and Delivery by Electronic Transmission. If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. Waiver; Severability. No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

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Customer Initial _____





16754 New Avenue
Lemont, IL 60439
630-257-1261 Fax: 630-257-0614

1603 E. Algonquin Road
Arlington Heights, IL 60005
847-437-8686 Fax: 847-437-8738

1548 Huntwood Drive
Cherry Valley, IL 61016
815-332-8222 Fax: 815-332-3056

HOW ORDERED	CUSTOMER ORDER NUMBER	DATE ORDERED April 16, 2021	INVOICE DATE
SALESPERSON Jim Cox	REQUISITION NUMBER	DATE SHIPPED	INVOICE NUMBER

SOLD TO:

CONTACT INFORMATION:

COMPANY NAME Village of Glen Ellyn		CONTACT NAME Frank Frasco	
STREET ADDRESS 30 S. Lambert St.		PHONE 630-742-3298 and 630-547-5525	
CITY Glen Ellyn, IL	STATE IL	ZIP	EMAIL ADDRESS frasco@glenellyn.org
DATE REQUIRED 2021	DELIVERY		COLLECTED
F.O.B. Delivered	CUSTOMER NUMBER	TERMS Net 10 Days	CHARGE C.O.D. PAID

ORD.	SHIP.	DESCRIPTION	PRICE EACH	EXTENSION
1		New 2021 JCB 3CX-15 super equipped with cab, heat, AC, 4WD, X-dig, 109hp, servo controls, powershift Trans, Livelink with 2 yr subscription, hyd. Breaker Circuit, 1.4yd3 loader bucket w/edge and flip-over forks, SRS, (2) backhoe buckets, hyd. Quick coupler Headlites, ext. mirrors, front fenders, LED work lights Heated air suspension seat, Whelan beacon, parts and Service manuals and JCB's 2 year/2000 hour warranty		
		TOTAL SELLING PRICE DELIVERED		\$99,275

WRITTEN BY: Jim Cox	ORDERED BY:	
APPROVED BY:	TITLE	DATE
REMARKS		

***THIS IS NOT AN INVOICE: INVOICE WILL FOLLOW. ALL CHARGES PAYABLE IN ARLINGTON HEIGHTS, IL PER TERMS OF INVOICE.**
FINAL ACCEPTANCE OF THIS ORDER REQUIRES SIGNED APPROVAL BY AN OFFICER OF CASEY EQUIPMENT COMPANY.
***ALL PRICING IS FIRM FOR 30 DAYS FROM THE DATE ORDERED.**

CONTRACTOR – MUNICIPAL – AGRICULTURAL - EQUIPMENT
SALES * RENTAL * SERVICE * PARTS





625 S IL Route 83
Elmhurst, IL 60126
(312) 829-1919

Quotation

Date	12/18/2020
Quote #	2020-37480-1

Bill To:

Attn: Frank Frasco
Village of Glen Ellyn
Department of Public Works
30 S Lambert Rd
Glen Ellyn, IL

Ship To:

Same

FOB: Glen Ellyn, IL

Terms: Due Upon Delivery

Delivery: Approx 60-120 Days After Receipt of Order, Predicated Upon Backlog at Time of Order

Expiration: Quote Valid for 30 Days

Notes: Per Sourcewell Contract # 122017-FSC

Item / Description	Qty	Price Each	Total
Elgin Pelican Street Sweeper Per Attached Specifications	1	\$238,286.00	\$238,286.00

TOTAL AMOUNT **\$238,286.00**

Sales Representative:

Richard Bakken
rbakken@standardequipment.com
(312) 282-1334

Customer Signature: 

Print Name: F. M. FRASCO

Date: 12/29/20

All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the invoice or document expressly evidencing intent to be bound. Comparable components may substituted for those listed on any quote. Estimated weights and dimensions are provided for informational purposes only and are not guaranteed. Modifications may void the warranty in whole or in part.



SPECIFICATIONS

VILLAGE OF GLEN ELLYN
ELGIN PELICAN STREET SWEEPER

PRODUCT DESCRIPTION

- Elgin Pelican Street Sweeper, dual steer, dual gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering

STANDARD FEATURES

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel compatible
- Back up alarm, electric
- Battery, maintenance free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in cab pressure control
- Broom, side broom, hydraulically suspended
- Broom, side broom, in cab pressure control
- Broom measurement ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see through glass
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature engine oil pressure fuel level speedometer & odometer w/trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combination, tail/stop lights
- Lights, headlights, multiple beam

- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab
- Manuals, operator and parts
- Mirror, inside rear view
- Mirrors, outside, front mounted 6 inch fish eyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear camera & in cab monitor
- Return to sweep feature
- Seat Belts (both sides for dual)
- Signals, self-canceling directional with hazard switch
- Sprung guide wheel, heavy duty
- Steering wheels, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220 gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Sweeper Painted Standard White
- Green Logos
- 1 Year Parts and Labor Warranty
- Sweeper Operator Manual
- Sweeper Parts Manual
- John Deere Operator Manual
- John Deere Parts Manual
- Slow Moving Vehicle Sign (Triangle) on Rear
- Air Purge

ADDITIONAL FEATURES

- Sidebroom Tilt Option Right Hand
- Sidebroom Tilt Option Left Hand
- Strip Main Broom (URB) - Center Sweep, Quick Change
- Greasable Dirt Shoes
- Lower Conveyor Cleanout
- Conveyor Stall Alarm
- 25' Fill Hose
- Quick Disconnect Fill Hose
- (2) Rear Floods & Backup Lights
- Premium Radiator/Heater Hoses

- Engine Pre-Cleaner
- Engine Coolant Filter
- Auxiliary Battery Disconnect
- Hydraulic Level Shutdown
- Hydraulic Temperature Shutdown
- LED Stop/Tail/Turn
- LED Clearance Lights, 3 Top Front Center ID Lights on Mounting Rail
- LED Lights on Battery Cover
- One Rear LED Strobe w/Guard, Whelan L31HAF
- (2) Mirrors Heated & Motorized
- AM/FM/CD With (2) Map Lights
- License Plate Holder
- Sliding Rear Window
- Dual Heavy Duty Limb Guards
- Right Hand Vinyl Bostrom Air Ride Mid-Back Seat
- Left Hand Vinyl Mid-Back Seat
- Spare Guide Wheel and Tire
- Spare Drive Wheel and Tire
- Sweeper Service Manual
- John Deere Service Manual
- Additional Pelican Operator Manual (2 Pelican Operator Manuals Total)
- Extended Door Latches
- Mirror Eye Camera System
- Water Meter Mounting Bracket

ELGIN®

Subsidiary of Federal Signal Corporation

Pelican®





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

Meeting 4/26/2021 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Frank Frasco

**AGENDA ITEM (ID
2021-1074)**

DOC ID: 2021-1074

Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306 (Interim Public Works Director Buckley)

Statement of the Issue:

The Equipment Services Division has evaluated the fleet of vehicles and equipment used by Public Works and has determined that two Street Division heavy duty multi-purpose snow removal trucks, one Sewer Division backhoe loader, and one Street Division street sweeper should be replaced. The decision to replace an existing vehicle or piece of equipment is based on a number of factors including vehicle mileage, engine operating hours, mechanical condition, body condition, frame integrity, reliability, safety, operating cost, and the vehicle's ability to meet the needs of the community and the department. Staff's goal is to determine the optimum point in time to replace the vehicle and recoup its residual value through a public auction or trade in.

Public Works vehicle #200 is a model year 2006 plow truck that was put into service in July of 2005. It has over 3,200 operating hours which is the equivalent of 105,600 miles. This vehicle has lasted 6 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the electronic salt spreader control does function properly and is no longer supported by the manufacturer, the high pressure hydraulic system hoses are dry rotted, the chassis frame is heavily rusted, the radiator core support is corroded, the transmission cooler lines are rusty, the engine head cover has oil seepage, the engine coolant pipes are rusted, the cab floor is rusted, the driver seat upholstery is worn, the dump body salt spreader floor and cross members are heavily rusted, the wheels are heavily rusted, and the cab has dents and paint scratches. The surplus truck will be sold at public auction.

Public Works vehicle #204 is a model year 2010 plow truck that was put into service in October of 2009. It has over 3,100 operating hours which is the equivalent of 102,300 miles. This vehicle has lasted 2 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the electronic salt spreader controller has experienced a main processor failure, the chassis frame is heavily rusted and twisted from the torque of the wing plow, the engine head cover has oil seepage, the PTO has oil seepage, the cab floor is rusted, the driver seat upholstery is worn, the dump body salt spreader floor and cross members are heavily rusted, the wheels are heavily rusted, and the cab has dents and paint scratches. The surplus truck will be sold at public auction.

Public Works vehicle #210 is a model year 2002 backhoe that was put into service in September of 2002 and it has over 2,700 operating hours. This machine has lasted 9 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent machine inspections have revealed that the hydraulic system has numerous dry rotted high pressure hoses, the loader bucket hydraulic clam cylinder leaks hydraulic oil, the engine valve cover leaks engine oil, the differential is seeping gear oil, the PTO pump case is worn, the tires are in fair condition, the lower right side windshield is cracked, the outrigger pads are bent and worn, the interior seat has holes in the upholstery, and the body and frame weldments have rust and scratched paint. The surplus backhoe will be traded in.

Public Works vehicle #249 is a model year 2007 street sweeper that was put into service in September of 2006 and has over 5,600 operating hours. It has lasted 1 year longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the left hydrostatic drive motor is leaking hydraulic oil, the muffler has a cracked inlet and is leaking engine exhaust, the debris hopper control is leaking hydraulic oil, the tires are in fair condition, the body and chassis have rust and peeling paint, the interior has worn seats and a deteriorated headliner, and the sweeping system has worn bearings, worn bushings, loose rod ends, and a stretched conveyor drive chain. The surplus street sweeper will be traded in.

Equipment Services collaborated with Public Works staff to understand their needs and to determine which vehicles will meet those needs in an environmentally friendly and fiscally responsible way. It has been determined that the two heavy duty multipurpose snow removal trucks will be replaced with one International HV607 tandem axle truck and one International HV607 single axle truck. Both will be equipped with Cummins L9 tier4 low emission B20 compatible bio-diesel engines utilizing exhaust after treatment and Allison automatic transmissions. The tandem axle truck will have front and wing plows, while the single axle truck will have front and underbody plows. Both trucks will have stainless steel Bonnell Commander MTR bodies with dual auger salt spreaders, Force America electronic ground speed controlled

spreader controls, pre-wet systems, power material tarps, road temperature sensors, LED lighting, and safety equipment. The backhoe loader will be a JCB 3CX15 Super equipped with a 109hp low emission tier4 B20 compatible bio-diesel engine, 4 wheel drive, a power shift transmission, smooth ride control, extended dig capability, breaker and auxiliary hydraulic circuits, 1 loader bucket, 2 backhoe buckets, LED lighting, and safety equipment. The street sweeper will be an Elgin Pelican equipped with dual steering, dual gutter brooms, a low emission tier4 B20 compatible bio-diesel engine, hydrostatic drive, LED lighting, safety equipment, and the all new mirror eye camera system.

Analysis:

The State of Illinois purchases similar vehicles/equipment and the Illinois Management Services Group has created specifications for their trucks that mirror our specs and they have completed the required competitive bidding process. The State of Illinois allows local municipalities to participate in a joint purchasing program which is a cost savings to the Village. The Village receives low bid pricing due to high volume group purchasing. The Village also saves on the time and cost to administer this process. Sourcewell is also a joint purchasing program. Sourcewell clients are able to utilize cooperative purchasing contracts through similar joint powers, intergovernmental cooperation, or cooperative purchasing laws in their respective jurisdiction. Participating agencies include all eligible government, education, and nonprofit agencies nationwide and in Canada. Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services.

The State of Illinois Management Services Group and Sourcewell exemplify the benefits of intergovernmental cooperation on a regional basis. The goal is to combine the resources and purchasing power of governments to jointly negotiate advantageous contract terms on a line of high quality products at the lowest possible price. Economies of scale in terms of pricing and staff resources are the prime objectives of the Joint Purchasing Program's. By purchasing through the State of Illinois Management Services Group and Sourcewell, the Village will save time and money. Staff works diligently in order to avoid the needless duplication of effort involved in the procurement process.

The Equipment Services Division created vehicle specifications and received the applicable State of Illinois and Sourcewell joint purchase contracts.

VENDOR	QTY/MAKE/MODEL	CONTRACT PRICE
Rush Truck Center (State Contract)	2-2022 International HV607 chassis with Bonnell body packages	\$ 413,306
Casey Equipment (Sourcewell)	1-2021 JCB 3CX15 backhoe	\$ 99,275
Standard Eq. Co. (Sourcewell)	1-2021 Elgin Pelican sweeper	\$ 238,286

The Equipment Services staff researched and developed specifications that will allow the Village to obtain the equipment that best meets the needs of the Public Works Department at the most competitive price. Staff is recommending that the Village Board approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306 and one (1) JCB 3CX15 Super backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286.

Budget Impact:

In the current FY21 Equipment Services Capital Outlay budget, the Board approved \$854,000 to replace two (2) heavy duty multi-purpose snow removal trucks, one (1) backhoe loader, and one (1) street sweeper. The total cost of the joint purchase contracts is \$750,867, which is within budget.

\$750,867 should be expensed to the FY21 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

Action Requested:

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306.

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of Sourcewell in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) JCB 3CX15 backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286.

Attachments:

1. SKM_C45821041808440

FUND: EQUIPMENT SERVICES FUND
DEPARTMENT: PUBLIC WORKS

ACCOUNTS FOR:	2021 BUDGET
65000 530310 - PARTS PURCHASED	100,000
VEHICLE AND EQUIPMENT REPLACEMENT PARTS	100,000
65000 530315 - TIRES	12,000
REPLACEMENT TIRES	12,000
65000 530445 - UNIFORMS	1,575
MECHANIC II	450
MECHANIC III	450
SUPERINTENDENT	450
FLEET ASSISTANT	225
65000 570155 - VEHICLES	1,285,000
REPLACE POLICE PATROL SQUAD 05	45,000
REPLACE POLICE INVESTIGATIONS 12	43,000
REPLACE POLICE PATROL SQUAD 18	45,000
REPLACE FACILITY MAINT 218	24,000
REPLACE PW FORESTRY DIVISION 202	220,000
REPLACE PW STREET DIVISION 204	249,000
REPLACE PW SEWER DIVISION 210	130,000
REPLACE PW WATER DIVISION 228	145,000
REPLACE PW FORESTRY DIVISION 241	89,000
REPLACE PW STREET DIVISION 259	255,000
REPLACE FACILITY MAINT 223	40,000
65000 580110 - EQUIPMENT/CAPITAL OUTLAY	11,550
DIAGNOSTIC EQUIPMENT SOFTWARE UPDATE	850
FORD IDS	
CUMMINS INSIGHT UPDATE	700
SNAP-ON SCANNER UPDATE	2,000
SHOP TOOLS	8,000
65000 590113 - FACIL MAINT SERVICE CHARGE	10,100
FACILITIES MAINTENANCE SERVICE CHARGE	10,100
65000 590130 - PW SERVICE CHARGE	15,500
IFT - PUBLIC WORKS SERVICE CHARGE	15,500
65000 590600 - TRANSFER TO INSURANCE - HEALTH	56,300
HEALTH INSURANCE TRANSFER TO INSURANCE FUND	56,300
65000 590610 - TRANSFER TO INSURANCE - GEN	11,300
GENERAL INSURANCE TRANSFER TO INSURANCE FUND	11,300
65000 590650 - TRANSFER TO EQUIP FUND - O&M	3,800
IFT - ESD O&M	3,800
65000 590655 - TRANSFER TO EQUIP FUND - REPL	1,100
IFT- ESD REPLACEMENT FUND FOR FUEL ISLAND	1,100
65000 590910 - OPERATING TRANSFER OUT	300,000
TRANSFER TO GENERAL FUND	300,000
TOTAL EQUIPMENT SERVICES EXPENSES	2,556,380

Current year:

2020

Computes depreciation amounts for calendar year:

2021

Dept./Division & Vehicle No.		Service Date	Vehicle Description	Vehicle Cost	Life	Econ. Dep Rate	Repl Cost	Yrs Left	Prior Contrib	Contrib. To Date	Remaining Contrib	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Public Works - Administration																							
212	2018 Ford F-150	2018	PW Director car	29,100	7	4%	37,246	4	16,683	21,824	20,665	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141	5,141
216	2020 Ford Escape	2018	PW Asst. Dir. car	27,500	7	4%	35,200	6	4,206	9,372	30,994	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166	5,166
219	2016 Ford Transit Connect	2015	Engineer's van	23,800	10	4%	33,320	6	13,274	16,615	20,046	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341
222	2018 Ford Transit Connect	2012	Engineer's wagon	24,100	10	4%	33,740	7	10,784	22,678	22,678	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282
FUEL ISLAND				18,000	20	0%	18,000	13	8,985	7,740	11,115	855	855	855	855	855	855	855	855	855	855	855	855
				122,500			157,568		51,612	69,597	105,696	17,785	17,785	17,785	17,785	12,644	12,644	4,137	855	855	855	855	
Public Works - Streets / Forestry																							
200	2008 J.H. 7400	2005	6 wheel dump	98,300	10	4%	134,820	-4	134,820	134,820	0	0	0	0	0	0	0	0	0	0	0	0	0
201	2015 Freightliner 108SD	2015	6 wheel dump	180,200	10	4%	252,280	6	102,283	127,291	149,887	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968	24,968
202	2008 J.H. 7400	2008	6 wheel dump	155,300	10	4%	217,420	0	217,420	217,420	0	0	0	0	0	0	0	0	0	0	0	0	0
203	2012 J.H. 7400	2012	6 wheel dump	157,400	10	4%	220,300	3	180,983	180,983	59,497	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832	19,832
204	2010 J.H. 7400	2006	10 wheel dump	177,900	10	4%	249,060	0	249,060	249,060	0	0	0	0	0	0	0	0	0	0	0	0	0
206	2012 Ford F550/Metric A1373	2012	42' aerial elect. truck	86,700	10	4%	121,380	3	88,607	99,531	32,773	10,924	10,924	10,924	10,924	10,924	10,924	10,924	10,924	10,924	10,924	10,924	10,924
213	2020 Ford F350	2012	Pickup truck	29,300	7	4%	37,504	3	5,951	11,127	31,653	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278
231	2019 Ford F350	2017	6 wheel dump	68,500	10	4%	97,000	8	19,522	29,244	77,778	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722
232	2012 Ford F350	2012	6 wheel dump	62,000	7	5%	84,000	0	83,700	83,700	0	0	0	0	0	0	0	0	0	0	0	0	0
239	2005 D/Fabree CC142	2005	Roller	37,150	15	3%	53,868	1	50,725	53,868	3,143	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722	9,722
241	2009 Ford F350	2000	6 wheel dump	48,600	10	4%	62,000	-3	62,000	62,000	0	0	0	0	0	0	0	0	0	0	0	0	0
246	2005 Kenner SC60X	2005	Front end loader	210,000	10	4%	294,000	10	49,000	49,000	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
247	2003 New Loader	2009	Skid steer	53,000	10	4%	46,000	4	49,000	49,000	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
248	2016 Ford F350	2015	Pickup truck	31,600	7	4%	40,448	3	23,113	28,891	24,675	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
250	2013 John Deere S760	2012	Skid steer	180,500	7	5%	243,675	0	243,675	243,675	0	0	0	0	0	0	0	0	0	0	0	0	0
251	2011 Freightliner M2 106	2010	60' forestry bucket	157,447	10	4%	190,046	1	173,417	100,046	16,629	5,509	5,509	5,509	5,509	5,509	5,509	5,509	5,509	5,509	5,509	5,509	5,509
252	2012 J.H. 7400	2012	6 wheel dump	153,740	10	4%	220,300	-2	154,252	176,288	66,108	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036	22,036
253	John Deere X740	2012	Tractor w/broom etc	20,500	5	4%	26,080	0	25,080	26,080	0	0	0	0	0	0	0	0	0	0	0	0	0
254	2016 Ford F350	2015	Pickup truck	31,600	7	4%	40,448	3	23,113	28,891	17,335	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778
255	2008 Ford F350	2008	Skid truck	44,600	7	4%	57,068	-4	57,068	57,068	0	0	0	0	0	0	0	0	0	0	0	0	0
260	2016 Ford F450	2017	6 wheel dump	69,600	10	4%	97,000	8	20,144	29,789	77,156	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645	9,645
267	2016 Ford F450	2013	6 wheel dump	69,600	15	4%	170,880	9	72,960	83,840	97,920	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880	10,880
270	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
271	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
272	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
273	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
274	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
275	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
276	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
277	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
278	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
279	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
280	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
281	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
282	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
283	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
284	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
285	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
286	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
287	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
288	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
289	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387	0	0	0	0	0	0	0	0	0	0	0	0
290	2011 Benetl 1890 XP	2013	Brush Chopper	43,980	10	4%	61,572	1	56,185	61,572	6,387												

Current year:		2020										Computes depreciation amounts for calendar year:												2021									
Dept/Division & Vehicle No.	Service Date	Vehicle Description	Vehicle Cost	Econ. Life	Dep. Rate	Repl. Cost	Yrs Left	Prior Contrib.	Contrib. To Date	Remaining Contrib.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032											
207 (repl fund for new vehicle)	2018	2020 Ford Escape	21,800	2	0%	21,965	1	11,600	21,800	10,400	10,400	0	0	0	0	0	0	0	0	0	0	0											
207	2018	2020 Ford Escape	21,800	7	4%	28,532	6	4,206	6,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	0	0	0	0	0	0											
211	2020	2021 Ford Escape	23,000	7	4%	28,448	7	4,206	4,206	29,448	4,206	4,206	4,206	4,206	4,206	4,206	0	0	0	0	0	0											
215 (repl fund for new vehicle)	2018	2020 Ford Escape	21,800	2	0%	21,800	1	11,600	21,800	10,400	10,400	0	0	0	0	0	0	0	0	0	0	0											
215	2018	2020 Ford Escape	21,800	7	4%	28,432	6	4,206	8,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	0	0	0	0	0	0											
217	2018	2021 Ford Escape	23,000	7	4%	28,448	7	4,206	4,206	29,448	4,206	4,206	4,206	4,206	4,206	4,206	0	0	0	0	0	0											
220	2018	2021 Ford Escape	23,000	7	4%	28,448	7	4,206	4,206	29,448	4,206	4,206	4,206	4,206	4,206	4,206	0	0	0	0	0	0											
FUEL ISLAND	2012	Insector	8,000	20	0%	8,000	13	3,080	3,458	4,920	378	378	378	378	378	378	378	378	378	378	378												
			164,600			189,184		34,492	76,230	161,692	41,738	20,938	20,938	20,938	20,938	20,938	12,696	378	378	378	378												
TOTAL GENERAL FUND			4,253,981			5,406,755		3,190,352	3,622,206	2,207,403	413,934	370,235	321,959	199,402	184,661	183,885	131,458	115,559	77,516	66,638	37,238												
Water Fund																																	
206	2003	2004 IH 7400	66,182	12	4%	67,449	-4	67,449	67,449	23,826	3,671	3,671	3,671	3,671	3,671	3,671	0	0	0	0	0												
208	2018	2020 Ford Escape	21,800	7	4%	28,432	6	4,206	8,177	23,826	3,671	3,671	3,671	3,671	3,671	3,671	0	0	0	0	0												
209	2010	JCB 30CX15	64,606	10	4%	132,448	1	120,669	132,448	11,689	4,183	4,183	4,183	4,183	4,183	4,183	0	0	0	0	0												
225	2018	2020 Chevrolet Colorado-JULIE truck	24,600	7	3%	29,766	6	4,667	8,860	25,089	4,183	4,183	4,183	4,183	4,183	4,183	0	0	0	0	0												
224	2013	2014 Ford Transit Connect	31,850	7	3%	38,539	1	33,153	38,539	5,386	5,386	0	0	0	0	0	0	0	0	0	0												
226	2008	2008 Ford F350	28,600	7	4%	34,048	-4	34,048	34,048	0	0	0	0	0	0	0	0	0	0	0	0												
227	2015	2016 Ford F350	32,750	7	4%	41,920	-3	33,955	29,943	17,985	5,988	5,988	5,988	5,988	5,988	5,988	0	0	0	0	0												
228	2009	2009 Ford F550	88,300	7	4%	113,024	-3	113,024	113,024	0	0	0	0	0	0	0	0	0	0	0	0												
229	2018	2020 Ford Transit-250	30,000	10	4%	42,000	9	3,640	7,902	38,380	4,282	4,282	4,282	4,282	4,282	4,282	0	0	0	0	0												
270	2014	2016 Ford F450	80,050	7	4%	102,464	2	67,825	29,278	14,639	5,988	5,988	5,988	5,988	5,988	5,988	0	0	0	0	0												
271	2015	2016 Ford F350	32,750	7	4%	41,920	-3	33,955	29,943	17,985	5,988	5,988	5,988	5,988	5,988	5,988	0	0	0	0	0												
515	1999	Sullivan comm.	11,892	15	3%	17,229	-5	17,229	17,229	0	0	0	0	0	0	0	0	0	0	0	0												
FUEL ISLAND	2012	Compressor	70,000	20	0%	70,000	13	26,775	30,100	43,225	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325												
			611,470			789,319		576,646	635,678	212,693	59,312	42,357	27,718	15,741	15,741	15,741	7,587	7,587	7,587	7,587	7,587												
Sewer Fund																																	
210	2002	JCB Backhoe	57,989	10	4%	80,345	-7	80,345	80,345	0	0	0	0	0	0	0	0	0	0	0	0												
214	2012	2014 Caterpillar 638K	180,200	16	7%	360,410	8	172,381	197,018	167,019	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627												
230	2017	2020 Caterpillar combination sewer	425,500	10	4%	639,700	8	119,078	178,655	476,622	69,578	59,578	59,578	59,578	59,578	59,578	59,578	59,578	59,578	59,578	59,578												
234	2006	2006 IH 7400 Dump	76,787	10	4%	104,516	1	107,516	107,516	0	0	0	0	0	0	0	0	0	0	0	0												
242	2010	2010 IH 4300 Vector	174,985	10	4%	244,979	-1	223,544	244,979	21,435	21,435	0	0	0	0	0	0	0	0	0	0												
243	2017	2018 Ford F450	74,600	10	4%	104,440	8	20,938	31,376	83,502	10,438	10,438	10,438	10,438	10,438	10,438	0	0	0	0	0												
244	2017	2018 Ford F450	74,600	10	4%	104,440	8	20,938	31,376	83,502	10,438	10,438	10,438	10,438	10,438	10,438	0	0	0	0	0												
245	2018	2018 Ford Transit Connect	24,000	7	4%	30,720	4	13,287	17,645	17,433	4,358	4,358	4,358	4,358	4,358	4,358	0	0	0	0	0												
246	2018	2018 Ford Transit Connect	24,000	7	4%	30,720	4	13,287	17,645	17,433	4,358	4,358	4,358	4,358	4,358	4,358	0	0	0	0	0												
252	2020	JCB 2700	150,000	10	4%	180,000	10	72,000	108,000	108,000	28,000	28,000	28,000	28,000	28,000	28,000	0	0	0	0	0												
281	2017	1994 Chevrolet P30	74,000	20	0%	74,000	13	28,305	31,820	45,695	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515	3,515												
FUEL ISLAND	2012	Television truck	1,356,071			1,865,948		567,720	1,034,628	1,006,230	178,957	155,472	155,472	116,472	116,413	116,413	116,413	116,413	9,856	9,856	3,515												
Equipment Services Fund																																	
300	2008	2007 Ford 250	32,375	7	3%	39,174	-6	7,705	7,705	31,469	0	0	0	0	0	0	0	0	0	0	0												
FUEL ISLAND	2012	Service truck	23,000	20	0%	23,000	13	8,798	9,880	14,202	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092												
			55,375			62,174		16,593	17,598	45,670	1,992	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092												
TOTAL ALL FUNDS			6,278,877			8,214,217		4,650,221	5,310,407	3,583,986	671,255	599,206	506,240	336,108	326,608	315,832	255,251	239,352	96,153	81,011	45,171												

EQUIPMENT SERVICES REPLACEMENT SCHEDULE

Retail Sales Order

SALES ORDER		Date 03/16/2021	
Please enter my order for the following: ☒ New ☒ F.E.T. Applicable ☐ Used ☐ F.E.T. Exempt		VILLAGE OF GLEN ELLYN	
Make International		Customer's Name 30 S. LAMBERT ROAD	
Year 2022		GLEN ELLYN IL 60137	
Color WHITE		City State Zip (630) 469-6756	
Serial #		Federal Tax ID # Business Phone Fax	
Stock #		Purchaser's Name	
To be delivered on or about		Street City State Zip	
STATE CONTRACT # 19416CMS BOSS-4-P-8607		Federal Tax ID # Business Phone Fax	
WAS USED TO PRICE THE FOLLOWING EQUIPMENT		David Mueller	
TRUCK CHASSIS SPECIFICATIONS AS LISTED IN		By Salesman	
SALES PROPOSAL # 15683 DATED 03/16/2021		Truck Will be Titled in Du Page County.	
BODY & MOUNTED EQUIPMENT AS LISTED IN		LIENHOLDER INFORMATION	
BONNELL INDUSTRIES QUOTE # 0143688		Date of Lien	
DATED 02/08/2021		Lien Holder	
Sales Price 198,251.00			
Factory Paid F.E.T. 0.00			
F.E.T. Tire Credit 0.00			
Total Factory Paid F.E.T. 0.00		Draft Through	
Optional Extended Warranties 0.00			
Sub-Total 198,251.00			
Dealer Paid F.E.T. * 0.00		Manufacturer Rebate	
Local Taxes 0.00		Total Used Vehicle Allowance * 0.00	
License, Transfer, Title, Registration Fee 158.00		Less Total Balance Owed 0.00	
Documentary Fee 164.00		Total Net Allowance on Used Vehicle(s) 0.00	
Total Cash Delivered Price 198,573.00		Deposit or Credit Balance 0.00	
Total Down Payment 0.00		Cash with Order 0.00	
Unpaid Cash Balance Due on Delivery 198,573.00		←----- 0.00	
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY PARTIES. THIS NOTICE IS REQUIRED BY LAW.		*See Trade-in details on page 4	
The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Customer by the government, and is not required to be charged by the Dealer to the Customer.		Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions.	
*SUBJECT TO ADJUSTMENT - FINAL F.E.T. MAY VARY. ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER		Customer's Signature Date David Mueller 03-16-2021	
NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER		OFFER RECEIVED BY: SALES REPRESENTATIVE Date	
THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES.		OFFER ACCEPTED BY: AUTHORIZED REPRESENTATIVE Date	
IF ANY REPRESENTATIONS, SPECIFICATIONS OR OTHER AGREEMENTS ARE RELIED UPON BY CUSTOMER, THEY MUST BE IN WRITING AND SPECIFICALLY IDENTIFIED AND REFERENCED IN THIS ORDER; OTHERWISE, THEY WILL NOT BE BINDING ON OR ENFORCEABLE AGAINST DEALER.			
THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.			



Rush Truck Center, Springfield

3441 Gatlin Dr
Springfield, IL 62707
(217) 523-5631

rushtruckcenters.com

Retail Sales Order

1. Parties to Order; Definitions. As used in this Retail Sales Order ("Order"), the terms: (a) "Dealer" shall mean the Rush Dealer identified at the top of the first page of this Order; (b) "Customer" shall mean the Customer identified on the first page of this Order; (c) "Manufacturer(s)" shall mean the entity or entities that manufactured the Product(s), it being understood by Customer that Dealer is in no respect the agent of Manufacturer(s); and (d) "Product(s)" shall mean the new and/or used vehicle or other components, accessories or products, which are being purchased by Customer, as set forth in this Order.

2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

NO OTHER WARRANTIES. EXCEPT AS SET FORTH ABOVE, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED.

3. Reappraisal of Trade-In Vehicle. If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

4. Delivery of Trade-In Vehicle by Customer; Customer Warranty of Title. Customer agrees to deliver to Dealer satisfactory evidence of title to the Trade-In Vehicle at the time of delivery of the Trade-In Vehicle to Dealer. Customer warrants the Trade-In Vehicle to be Customer's property free and clear of all liens and encumbrances.

5. Delay or Failure in Delivery; Limitation of Dealer Liability. Dealer shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Dealer. Examples of causes beyond Dealer's reasonable control include, but are not limited to, Manufacturers' delay or failure to deliver Product(s) for any reason, earthquake, hurricane or other natural disaster, fire, war, terrorist act, labor dispute, strike, etc.

6. Liability for Taxes. The price for the Product(s) specified on the face of this Order includes reimbursement to Dealer for federal excise taxes paid, but does not include sales or use taxes or occupational taxes based on sales volume (federal, state or local) unless expressly so stated. Customer assumes and agrees to pay, unless prohibited by law, any such sales or use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability thereof.

7. Customer's Deposit. Any Customer's deposit, whether cash or Trade-In Vehicle, shall not be refunded except due to Dealer's failure to deliver the Product(s).

8. Risk of Loss; Insurance. Customer shall assume all risk of loss relating to the Product(s) at the time Customer receives possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before Customer receives possession. Customer shall obtain insurance for the Product(s) that will be in effect at the time Customer takes possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before the Customer receives possession. Dealer shall have no responsibility or liability related to the Product(s) after Customer receives either possession or title to the Product(s).

9. Governing Law; Venue; Time to Commence Action. Except to the extent that the laws of the United States may apply or otherwise control this Order, the rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the state in which Dealer is located, without regard to conflict of law principles. The mandatory venue for any claim, litigation, civil action or any other legal or administrative proceeding ("Action") involving any controversy or claim between or among the parties to this Order, is the state in which Dealer is located. Customer has one (1) year from the accrual of any cause of action arising from the purchase of the Product(s) to commence an Action against Dealer.

10. Limitation of Damages. Customer agrees that in the event of any Action brought by Customer against Dealer, Customer shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

11. Fees and Expenses of Actions. In any Action, whether initiated by Dealer or Customer, where the Customer has a right, pursuant to statute, common law or otherwise, to recover reasonable attorneys' fees and costs in the event it prevails, Customer agrees that Dealer shall have the same right to recover reasonable attorneys' fees and costs incurred in connection with the Action in the event that Dealer prevails.

12. Execution and Delivery by Electronic Transmission. If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. Waiver; Severability. No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

14. No Broker; Manufacturer Incentives. If at any time Dealer determines that the Customer intends to engage in the resale of vehicles for profit, where such resale is not in conjunction with further manufacturing, Dealer reserves the right to cancel this Order. Certain manufacturer incentives are intended to be used for retail customers at the location as identified by the Customer in this Order. Customer represents that they will register the vehicle with their state motor vehicle department and are not purchasing this vehicle with the intent to resell/export the vehicle, except where such resale is in conjunction with further manufacturing. If at any time Dealer determines that the foregoing representations are not true, Dealer has the right to seek repayment of any manufacturer incentives that are paid.

15. Communication Consent. Dealer and any other owner or servicer of this account may use any information Customer gives Dealer, including but not limited to email addresses, cell phone numbers, and landline numbers, to contact Customer for purposes related to this account, including debt collection and marketing purposes. In addition, Customer expressly consents to any such contact being made by the most efficient technology available, including but not limited to, automated dialing equipment, automated messages, and prerecorded messages, even if Customer is charged for the contact.

Customer Initial _____



rushtruckcenters.com

Rush Truck Center, Springfield

3441 Gatlin Dr
Springfield, IL 62707
(217) 523-5631

Retail Sales Order

SALES ORDER		Date 03/16/2021	
Please enter my order for the following: ☒ New ☒ F.E.T. Applicable ☐ Used ☐ F.E.T. Exempt		VILLAGE OF GLEN ELLYN	
Make International	Series HV607	Customer's Name	30 S. LAMBERT ROAD GLEN ELLYN IL 60137
Year 2022	Body Type REFERENCED BELOW	Street	City State Zip
Color WHITE	Trim STANDARD		(630) 469-6756
Serial #		Federal Tax ID #	Business Phone Fax
Stock #		Purchaser's Name	
To be delivered on or about		Street	City State Zip
STATE CONTRACT # 19416CMS BOSS-4-P-8607		Federal Tax ID #	Business Phone Fax
WAS USED TO PRICE THE FOLLOWING EQUIPMENT		David Mueller	
		By Salesman	
TRUCK CHASSIS SPECIFICATIONS AS LISTED IN		Truck Will be Titled in	Du Page County.
SALES PROPOSAL # 15681 DATED 03/16/2021			
BODY & MOUNTED EQUIPMENT AS LISTED IN			
BONNELL INDUSTRIES QUOTE # 0143689			
DATED 02/08/2021			
Sales Price	214,411.00		
Factory Paid F.E.T.	0.00		
F.E.T. Tire Credit	0.00	Draft Through	
Total Factory Paid F.E.T.	0.00		
Optional Extended Warranties	0.00		
Sub-Total	214,411.00		
Dealer Paid F.E.T. *	0.00	Manufacturer Rebate	
Local Taxes	0.00	Total Used Vehicle Allowance *	0.00
License, Transfer, Title, Registration Fee	158.00	Less Total Balance Owed	0.00
Documentary Fee	164.00	Total Net Allowance on Used Vehicle(s)	0.00
Total Cash Delivered Price	214,733.00	Deposit or Credit Balance	0.00
Total Down Payment	0.00	Cash with Order	0.00
Unpaid Cash Balance Due on Delivery	214,733.00	←-----	0.00
		*See Trade-in details on page 4	
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY PARTIES. THIS NOTICE IS REQUIRED BY LAW.		Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions.	
The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Customer by the government, and is not required to be charged by the Dealer to the Customer.		Customer's Signature _____ Date _____	
*SUBJECT TO ADJUSTMENT - FINAL F.E.T. MAY VARY. ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER		OFFER RECEIVED BY: <u>David Mueller</u> 03-16-2021 SALES REPRESENTATIVE Date	
NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER		OFFER ACCEPTED BY: _____ AUTHORIZED REPRESENTATIVE Date	
THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES.			
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2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

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3. Reappraisal of Trade-In Vehicle. If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

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12. Execution and Delivery by Electronic Transmission. If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. Waiver; Severability. No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

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Customer Initial _____





16754 New Avenue
Lemont, IL 60439
630-257-1261 Fax: 630-257-0614

1603 E. Algonquin Road
Arlington Heights, IL 60005
847-437-8686 Fax: 847-437-8738

1548 Huntwood Drive
Cherry Valley, IL 61016
815-332-8222 Fax: 815-332-3056

HOW ORDERED	CUSTOMER ORDER NUMBER	DATE ORDERED April 16, 2021	INVOICE DATE
SALESPERSON Jim Cox	REQUISITION NUMBER	DATE SHIPPED	INVOICE NUMBER

SOLD TO:

CONTACT INFORMATION:

COMPANY NAME Village of Glen Ellyn		CONTACT NAME Frank Frasco	
STREET ADDRESS 30 S. Lambert St.		PHONE FAX 630-742-3298 and 630-547-5525	
CITY Glen Ellyn, IL	STATE	ZIP	EMAIL ADDRESS frasco@glenellyn.org
DATE REQUIRED 2021	DELIVERY		COLLECTED
F.O.B. Delivered	CUSTOMER NUMBER	TERMS Net 10 Days	CHARGE C.O.D. PAID
ORD.	SHIP.	DESCRIPTION	PRICE EACH EXTENSION
1		New 2021 JCB 3CX-15 super equipped with cab, heat, AC, 4WD, X-dig, 109hp, servo controls, powershift Trans, Livelink with 2 yr subscription, hyd. Breaker Circuit, 1.4yd3 loader bucket w/edge and flip-over forks, SRS, (2) backhoe buckets, hyd. Quick coupler Headlites, ext. mirrors, front fenders, LED work lights Heated air suspension seat, Whelan beacon, parts and Service manuals and JCB's 2 year/2000 hour warranty	
		TOTAL SELLING PRICE DELIVERED	\$99,275

WRITTEN BY: Jim Cox	ORDERED BY:	
APPROVED BY:	TITLE	DATE
REMARKS		

***THIS IS NOT AN INVOICE: INVOICE WILL FOLLOW. ALL CHARGES PAYABLE IN ARLINGTON HEIGHTS, IL PER TERMS OF INVOICE.**
FINAL ACCEPTANCE OF THIS ORDER REQUIRES SIGNED APPROVAL BY AN OFFICER OF CASEY EQUIPMENT COMPANY.
***ALL PRICING IS FIRM FOR 30 DAYS FROM THE DATE ORDERED.**

CONTRACTOR – MUNICIPAL – AGRICULTURAL - EQUIPMENT
SALES * RENTAL * SERVICE * PARTS





625 S IL Route 83
Elmhurst, IL 60126
(312) 829-1919

Quotation

Date	12/18/2020
Quote #	2020-37480-1

Bill To:

Attn: Frank Frasco
Village of Glen Ellyn
Department of Public Works
30 S Lambert Rd
Glen Ellyn, IL

Ship To:

Same

FOB: Glen Ellyn, IL

Terms: Due Upon Delivery

Delivery: Approx 60-120 Days After Receipt of Order, Predicated Upon Backlog at Time of Order

Expiration: Quote Valid for 30 Days

Notes: Per Sourcewell Contract # 122017-FSC

Item / Description	Qty	Price Each	Total
Elgin Pelican Street Sweeper Per Attached Specifications	1	\$238,286.00	\$238,286.00

TOTAL AMOUNT **\$238,286.00**

Sales Representative:

Richard Bakken
rbakken@standardequipment.com
(312) 282-1334

Customer Signature: 

Print Name: F. M. FRASCO

Date: 12/19/20

All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the invoice or document expressly evidencing intent to be bound. Comparable components may substituted for those listed on any quote. Estimated weights and dimensions are provided for informational purposes only and are not guaranteed. Modifications may void the warranty in whole or in part.



SPECIFICATIONS

VILLAGE OF GLEN ELLYN
ELGIN PELICAN STREET SWEEPER

PRODUCT DESCRIPTION

- Elgin Pelican Street Sweeper, dual steer, dual gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering

STANDARD FEATURES

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel compatible
- Back up alarm, electric
- Battery, maintenance free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in cab pressure control
- Broom, side broom, hydraulically suspended
- Broom, side broom, in cab pressure control
- Broom measurement ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see through glass
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature engine oil pressure fuel level speedometer & odometer w/trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combination, tail/stop lights
- Lights, headlights, multiple beam

- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab
- Manuals, operator and parts
- Mirror, inside rear view
- Mirrors, outside, front mounted 6 inch fish eyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear camera & in cab monitor
- Return to sweep feature
- Seat Belts (both sides for dual)
- Signals, self-canceling directional with hazard switch
- Sprung guide wheel, heavy duty
- Steering wheels, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220 gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Sweeper Painted Standard White
- Green Logos
- 1 Year Parts and Labor Warranty
- Sweeper Operator Manual
- Sweeper Parts Manual
- John Deere Operator Manual
- John Deere Parts Manual
- Slow Moving Vehicle Sign (Triangle) on Rear
- Air Purge

ADDITIONAL FEATURES

- Sidebroom Tilt Option Right Hand
- Sidebroom Tilt Option Left Hand
- Strip Main Broom (URB) - Center Sweep, Quick Change
- Greasable Dirt Shoes
- Lower Conveyor Cleanout
- Conveyor Stall Alarm
- 25' Fill Hose
- Quick Disconnect Fill Hose
- (2) Rear Floods & Backup Lights
- Premium Radiator/Heater Hoses

- Engine Pre-Cleaner
- Engine Coolant Filter
- Auxiliary Battery Disconnect
- Hydraulic Level Shutdown
- Hydraulic Temperature Shutdown
- LED Stop/Tail/Turn
- LED Clearance Lights, 3 Top Front Center ID Lights on Mounting Rail
- LED Lights on Battery Cover
- One Rear LED Strobe w/Guard, Whelan L31HAF
- (2) Mirrors Heated & Motorized
- AM/FM/CD With (2) Map Lights
- License Plate Holder
- Sliding Rear Window
- Dual Heavy Duty Limb Guards
- Right Hand Vinyl Bostrom Air Ride Mid-Back Seat
- Left Hand Vinyl Mid-Back Seat
- Spare Guide Wheel and Tire
- Spare Drive Wheel and Tire
- Sweeper Service Manual
- John Deere Service Manual
- Additional Pelican Operator Manual (2 Pelican Operator Manuals Total)
- Extended Door Latches
- Mirror Eye Camera System
- Water Meter Mounting Bracket

ELGIN®

Subsidiary of Federal Signal Corporation

Pelican®





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

Meeting 4/26/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-1079)**

DOC ID: 2021-1079

Motion to approve Ordinance No. 6871, An Ordinance Approving a Construction Necessitated Zoning Variation from the Setback Requirement to Allow an Existing Residential Sport Court to Remain on the Property Located at 200 N. Montclair Avenue

Statement of the Issue:

Please see attached staff memo.

Analysis:

Please see attached staff memo.

Budget Impact:

N/a.

Action Requested:

Please see attached staff memo.

Attachments:

1. 200 N. Montclair ZV - VB Memo
2. 200 N. Montclair ZV - VB Ord
3. Aerial Photo - 2016
4. Aerial Photo - 2019
5. Exhibit A - Draft Minutes from the March 23, 2021 ZBA Meeting
6. Exhibit B - Plat of Survey dated 11-4-2020

MEMO

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Community Development Director
Katie Ashbaugh, AICP, Planner

DATE: April 20, 2021

RE: *April 26, 2021 Village Board Meeting*
An Ordinance Approving a Construction Necessitated Zoning Variation from the Setback Requirement to Allow an Existing Residential Sport Court to Remain on the Property Located at 200 N. Montclair Avenue



Background

The property owner, Blake Stallings, is requesting approval of a construction necessitated zoning variation from the Glen Ellyn Zoning Code to allow an existing residential sport court to remain on his property. The requested variation relates to the required setback from the north interior side lot line.

The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are improved with single-family homes. Notice of the public hearing was published in the Daily Herald on March 8, 2021, a placard was placed on the property, and property owners within 250 feet of the subject property were mailed notice of the public hearing. The Zoning Board of Appeals (ZBA) conducted a public hearing for the requested variation on Tuesday, March 23, 2021.

On August 26, 2020, the petitioner filed a building permit application to construct a front porch on the existing two-story single-family home. During the building permit review, it was noted that a residential sport court had been installed on the property without a permit, approximately 1 foot 5 inches from the property line, sometime between 2016 and 2019, according to GIS aerial imagery of the site. On September 10, 2020, the petitioner was sent a review letter, which noted the installation of the residential sport court and that a permit had not been filed or issued to allow the installation of it. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

On December 16, 2020, the petitioner formally applied to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

Public Hearing Summary

The ZBA reviewed the existing conditions of the property, the zoning and permit history of the property, and considered testimony from the petitioner and his spouse. The property owners stated

that they purchased the home in May 2012 and have completed multiple improvements to the property since they purchased it. The staff report for this case indicated that this is the second construction necessitated zoning variation that has been requested by the property owners. The owners explained that at the time they went under contract to purchase the home, the previous owner and contractor had partially completed a non-conforming covered porch addition to the south of the existing home and as part of the closing, they were required to pursue a construction necessitated zoning variation to allow it to remain. On May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing non-conforming screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach.

The property owners then described some of the work completed during their ownership and occupancy of the home, including a major storm sewer repair to alleviate flooding on their property and an adjacent neighbors' property to the north in 2018 (208 N. Montclair Avenue). They also stated that there had always been a concrete pad in the approximate location of the existing sport court, which they expanded and improved. The ZBA asked the petitioners why they had filed permits for some improvements to their property but not for this improvement; to which the petitioners responded that they did not know it was necessary because there was a concrete pad already there. This statement was then verified by aerial imagery during the Zoom meeting.

Owners of 4 properties that are within the 350 foot buffer of the subject property and therefore received notice of the public hearing, signed a petition of support for the requested variation. Owners of 3 additional properties that received notice of the public hearing also signed a petition of support for the requested variation.

The ZBA deliberated on the practical hardship, difficulty, or unique circumstances presented by the property owners. The ZBA members were initially split as to whether or not there was a practical hardship, difficulty, or unique circumstance that was not self-created. Certain members felt that the property owners had known to file permits for other improvements to their property and that they should have reached out to the Village to inquire if a permit was needed for this improvement before completing the work. Other members felt that the property owners had completed permitted work that improved the drainage on the property, that the existing conditions were now acceptable, and therefore no longer creating any issues for any adjacent properties. They were concerned that if corrections to the existing sport court were made to comply with the required setback, that it would actually be detrimental to the property and neighboring properties. Ultimately, the ZBA determined that the cost to relocate the sport court was burdensome, that there was a risk of creating additional stormwater concerns on the lot and adjoining properties if the sport court were to be moved, and that many neighbors support the request including the neighbor to the north.

Recommendation

On March 23, 2021, the ZBA voted to recommend approval of the requested variation by a roll call vote of four (4) "yes" and two (2) "no". Per this recommendation of approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

The Village Board should consider the request, the recommendation offered by the Zoning Board of Appeals, and any further evidence or testimony presented at the Village Board meeting and grant, deny or amend the request.

Attachments

- Draft Ordinance
- Aerial Photo, 2016
- Aerial Photo, 2019
- Exhibit A – Draft Minutes of March 23, 2021, ZBA meeting
- Exhibit B – Plat of Survey dated November 4, 2020

CC: Blake Stallings, owner and petitioner
Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn

Ordinance No.

**An Ordinance Approving a Construction Necessitated
Zoning Variation to Allow an Existing Residential Sport Court to
Remain on the Property Located
at 200 N. Montclair Avenue, Glen Ellyn, IL 60137**

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

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

PREPARED BY AND MAIL TO:

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

Ordinance No.

**An Ordinance Approving a Construction Necessitated
Zoning Variation to Allow an Existing Residential Sport Court to
Remain on the Property Located
at 200 N. Montclair Avenue, Glen Ellyn, IL 60137**

Whereas, Blake Stallings, owner of the property located at 200 N. Montclair Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-222-012

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a construction necessitated zoning variation from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the property legally described herein above in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on the virtual meeting platform, Zoom, on March 23, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the request for the construction necessitated zoning variation and zero (0) persons

appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, included in the evidence presented by the petitioner, the owners of three (3) properties which are within 250 feet of the subject property and therefore received notice by mail of the public hearing, submitted letters of support for the construction necessitated zoning variation request, which were read into the record during the remote public hearing on March 23, 2021; and

Whereas, also included in the evidence presented by the petitioner, the owners of five (5) additional properties which are also within 250 feet of the subject property and therefore received notice by mail of the public hearing, signed a petition to attest their support for the construction necessitated zoning variation request to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the subject property; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on March 23, 2021, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the construction necessitated zoning variation, which carried by a roll call vote of four (4) “yes” and two (2) “no”, resulting in a recommendation for approval as set forth in its Draft Minutes dated March 23, 2021, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the March 23, 2021 Zoning Board of Appeals remote public hearing, attached hereto as Exhibit “A”, and the evidence presented at the aforementioned remote public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the practical difficulties or particular hardships are that the cost to relocate the sport court would be burdensome, that there is a risk of creating additional stormwater

concerns for the neighbor if the sport court is moved, and that many neighbors support the request including the neighbor from the property to the north; and

- B. That the construction necessitated zoning variation, if granted, will not alter the essential character of the locality as the residential sport court is placed on the property in an unobtrusive location where a previous concrete pad was located for many years to the rear of the existing garage; and
- C. That the purpose of the construction necessitated zoning variation is not based exclusively upon a desire to make more money out of the property since the petitioner is presently living on the property and using the residential sport court requiring the variation and will continue to use the existing residential sport court for the foreseeable future; and
- D. That the construction necessitated zoning variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and is constructed in accordance with all applicable Zoning Code regulations other than the construction necessitated zoning variation granted; and
- E. That the construction necessitated zoning variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the residential sport court will be reviewed for conformance with all applicable Building Code regulations and be corrected if required to comply; and
- F. That the construction necessitated zoning variation will not diminish or impair property values within the neighborhood; and

- G. That the construction necessitated zoning variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the construction necessitated zoning variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use on the subject property in a residential zoning district; and
- I. That the construction necessitated zoning variation is the minimum variation that will make possible the reasonable use of the land, building or structure as there are no other alternative compliant locations for the residential sport court on the subject property that would not require other changes to the existing topography of the property and increase the total impervious surface; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the construction necessitated zoning variation as recommended by the Zoning Board of Appeals.

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

Section One: The Draft Minutes of the March 23, 2021, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve the construction necessitated zoning variation Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to remain approximately 1 foot

5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required to allow an existing residential sport court to remain on the property located at 200 N. Montclair Avenue, Glen Ellyn, Illinois, in the R2 Residential District which is legally described as follows:

LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-222-012

Section Three: This grant of the construction necessitated zoning variation is conditioned upon the existing residential sport court being maintained in substantial conformance with the testimony and exhibits provided at the March 23, 2021 Zoning Board of Appeals remote public hearing, including the current plat of survey, attached hereto as Exhibit "B" with a date of November 4, 2020.

Section Four: The Building and Zoning Official is hereby authorized and directed to pass any outstanding field inspections related to the construction necessitated zoning variation granted herein, provided that all conditions set forth hereinabove have been met and that the existing residential sport court is in compliance with all other applicable laws and ordinances. This grant of the construction necessitated zoning variation shall expire and become null and void six (6) months from the date of passage of this Ordinance, should the petitioner fail to schedule the required field inspections to confirm the existing residential sport court is in compliance with this Ordinance and all other applicable laws and ordinances.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the construction necessitated zoning variation to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage,

approval, and publication in pamphlet form.

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

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

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

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

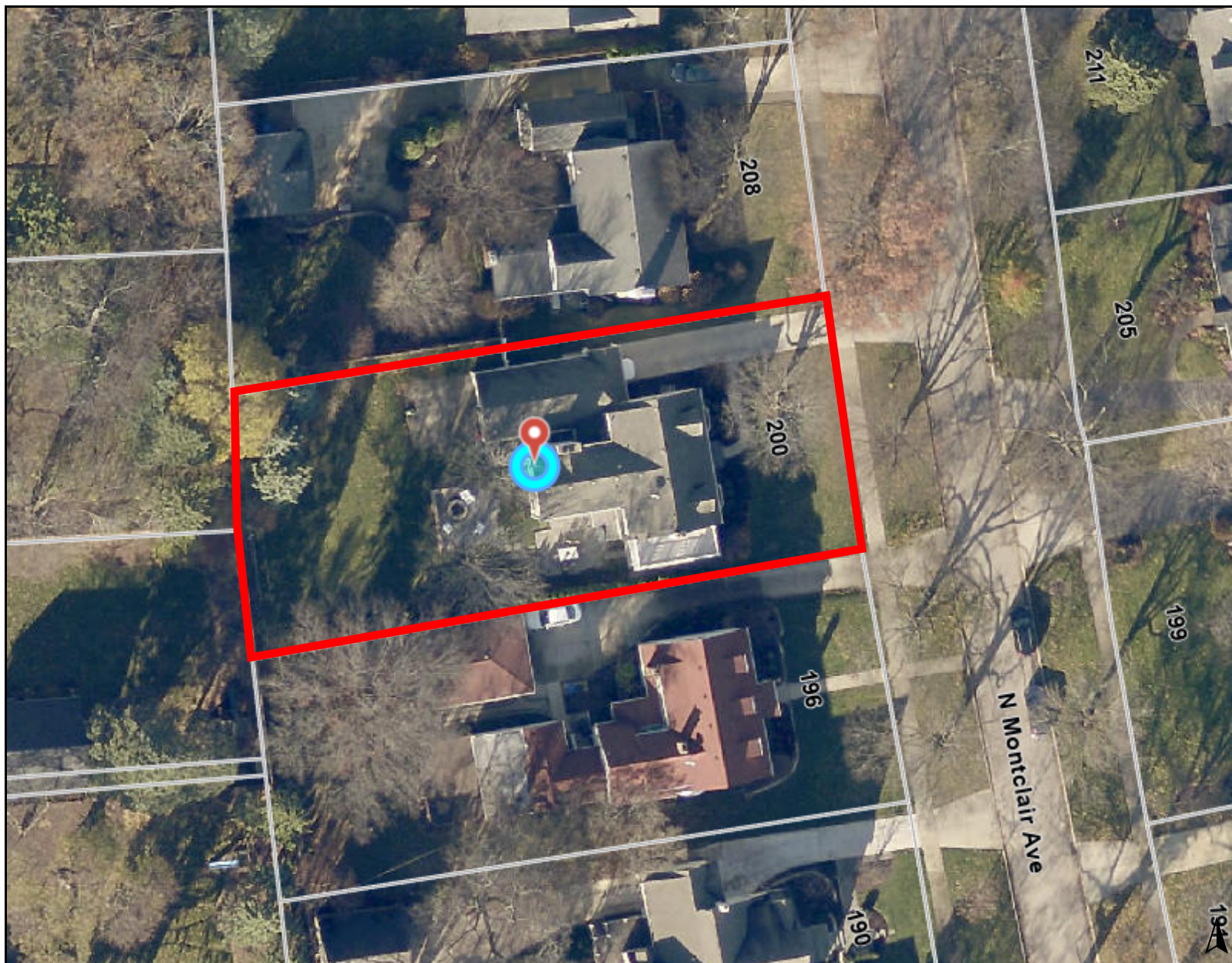
Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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



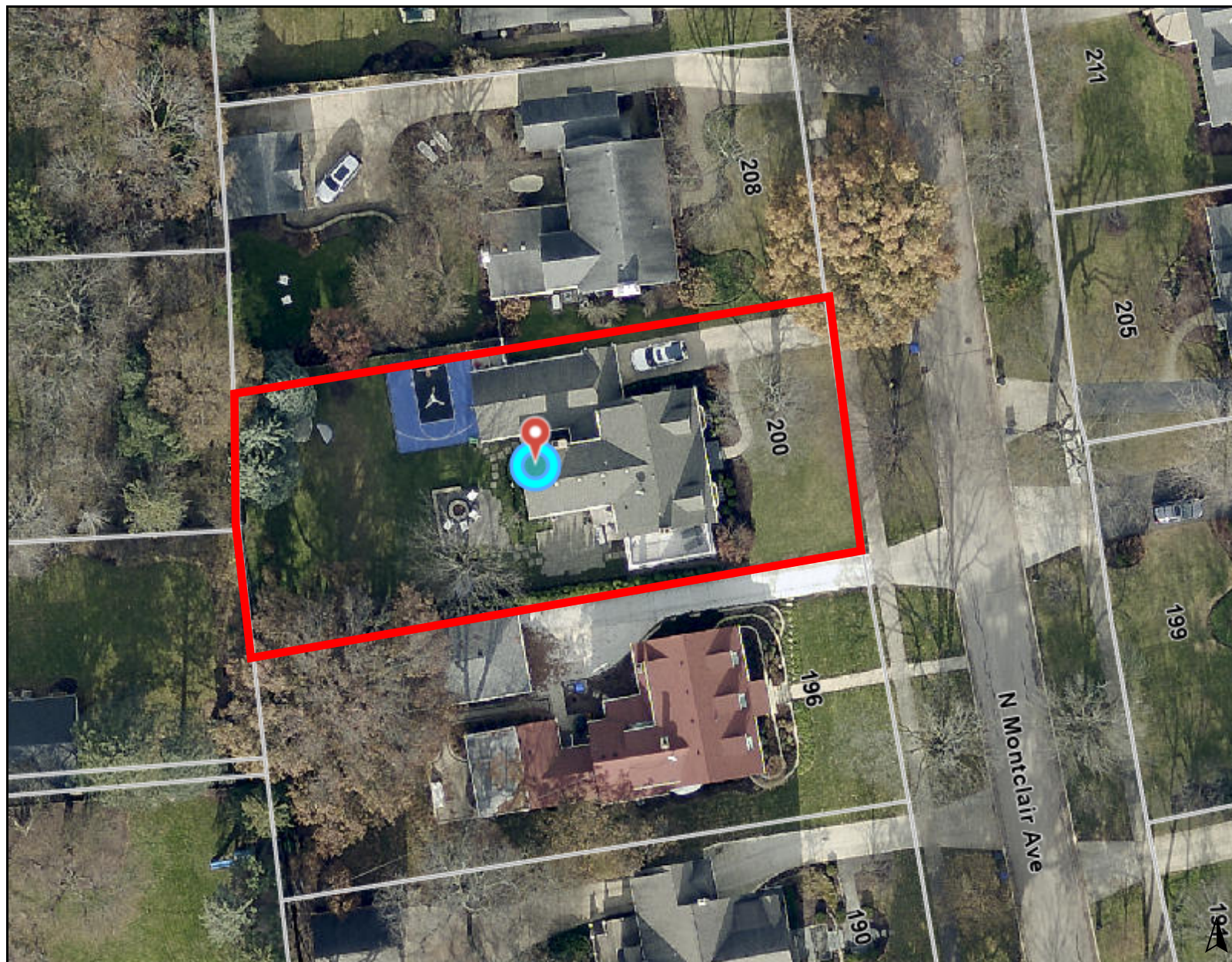
Legend

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Print Date: 3/18/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. 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.



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Print Date: 3/18/2021

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DRAFT MINUTES
ZONING BOARD OF APPEALS
March 23, 2021

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

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on March 8, 2021.

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

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

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

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

MOTION TO ALLOW REMOTE PARTICIPATION

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

MINUTES

ZBA Member Jones moved, seconded by ZBA Member Whalls, to approve the minutes of the March 9, 2021 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

On the agenda were public hearings regarding the properties located at 200 N. Montclair Avenue, 715 Pleasant Avenue and 639 Newton Avenue.

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

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to open the public hearing for 200 N. Montclair Avenue at 7:11p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 200 N. MONTCLAIR AVENUE

PETITIONER BLAKE STALLINGS IS REQUESTING A RECOMMENDATION OF APPROVAL FOR THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-5-5(B)(4) #33.A TO ALLOW AN EXISTING RESIDENTIAL SPORT COURT TO BE LOCATED APPROXIMATELY 1 FOOT 5 INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF 7 FEET 6 INCHES (10 PERCENT OF THE LOT WIDTH) IS REQUIRED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Blake Stallings, owner of the property located at 200 N. Montclair Avenue).

Staff Presentation

Planner Ashbaugh and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and sworn in.

Planner Ashbaugh stated the petitioner is Blake Stallings, owner of the property located at 200 N. Montclair Avenue. She described the approximate location of the subject property and stated it was zoned R2 - Single Family Residential District. She said all surrounding properties were also all zoned R2 and improved with single family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval for the following variation from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required.

Planner Ashbaugh stated on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. She said the original screened porch was within the required interior side yard, but the foundation did not meet building code requirements. She said it was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. She said that the degree of the variation granted is not stated in the ordinance or exhibits, but that the plat of survey provided with this request measures an existing setback of approximately 5 feet.

Planner Ashbaugh stated the Village has granted the following permits for this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; and a front porch, 2020. She said the front porch permit was still active.

Planner Ashbaugh stated on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. She continued that on September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. She said that the petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. She said the petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

Planner Ashbaugh stated on December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. She clarified that the front porch permit review continued separately from this request and was issued on September 26, 2020.

Planner Ashbaugh stated the existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. She said that this is an 81 percent reduction in the required setback. She said the sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet and that it does not encroach into the required rear yard.

Planner Ashbaugh stated the Zoning Code requires sport courts and other recreational equipment to be setback a distance of 10 percent of the lot width away from all property lines. She said that this was put in place because these types of accessory uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties.

Planner Ashbaugh stated to comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court, or approximately 155 square feet (25 percent) of the existing sport court.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the sport court was the correct distance from the lot line, if it would need a variation for anything else, specifically if a variation for impervious surface coverage would be required. Planner Ashbaugh stated a variation for impervious surface would not be required, but the Village would still require a drainage plan.

ZBA Member Miller asked if the sport court came through the permitting process, what would have been required for stormwater management. Senior Civil Engineer McKenna stated a drainage plan would have been required, but there would have not been a requirement for a drywell.

ZBA Chairperson Constantino stated he believes this property is connected to the Village's stormwater system. ZBA Chairperson Constantino asked if all stormwater concerns have been addressed. Senior Civil Engineer McKenna confirmed this variation request is a setback concern.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Blake and Michelle Stallings, owners of the property located at 200 N. Montclair Avenue.

Michelle Stallings stated her family moved into the home in May of 2012. Ms. Stallings stated when they moved into the home, it had the preexisting concrete slab with a basketball hoop. Ms. Stallings stated her family refinished the court and hoop in 2018. Ms. Stallings stated the project included applying sport court material and extending the court. Ms. Stallings noted they have had significant water issues since they moved in. Ms. Stallings noted they have spent a lot of money to fix these water issues and have joined the Village's storm sewer. Ms. Stallings stated they are constantly making sure water is not an issue and assured water is not affecting their neighbors. Ms. Stallings stated they were unaware a permit was needed for the sport court.

Blake Stallings stated they added to the northern end of the existing concrete slab when they refinished the court and hoop in 2018. Mr. Stallings also noted the property has two drywells to help with stormwater issues.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the sport court can be relocated to anywhere else on the property. Ms. Stallings stated she does not believe it can be relocated due to grading and stormwater concerns.

ZBA Member Crudele asked if the grading in the backyard is the hardship on the property. Ms. Stallings confirmed this.

ZBA Member Jones asked how much smaller the previous slab of concrete was. Mr. Stallings stated they added about 3 feet to the west and about 6 feet to the north of the existing slab.

ZBA Member Jones asked if the contractor told them a permit was required. Mr. Stallings stated the contractor did not say a permit was needed.

ZBA Member Miller asked if the previous owner had a construction necessitated zoning variation for the concrete slab. Ms. Stallings stated the slab and zoning was in place when they purchased the house.

ZBA Member Miller stated he understands these type of situations, but is concerned the work was done without a permit.

ZBA Member Whalls asked if the concrete slab was on the property in 2012 prior to the purchase. It was confirmed it was through aerial photography Planner Ashbaugh showed during the Zoom meeting.

ZBA Member Covington asked if a permit was ever obtained for the initial concrete slab. Planner Ashbaugh stated there is no evidence to prove a permit was obtained.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 8 properties within 350 feet of the subject property that were mailed notice have signed a petition in support of this project, but that 3 of the 8 also submitted letters of support.

Chase Purdon, 211 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Matthew Sessa, 208 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Anne Gelfer, 190 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 200 N. Montclair Avenue. 200 N. Montclair Avenue is an interior lot located on the west side of N. Montclair Avenue, mid-block between Wingate Road and Revere Road. The petitioner is Blake Stallings, owner of the property at 200 N. Montclair Avenue. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required; and 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has granted the following permits to this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary

sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; front porch, 2020.

ZBA Member Whalls continued the findings of fact: on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. The original screened porch was located within the required interior side yard, but the foundation did not meet building code requirements. Because the foundation needed to be completely removed and rebuilt for the reconstruction, the replacement of the screened porch in-kind was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. Therefore, the Zoning Board of Appeals found that because the foundation was required to be rebuilt due to building code requirements, rendering the screened porch ineligible for the “straight up” provision, the request was reasonable and voted to recommend approval unanimously. The Village Board concurred with a unanimous vote as well. The degree of the variation granted is not stated in the ordinance of exhibits. However, the plat of survey provided with this request measure an existing setback of 5 feet.

ZBA Member Whalls continued the findings of fact: on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. On September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. The petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain. On December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

ZBA Member Whalls continued the findings of fact: an existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. This is an 81 percent reduction in the required setback. The sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet. The sport court does not encroach into the required rear yard. The Village Code requires sport courts and other recreational equipment to be 10 percent of the lot width away from all property lines. These uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties. To comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court. This results in a removal of approximately 155 square feet or about 25 percent of the existing sport court. As part of the application for a construction necessitated variation, the petitioner is required to submit an estimate for a code compliant alternative. One quote from Ligman Construction Group, LLC was provided, According to the quote, to removed and relocate the sport court, it would cost \$12,800.00.

ZBA Member Whalls continued the findings of fact: no comments were received in opposition of the request and the owners of 8 properties which signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated if this variation request would have been brought to the ZBA prior to it being built, she would have not approved the request. ZBA Member Covington stated the hardship is difficult and noted a drainage plan is required. ZBA Member Covington stated she is not sure if the court can be moved without causing additional stormwater concerns.

ZBA Member Crudele stated she is concerned on how close the court is to the property line. ZBA Member Crudele stated there are serious water issues and the petitioners have done a lot to address those concerns. ZBA Member Crudele stated there is a lot of support from the neighbors and moving to court could cause additional stormwater concerns. ZBA Member Crudele stated she is overall in favor of the request.

ZBA Member Jones stated the ZBA has approved other structures (garages) to be 1 foot from the property line. ZBA Member Jones also noted there is a lot of neighbor support for this project.

ZBA Member Miller stated he is not in favor of this project. ZBA Member Miller stated he would approve the project if it was in line with the existing garage. ZBA Member Miller stated he would have not approved the request in 2012. ZBA Member Miller noted he is also concerned a permit was not pulled for this project.

ZBA Member Whalls stated he agrees with ZBA Member Miller.

ZBA Chairperson Constantino stated he is leaning towards approving the request due to the stormwater concerns. ZBA Chairperson Constantino also noted there is support of the neighbors to the north of the property. ZBA Chairperson Constantino stated the cost to fix the court is high, and it may cause more stormwater issues in the end.

ZBA Member Covington asked if approved, would a condition for stormwater review be required. Senior Civil Engineer stated she is comfortable with the stormwater/drainage with the plans in place.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to close the public hearing for 200 N. Montclair Avenue at 8:10 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Blake Stallings, petitioner and owner of the property located at 200 N. Montclair Avenue, Glen Ellyn, for a construction necessitated zoning variation to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the property located at 200 N. Montclair Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The cost to relocate the sport court.
2. The potential of creating additional stormwater concerns for the neighbor if the sport court is moved.
3. There is support for many neighbors including the neighbor from the property to the north.

The motion was carried by roll call vote with 4 “yes” votes and 2 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele and ZBA Member Jones. The “no” votes are as follow: ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to open the public hearing for 715 Pleasant Avenue at 8:25 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 715 PLEASANT AVENUE

PETITIONER RAY WHALEN IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATIO OF 22.8 PERCENT WHERE A LOT COVERAGE RATIO OF NO MORE THAN 20 PERCENT IS PERMITTED ON A LOT WITH A PRINCIPAL STRUCTURE OF GREATER THAN ONE STORY; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Ray Whalen or Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue).

Staff Presentation

Planner Ashbaugh, Planning Intern Diaz and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and was sworn in.

Planning Intern Diaz stated the petitioner is Ray Whalen of Ray Whalen Builders Inc., owners of the property located at 715 Pleasant Avenue. Planning Intern Diaz stated 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. Planning Intern Diaz stated the subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single-family homes.

Planning Intern Diaz stated the petitioner is requesting a recommendation of approval of a zoning variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story.

Planning Intern Diaz stated the Village has not granted any past variations to this property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020.

Planning Intern Diaz stated as listed in the building permit history, a demolition permit and a related new construction permit were issued in 2020 to construct a new two-story single-family home on the subject property. The lot coverage ratio approved for the home currently under construction was approximately 1,600 square feet, or 20 percent, which was approved by permit Note, the actual square footage prior to applying the front porch bonus was 1,737 square feet.

Planning Intern Diaz stated because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than approved lot coverage.

Planning Intern Diaz stated the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet, which was compliant with the maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district, 35 percent.

Planning Intern Diaz stated the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. He said that the lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch which qualifies for the bonus. He said that with the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet, and no accessory structures are proposed.

Planning Intern Diaz stated prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extends through the block.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked if the petitioner sought to have the detached garage, but it was not included in the plans due to drainage issues. Planning Intern Diaz confirmed this.

Chairperson Constantino asked if the screened in porch was asked for at the same time as the attached garage. Planning Intern Diaz stated the screened in porch was requested as part of this variation after the original permit was approved.

Senior Civil Engineer McKenna stated there were a lot of pre-review meetings with the contractor prior to submitting the plans.

Chairperson Constantino asked if the screen in porch did not have a roof, if a variation would still be needed. Planner Ashbaugh stated if there was no roof, a variation would not be needed.

Chairperson Constantino asked if there are any drainage issues regarding the screened in porch. Senior Civil Engineer McKenna stated there are not.

ZBA Member Jones asked if the property could be tied into the Village's storm sewer. Senior Civil Engineer stated they could not directly tie into the storm sewer due to the location. Senior Civil Engineer McKenna noted the property will have downspouts and a sump pump. Senior Civil Engineer McKenna stated the builder is deciding exactly where to put the sump pump.

ZBA Member Jones asked if a detached garage was possible with a drainage plan. Senior Civil Engineer McKenna confirmed this would be very difficult and likely not possible.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Ray Whalen, owner of the property located at 715 Pleasant Avenue. Mr. Whalen stated he purchased the property in December of 2020. Mr. Whalen stated the property was purchased with the intention to build a home similar to what he was previously built on the same size lot. Mr. Whalen stated the depressional storage and stormwater issues were brought to his attention by a consultant. Mr. Whalen stated he has spent a lot of time with staff discussing this project and options. Mr. Whalen stated he prefers to build a detached garage, as it would make him eligible for the garage bonus. Mr. Whalen stated the hardships are created by the topography and stormwater concerns. Mr. Whalen stated he is looking to construct a new home that is enriching to the neighborhood, and does not want to cause any other potential stormwater issues. Mr. Whalen noted the topography in the property limits what can be built on this lot. Mr. Whalen stated his request is a minimized request.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked why they went for a roofed in patio instead of building out the living space. Mr. Whalen stated the screen porch was always intended for this project.

ZBA Member Jones asked if the existing foundation serving as an uncovered patio currently would support a second story. Mr. Whalen confirmed this.

ZBA Member Miller asked if Mr. Whalen would have an issue with the ZBA limiting a future build out of the screen porch. Mr. Whalen stated he is comfortable with that, and would recommend it. Mr. Whalen stated this part of the house was never intended to have a second floor.

ZBA Chairperson Constantino asked what the hardship is. Mr. Whalen stated the hardship is created from the topography.

ZBA Chairperson Constantino asked if the porch could be designed any smaller. Mr. Whalen stated it could but, but he prefers it to be built as the size proposed.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 36 individuals from 22 properties have signed a petition in support of this project.

Chris Fanella, 179 Brandon Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in questions is 715 Pleasant Avenue. 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. The petitioner is Ray Whalen of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue. The petitioner is requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: 1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property and all surrounding subject properties are zoned R2 Residential District and are all improved with single family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to the property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020. The lot area is 8,000 square feet, the lot width is 50 square; the front yard 32 feet 8 inches, the north side yard is 7 feet 2 inches, the south side yard is 6 feet 7.5 inches and the rear yard is 82 inches.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square

feet, or 5 square feet less than approved lot coverage; the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet. The maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district is 35 percent.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extend through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting to development to the high western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area; although a detached garage is permitted in the Zoning Code and a bonus of 500 square feet could be granted towards the maximum lot coverage, the petitioner elected to construct a home with an attached garage within the maximum lot coverage ratio requirement of 1,600 square feet and develop the lot in such a way that the stormwater storage in the rear yard depressional area was maintained. The petitioner is now seeking approval of the variation from this requirement to allow for sunroom off of the rear of the home that is less than the size of a typical two-car garage; it should be noted that the proposed development increases the impervious surface on the property by only 229 square feet more than what previously existed, so no stormwater infiltration measures are required by Code. The petitioner included a sump pump discharge connection to the Village storm sewer on the permit to avoid sending additional water to the rear yard depressional area.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is leaning towards voting to approve this project. ZBA Member Covington stated if the request was for a detached garage, she would not be in favor of it. ZBA Member Covington stated she is leaning toward approval due to the fact these plans reduce stormwater issues.

ZBA Member Crudele stated the hardship is caused by a unique lot, and noted the lot does not allow for an attached garage. ZBA Member Crudele stated she is in favor of the request.

ZBA Member Jones stated he is not in favor of the request. ZBA Member Jones stated as a builder, you know what you're buying. ZBA Member Jones stated the builder should have been aware of the unique drainage issues prior to purchasing the lot. ZBA Member Jones stated he is concerned that a second story will eventually get built. ZBA Member Jones also noted the screened in porch is not necessary, but rather is a want.

ZBA Member Miller stated he is in favor of the proposed request due to the unique property. ZBA Member Miller stated the screened in porch will improve water flow. ZBA Member Miller stated he would be in favor of adding a condition that states the porch can't be improved with a second story.

ZBA Member Whalls stated he is having trouble seeing the hardship. ZBA Member Whalls stated in the future he would like the Village Code to have a lot coverage ratio of 25 percent, but noted that is not how the Code is currently written.

ZBA Chairperson Constantino stated at first he was against the request. ZBA Chairperson Constantino stated after hearing the staff and petitioner presentation he is more aware of the topography of the property. ZBA Chairperson Constantino stated he is also in favor of a condition that states the porch can't be improved with a second story. ZBA Chairperson Constantino stated he thinks the ZBA will see similar issues in the future. ZBA Chairperson Constantino stated he is in favor of this request.

ZBA Member Whalls and ZBA Member Jones stated they are in favor of the request with the conditions noted by ZBA Member Miller.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to close the public hearing for 715 Pleasant Avenue at 9:46 p.m. The motion was carried by roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Ray Whalen, petitioner on behalf of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted for the construction of a two-story principal structure on the property located at 715 Pleasant Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Sections 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) and unique circumstance(s):

1. Due to the drainage issues caused by the unique topography and existing watershed on the lot, the owner cannot put a detached garage to the back and receive the garage bonus. The backyard garage would cause additional water issues for the neighbors. The screened porch will improve water flow over the previously approved raised patio with the downspouts.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 23, 2021 public hearing of the Zoning Board of Appeals.
2. The screened in porch with vinyl windows may not be improved with windows, a second story, or HVAC.

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

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to open the public hearing for 639 Newton Avenue at 9:53 p.m. The motion was carried by roll call vote with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 639 NEWTON AVENUE

PETITIONER JOSHUA WESOLOWSKI IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(D)(4) TO ALLOW A SECOND-STORY ADDITION TO BE NO CLOSER THAN APPROXIMATELY 10 FEET 11 INCHES FROM THE CORNER SIDE LOT LINE WHERE THE REQUIRED CORNER SIDE YARD SETBACK IS 18 FEET; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Joshua Wesolowski, owners of the property located at 639 Newton Avenue).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. She said that 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. She said it is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. She said all surrounding properties are also zoned R2 Residential District and improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of a zoning

variation from Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet.

Planner Ashbaugh stated the Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019.

Planner Ashbaugh stated the petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She said the front, corner side, and interior side yard setbacks of the existing home are nonconforming. She said that because the corner lot is less than 80 feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. She said that the existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback.

Planner Ashbaugh stated the proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. She said that because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required.

Planner Ashbaugh stated the proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. She said that the proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

Planner Ashbaugh showed photos of existing conditions provided by the petitioner. She said that no comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request signed a petitioner in support of the request.

Questions from the Zoning Board of Appeals

ZBA Member Miller is the house located at 690 Newton Avenue is closer to the street than this request. Planner Ashbaugh stated it appears to be in a similar location.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh and Julie Wesolowski, owners of the property located at 639 Newton Avenue.

Mr. Josh Wesolowski stated he is a life-long Glen Ellyn resident and he personally attended Hadley Jr. High and Glenbard West High School. Mr. Wesolowski stated they are looking to grow a family and that they want to stay in Glen Ellyn. Mr. Wesolowski stated in order to stay in Glen Ellyn an

addition to the house is needed. Mr. Wesolowski stated the house was built in 1920 and was bought by his family in 2015. Mr. Wesolowski stated when they saved the home from being a teardown when they purchased it. Mr. Wesolowski stated it was important to honor the character of the home and neighborhood as well as maintaining the historical aspect of the house. Mr. Wesolowski stated the existing sunroom encroaches to the side yard which creates an existing nonconforming house. Mr. Wesolowski stated it is the intention to maintain the current setback.

Mrs. Julie Wesolowski stated their home is on a nonconforming lot, and noted if the house was located on an interior lot, a variation would not be needed. Mrs. Wesolowski stated there is not parkway between the sidewalk and the street. Mrs. Wesolowski stated the side yard is only 60 feet when it should be 80 feet. Mrs. Wesolowski stated the addition will look like it is part of the original home.

Additional Questions from the Zoning Board of Appeals

None.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 26 individuals for 19 properties have signed a petition in support of this project.

Cindy and George Truchioli, 364 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Kate Marsch, 331 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet; 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. The subject property is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. All surrounding properties are also zoned R2 Residential District and improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019. The lot area is 8,370 square feet, the lot width is 60 feet, the front yard is 39 feet 6 inches, the corner side yard is 10 feet 11 inches, the east side yard is 4 feet 8 inches and the rear yard is 60 feet 3 inches.

ZBA Member Whalls continued the findings of fact: The petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home. The additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The front, corner side, and interior side yard setbacks of the existing home are nonconforming. Because the corner lot is less than 8- feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. The existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback. The proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. Because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required. The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. The proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

ZBA Member Whalls continued the findings of fact: the petitioner has provided photos of existing conditions. No comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request by mail signed a petitioner in support of the request.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of this request and noted the hardship is the smaller lot size than a typical corner lot.

ZBA Member Crudele stated she is in favor of this request.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted the sidewalk is closer to the street than normal and there will be zero negative impact from this project.

ZBA Member Miller stated he is in favor of this request as the house sits on a existing nonconforming lot.

ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated he is in favor of this request and noted the unique circumstance and large right-of-way.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Crudele to close the public hearing for 639 Newton Avenue at 10:19 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

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

Having considered the application of Joshua Wesolowski, petitioner and owner of the property located at 639 Newton Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a second-story addition to be no closer than 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet on the property located at 639 Newton Avenue, a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code due to the following hardship(s):

1. House sits on an existing non-conforming corner lot causing the inability to add a second story without zoning relief. They are not increasing the footprint of the property.

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

Staff Report

Planner Ashbaugh stated there are no applications slated for the April 13th ZBA meeting.

Trustee Liaison Report

Trustee Christiansen provided an updated on the Comprehensive Plan and Village COVID-19 vaccine clinic.

Adjournment

At 10:33 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

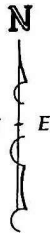
Respectfully submitted,

Lindsey Kaminsky

Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

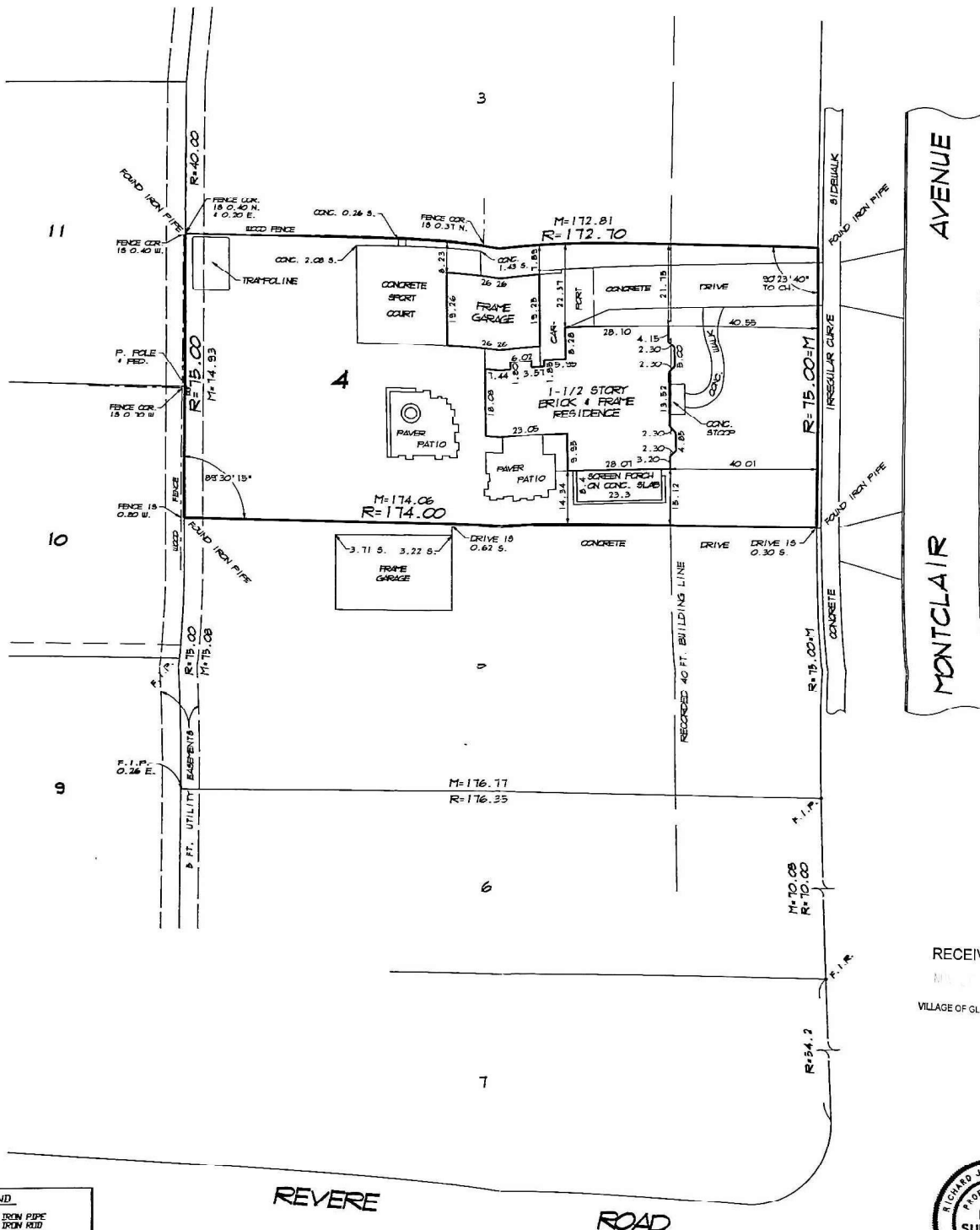


SCALE: 1" = 20 FEET

PLAT OF SURVEY

OF LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175328, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 200 Montclair Avenue, Glen Ellyn, Illinois
Prepared for Blake Stallings



RECEIVED

NOV 11 2020
VILLAGE OF GLEN ELLYN



LEGEND

F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
R = RECORDED DISTANCE
M = MEASURED DISTANCE
D = DEED
R.D.V. = RISE UP VAY
RAD. = RADIUS
CONC. = CONCRETE
MAN. = MANHOLE
W.V. = WATER VALVE VAULT
INV. = INVERT
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

Steinbrecher Land Surveyors, Inc.

Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, November 4, 2020

Richard J. Steinbrecher
Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/26/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-1041)**

DOC ID: 2021-1041

**Motion to approve Ordinance No. 6872, An Ordinance
Approving Zoning Code Text Amendments to Section 10-4-17 (C5
Central Business Subdistricts) of the Zoning Code for Setback
Requirements from Residential Uses**

Statement of the Issue:

Please see attached staff memo.

Analysis:

Please see attached staff memo.

Budget Impact:

N/a.

Action Requested:

Please see attached staff memo.

Attachments:

1. Village Board Memo: C5 District Proposed Zoning Text Amendments
2. Draft Ordinance
3. Exhibit A - Draft Minutes of March 25, 2021 Regular Plan Commission Meeting
4. Exhibit B – Proposed Text Amendments, dated 4-12-2021
5. Map with Entire C5 District Delineated
6. Map with Entire C5B District Delineated and Existing Single-Family Homes
7. Proposed Text Amendments Considered by Plan Commission dated 3-19-2021
8. List of 13 Properties Mailed Notice for the Plan Commission Public Hearing and VB Meeting

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Director of Community Development
Katie Ashbaugh, AICP, Planner

DATE: April 22, 2021

RE: *April 26, 2021, Village Board Meeting*
An Ordinance Approving Zoning Code Text Amendments to Section 10-4-17 (C5 Central Business Subdistricts) of the Zoning Code for Setback Requirements from Residential Uses



Background

On January 14, 2021, the Plan Commission held a public hearing to consider approval of a Preliminary and Final Planned Unit Development with Zoning Deviations, a Sign Variation, and Exterior Appearance to allow for the redevelopment of 414 Pennsylvania Avenue to accommodate a new orthodontics office on an interior lot in C5B Central Service Subdistrict which had previously been used as a single-family residential property. This request included a deviation to allow a 3-foot interior side yard setback where 20-feet is required on lots adjacent to properties "zoned for residential use". Since the property northwest of 414 Pennsylvania, located at 495 Western Avenue, is being used as a single-family home and is located in the C5B zoning district which allows residential uses as a special use, staff required this deviation be requested as part of the development application. The deviation for the 3-foot interior side yard setback was granted.

Historically, the Village has not applied the provision, "zoned for residential use", as conservatively for adjacent properties in either C5 district when they were used for residential purposes. Staff had only considered properties "zoned for residential use" if they were located in a residential district (RE, R0, R1, R2, R2B, R3, R4, R5). However, for the Civic Center Parking Garage project, Village legal counsel asserted a more conservative interpretation due to threatened litigation against the Village. Therefore, to be consistent for projects moving forward, staff applied this more conservative interpretation to the 414 Pennsylvania Avenue zoning relief request.

During the Plan Commission deliberations at the public hearing for the 414 Pennsylvania Avenue redevelopment, a few of the Commissioners stated that they were concerned that applying this 20-foot setback requirement more conservatively than has been done in the past would impede the possible redevelopment of other commercial properties in the C5 districts. The Commission requested staff to amend the language, "zoned for residential use", in a manner that would both make the regulation clearer and that would not hinder the redevelopment of commercial properties within the C5 districts going forward. Per this direction, staff prepared amendments to certain subparagraphs within the C5 district requirements for the Plan Commission and Village Board to consider (see attached regulations).

Proposed Amendments

Staff has drafted two amendments that would address the Plan Commission's concerns related to the overly burdensome setback requirements imposed upon commercial properties in the above described situation. Each amendment is described below.

Proposed Setback Requirement Amendments

An amendment is proposed to clarify that the required 20-foot setback along interior side and rear lot lines from properties "zoned for residential use" specifically applies when a commercial property is adjacent to properties in residential zoning districts which are used for residential purposes. This is how the Code has historically been applied and the amendment simply clarifies the intention of the Code to remove any room for interpretation.

Proposed Removal of Single-Family Homes from C5B

Detached single-family homes, are not permitted by-right or as a Special Use in the C5A district. At this time, detached single-family homes are not allowed by-right in the C5B district, but property owners may request a Special Use Permit to allow them.

The proposed amendment would remove single-family homes from the list of Special Uses in the C5B district, prohibiting future proposals for single-family homes in the downtown districts. Thirteen known properties used as single-family homes in the C5B district would therefore become nonconforming uses.

Public Notice

Prior to the public hearing before the Plan Commission, a notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald per Section 11-13-14 of the Illinois Municipal Code. In addition to the statutorily required notices for the Zoning Code Text Amendments, staff sent notice to all known owners of single-family properties within the C5B district that could potentially be impacted by such amendments.

Public Hearing Summary

The Plan Commission reviewed the proposed amendments, the area affected by the proposed amendments, and considered testimony from Village staff and 3 members of the public.

Three members of the public spoke regarding the proposed amendment to remove single-family homes from the list of Special Uses in the C5B district. One member of the public requested clarification regarding the time during which a property previously used as a single-family home could remain vacant before being discontinued from the property. Two members of the public, spoke against the removal of single-family homes from the list of Special Uses in the C5B district.

No one spoke in favor or against the proposed changes to the setback requirement language. No one spoke in favor of the proposed removal of single-family homes from the list of Special Uses in the C5B district.

The Plan Commission first deliberated on the proposed amendments to the setback requirement language for the C5A and C5B districts. One Commissioner felt that the required setback of 20 feet was too large and would inhibit future development in the downtown. Other Commissioners

felt a setback of some distance was still necessary and did not want it eliminated. The remaining Commissioners felt the language was acceptable as proposed.

The Plan Commission next deliberated on the proposed removal of single-family homes as a Special Use in the C5B district. The majority of Commissioners felt this would unnecessarily burden those remaining single-family properties and were not in favor of this amendment. Two Commissioners felt that eliminating single-family was consistent with the intent of the district because this was a "downtown" commercial district, and were in favor.

Plan Commission Recommendation

At the public hearing on March 25, 2021, the Plan Commission voted on two separate motions:

1. To recommend **approval** of the proposed amendments to clarify the required interior side and rear yard setbacks in the C5A and C5B districts from properties in a residential zoning district used for residential purposes (motion passed 6-1)
2. To recommend **denial** of the proposed amendment to remove single-family detached dwellings from the list of Special Uses in the C5B district (motion passed 4-2 and one abstention)

Following these recommendations, staff has prepared an ordinance to approve the proposed amendments to clarify the setback language in the C5A and C5B districts. The draft ordinance does not include the proposed amendment to remove single-family detached dwellings from the list of Special Uses in the C5B district.

Action Requested

The Village Board should consider the proposed amendments, the recommendations offered by the Plan Commission, and any further evidence or testimony presented at the Village Board meeting and approve, amend, or deny the proposed amendments.

Attachments

- Draft Ordinance
- Exhibit A – Draft Minutes of March 25, 2021, Plan Commission meeting
- Exhibit B – Proposed Text Amendments, dated 4/12/2021
- Map with Entire C5 District Delineated
- Map with Entire C5B District Delineated and Existing Single-Family Homes
- Proposed Text Amendments Considered by Plan Commission, dated 3/19/2021
- List of 13 Properties Mailed Notice for the Plan Commission Public Hearing and Village Board meeting

CC: Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn

Ordinance No. _____ - VC

**An Ordinance Approving Zoning Code
Text Amendments to Section 10-4-17 (C5 Central
Business Subdistricts) of the Zoning Code for Setback
Requirements from Residential Uses**

**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. _____ - VC

**An Ordinance Approving Zoning Code
Text Amendments to Section 10-4-17 (C5 Central
Business Subdistricts) of the Zoning Code for Setback
Requirements from Residential Uses**

Whereas, the Plan Commission is charged with periodically reviewing and making recommendations to the Village Board on text amendments to the Zoning Code; and

Whereas, in accordance with this responsibility, following due and proper publication of notice in the *Daily Herald* not less than fifteen (15) nor more than thirty (30) days prior thereto, the Glen Ellyn Plan Commission conducted a remote public hearing on the virtual meeting platform, Zoom, on March 25, 2021, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, to consider various text amendments to the Glen Ellyn Zoning Code; and

Whereas, staff presented two sets of text amendments for discussion; the first set of amendments would clarify certain setback requirements in the C5 Central Business Districts where commercial properties are adjacent to residential properties; the second set of amendments would remove single-family detached dwellings from the list of Special Uses in the C5B Central Service Subdistrict; and

Whereas, zero (0) members of the public spoke in support of or against the proposed text amendments of certain setback requirements in the C5 Central Business Districts; one (1) person asked general questions, and two (2) persons spoke against the proposed text amendments for the removal of single-family detached dwellings from the list of Special Uses in the C5B Central Service Subdistrict, as set forth in the draft minutes of the March 25, 2021, Plan Commission public hearing, attached hereto as Exhibit "A"; and

Whereas, based upon the evidence, testimony, and exhibits presented at the March 25, 2021, Plan Commission remote public hearing, by a vote of six (6) “yes” and one (1) “no”, the Glen Ellyn Plan Commission recommended approval of the proposed text amendments to the Glen Ellyn Zoning Code to certain setback requirements in the C5 Central Business Districts, as set forth in the draft minutes of the March 25, 2021, Plan Commission public hearing, which are attached hereto as Exhibit “A”; and

Whereas, based upon the evidence, testimony, and exhibits presented at the March 25, 2021, Plan Commission remote public hearing, by a vote of four (4) “yes” and two (2) “no” with one (1) abstention, the Glen Ellyn Plan Commission recommended denial of the proposed text amendment to the Glen Ellyn Zoning Code to remove single-family detached dwellings from the list of Special Uses in the C5B Central Service Subdistrict, as set forth in the draft minutes of the March 25, 2021, Plan Commission remote public hearing, attached hereto as Exhibit “A”; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the draft minutes from the March 25, 2021, Plan Commission public hearing and find that it is in the best interest of the Village to accept the recommendation of the Plan Commission and to amend the text of the Glen Ellyn Zoning Code, as set forth in Exhibit “B” attached hereto.

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 from the March 25, 2021, Plan Commission remote public hearing, attached hereto as Exhibit “A”, are hereby accepted by the Village President and Board of Trustees.

Section Two: The Glen Ellyn Zoning Code shall be and is hereby amended as set forth in Exhibit “B”, attached hereto.

Section Three: The Village Clerk is hereby directed to cause the text of the Glen Ellyn Zoning Code to be amended as approved by this Ordinance and said amendment shall be inserted in proper order into the Zoning Code and shall be published and made available for inspection and purchase by the general public.

Section Four: This Ordinance shall be published in pamphlet form within thirty (30) days after its approval in the manner provided by law.

Section Five: The amendment approved herein shall become effective immediately.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

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
PLAN COMMISSION MEETING
March 25, 2021

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Acting Chairperson Tracy Heming-Littwin, who outlined the Plan Commission's charge and operation, and described protocols for the evening's meeting, which, due to Covid-19 restrictions related to a disaster declaration and public health concerns, is being conducted remotely via teleconference. Chairperson Heming-Littwin outlined public participation procedures, and introduced meeting participants Village Trustee Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Planner Katie Ashbaugh and Recording Secretary Barbara Dutton.

Roll was taken. Present: Acting Chairperson Heming-Littwin and Plan Commissioners Laura Brown, Angela Fanella, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska. Absent: Chairperson Mary Loch and Plan Commissioner Lloyd Berry.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Mulherin, and seconded by Commissioner Fanella. The motion passed with seven (7) yes votes and zero (0) no votes as follows: Commissioners Mulherin, Fanella, Brown, Rodemann, Saeed and Vondruska and Chairperson Heming-Littwin voted "yes."

Public Comment Non-Agenda Items

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

Approval of March 11, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the March 11, 2021 Plan Commission meeting; seconded by Commissioner Saeed. The motion passed with seven (7) yes votes and (0) no votes as follows: Commissioners Mulherin, Saeed, Brown, Fanella, Rodemann and Vondruska and Chairperson Heming-Littwin voted "yes."

A Public Hearing to Consider Zoning Text Amendments to Section 10-4-17 (C5 Central Business Subdistricts) of the Zoning Code for Setback Requirements from Residential Uses and the Removal of Single-Family Dwellings as a Special Use

A motion to open the Public Hearing to Consider Zoning Text Amendments to Section 10-4-17 (C5 Central Business Subdistricts) of the Zoning Code for Setback Requirements from Residential Uses and the Removal of Single-Family Dwellings as a Special Use was made and seconded by Commissioners Fanella and Vondruska, respectively. The motion passed with seven (7) yes votes and zero (0) no votes as follows: Commissioners Fanella, Vondruska, Brown, Rodemann and Saeed, and Chairperson Heming-Littwin voted "yes."

Staff Presentation – Part 1

Explaining that the Commission is to consider text amendments to Section 10-4-17 of the Zoning Code related to Setback Requirements and Single-Family homes as a Special Use, Planner Ashbaugh, stated that notice of the public hearing was published in the March 8, 2021 edition of the Daily Herald as required and that additional notice was mailed to 14 properties used as single-family homes in the C5B district. She began by showing a map showing the subject area – the entire C5 district, or “downtown”, consisting of the C5A and C5B sub-districts. She said that generally two amendments were proposed: one to the setback requirements in the two districts for properties abutting residential uses and the other to remove single-family detached dwelling units as a Special Use in the C5B Central Service Sub-district.

She continued to show the map of both districts to show which districts to which the amendments to the setback language would apply. She said that currently in both sub-districts, there is a 20-foot setback requirement from interior side and rear lot lines that abut properties “zoned for residential use”. She said that the staff had previously interpreted this to mean abutting single-family or other residential uses in residential districts, but in response to threatened litigation during the Civic Center Parking Garage project, Village counsel advised staff to apply this to properties with residential uses on them even if the property was in a commercial district. She said that this interpretation was then applied to the planned unit development application for 414 Pennsylvania, and that the Plan Commission then requested that staff clarify this language. She said the language as proposed explicitly states that a C5A or C5B property, when abutting a property in a residential district that is used for residential purposes, the 20-foot setback is required from interior side and rear lot lines. She then paused her presentation and requested any questions from the Plan Commission pertaining to these amendments specifically.

Commissioner Questions

Commissioner Rodemann asked if a lot is used for another use other than residential, if the development then on the central business district-zoned property would go down to zero. Recognizing exceptions (e.g., schools), he said part of him would rather see that extension of what that residential district requirement might be for a side yard imposed on that adjacent property to retain character, adding that he thought the 20 feet for the potentially affected lots is excessive. Planner Ashbaugh responded affirmatively.

Commissioner Fanella wondered if staff had thought about possibly writing the language so that it strictly applies to a commercial lot, on which one can build to the lot line, and there is no required setback even if it is adjacent to residential property. Planner Ashbaugh replied that she had not; the intent was to keep as much of the existing language intact, and not reduce or eliminate the 20-foot setback requirement. However, she continued, if the Commission would like to consider this – and if it’s in a C5B or C5A District and against an R district, and not having a setback requirement or reducing the 20 feet – that the Commission can do so. She said that Staff was trying to tailor the amendment to get rid of the ambiguous “zoned for residential use” language that has created this issue. Commissioner Fanella advocated for simplicity for a commercial developer. Planner Ashbaugh said (periphery) residential properties sharing a lot line with property in the C5B District would have a 20-foot setback.

She said as an example that the Glenwood Station project (460 Crescent) had no rear yard or interior side yard setback as it was adjacent to commercial properties and is right in the middle of the district. The C5B District, she indicated, is primarily affected, as properties in C5A are surrounded by mostly C5B properties. Development Director Springer stated that the Commission could change the setback for the commercial uses to either eliminate or reduce it and/or change the language allowing single-family uses as a Special Use or eliminate them from the District, as a separate consideration.

Commissioner Fanella asked, hypothetically, if she bought a C5B lot, which carries a parking requirement, is that parking part of the setback? Planner Ashbaugh explained that because of an impervious surface setback requirement (that is dependent on lot width), relief might be requested due to site planning challenges arising from a considerable amount of hardscape vs. narrow landscape beds at a zero lot line.

Commissioner Saeed asked for clarification on the 20-foot setback requirement. Planner Ashbaugh replied that if a project is being proposed on a C5B property adjacent to an R-zoned one that is used for residential, the setback would apply to the commercial property. To a request from Chairperson Heming-Littwin for clarification as to properties affected, Planner Ashbaugh pointed to the C5B properties shown touching highlighted residential properties on the map, saying the C5B properties are affected, and confirming that most of the residential properties depicted are already developed. Redevelopment of any of these properties not compliant with a previously approved PUD, she added, would necessitate the PUD process.

Staff Presentation – Part 2

Planner Ashbaugh resumed her presentation to explain the proposed amendment to remove single-family detached dwelling units from the C5B district list of Special Uses. She said that single-family homes are already not permitted in C5A by right or as a Special Use, but that they currently are allowed as Special Use Permit in C5B. The proposed amendment, she said, would remove single-family homes as a Special Use in C5B, thereby eliminating them entirely from the “downtown” or C5 districts. Citing Chapter 8, Title 10 of the Zoning Code, she said that if a property being used for a use no longer permitted or which has not been granted a Special Use ceases its current use for 180 days it can then no longer continue in that use. She added, in confirming the Chairperson’s understanding of this reference to non-compliance, that after six months of being unoccupied a house in C5B could only be used for a Special Use permitted in this district.

Director Springer asked what would happen if an owner of a property with a legal non-conforming use wished to make structural alterations to it or build, say, a shed. Planner Ashbaugh replied that she interprets Code as saying that an owner would be able to get an accessory structure but can’t expand the structure itself – as an owner can’t expand the non-conforming condition – without a variation. Planning Manager Purvis elaborated that such alteration would convert the property use into one that is no longer permitted in the District, and, that since a goal of the Zoning Code is to eventually eliminate non-conforming conditions, an owner isn’t permitted to make structural alterations to “extend the life” of that specific use, and to do so would need to be granted a variation. Director Springer displayed Code

section text (10-8-8) on “Special uses not non-conforming” and, acknowledging that a legal interpretation might be needed, said it appears that property owners might need a Special Use Permit for an enlargement or extension.

Commissioner Mulherin wondered if, currently, the owner of an existing single-family home in C5B who wanted to add a second floor and extend the building footprint (but not seeking a variation) could do so without administrative approval. Planner Ashbaugh said today owners of existing homes used as such and which have existed before the adoption of the list of Special Uses could request a Special Use (which governs bulk and use). Planning Manager Purvis said that if they had a Special Use that makes the house legal in the District, the answer is “Yes.”

Commissioner Mulherin surmised that the text amendment would require a homeowner in C5B would have to file a petition and come before the Zoning Board for any change. Planning Manager Purvis said her understanding is that any action to extend the life of that use would need additional relief or Commission/Board approval.

Commissioner Mulherin concluded that, in reality, the market has a greater impact than regulations on the use. Expressing concern about amending text, he asked if the proposed change pertaining to use is an integral part of the change pertaining to the setback rule. Planning Manager Purvis answered that the Commission could take one amendment without the other.

Chairperson Heming-Littwin asked if the Commission could maintain the Special Use, to which Planning Manager Purvis, replied, “Absolutely.” Director Springer reminded the Commission that these issues came up recently, and could be handled a number of ways.

Planner Katie Ashbaugh, Planning Manager Kelly Purvis, and Community Development Director Staci Springer, 535 Duane Street, Glen Ellyn, were sworn in, affirming the statements they made previously were true.

Public Comment

Sworn in, Pete Ladesic, 615 Scott Ave., Glen Ellyn, wondered if he misheard testimony, asked for clarification as to the length of time a non-conforming home remains vacant; he heard six months but read “90 days.” Planning Manager Purvis stated that the limitation is 180 days. (Director Springer subsequently reiterated that she’d begun her explanation displaying the wrong section.) Mr. Ladesic said that even six months isn’t an adequate length of time in a bad real estate market, and wondered if a caveat allowing for a six-month extension could be put into the adopted Code text. Mr. Ladesic asked if in the above scenario a property owner could get an extension. Director Springer said she would like to seek legal counsel on the point, but noted that Special Uses in Glen Ellyn expire.

Sworn in, Tom Martin, 450 Duane Street, Glen Ellyn, asked whether, if his neighbor, Tom Rose, was to get a buyer for “the adjacent property located at 454 Duane Street who wants to move into the single-family residence and purchase Mr. Martin’s property to expand said buyer’s residence, would be

allowed to expand. Planner Ashbaugh replied that since expanding the property would be expanding the use, doesn't think it would be possible. Mr. Martin asked if it would be possible before the proposed text change, to which Planner Ashbaugh replied, "Yes." Mr. Martin asserted the change would preclude him from selling his property so that a single-family residence could expand. Director Springer said this is correct. Mr. Martin concluded that the Village is taking away his right as a property owner in Glen Ellyn. Planner Ashbaugh said he could still request it, but would have to request the text amendment to add it back to the list of Special Uses in the C5B district and also the Special Use Permit. Planning Manager Purvis interjected that the issue came up partly from the granting of the Special Use to 454 Duane, which creates new setback requirements – a potential hardship – upon Mr. Martin's lot. She stated that, while a single-family dwelling unit would no longer be a Special Use in that District and thereby changes the ability for Mr. Martin to have that use on his lot it also opens up his property to be developed in other ways that would not be allowed if a single-family lots were still permitted next to his. Mr. Martin said this makes sense, but that a lot of businesses just like his around C5B that were not invited to this meeting. Director Springer responded that notice for Zoning Text Amendments is provided via newspaper, and in this case, Staff went above and beyond what is required by trying to identify single-family homes within the downtown zoning districts and notify them. Granted 20 seconds more to speak, Mr. Martin asked how many businesses like his were not invited. Director Springer stated that Staff followed State statute for notice. Planning Manager Purvis invited interested property owners to sit down to review how the proposed amendments could potentially impact their lots.

Steven Ruffalo, 358 Oak Street, Glen Ellyn was sworn in. He stated that he represents Patti Murray, 495 Western Avenue, who, he said, didn't get notice of tonight's Hearing. He noted that minutes of the Plan Commission's January 14 hearing indicate Ms. Murray provided testimony and reflects that her address is 620 Midway Park. Citing a 10-day notice requirement under Sec. 10-10-11 of the Zoning Code and, without waiving the notice defects, he said, based on his review of the Code, jurisdictionally, a text amendment requires an application be lodged with the Director of Department of Community Development under 10-10-13(C); only then can a decision can be made upon written findings of fact, which he said wasn't in the materials. He said there also must be statement of how the proposed amendment relates to the Comprehensive Plan or promotes the public health, safety and general welfare under Sec. 10-10-13(C)1. He maintained that these are important but weren't presented in the materials provided, and that if the zoning relative to the home in question, which exists as a C5B Special Use, is changed the property will become legal nonconforming, and no alterations or additions can be made without a variation, and if it's not occupied for 180 days or more would lose its non-conforming status and be rendered commercial only. Other restrictions exist, he stated, which affect the ability to restore non-conforming structures under 10-8-6(D) in the event of a fire or other casualty. He said the cottage is too small to be used as a business and the property lacks parking. He said approval of the proposed text amendment would be tantamount to a constructive condemnation of his client's property, causing her to go from having a well-defined basket of rights as a Special Use to being on the "hit list" as a legal non-conforming use, which, he said, translates into a meaningful diminution in value. He said that when Ms. Murray moved here, historic preservation and charming older homes were what Glen Ellyn stood for, and that she implores that the zoning stay as it is, and that the property text amendment be rejected.

Responding to the notice issue, Director Springer said the section Mr. Ruffalo cited pertains to single or multiple parcels, rather than a zoning change applicable to a much larger area. She said the Village could go back and notify everyone, but doesn't believe doing so was required. As the proposed amendment was initiated by the Village, she added, no application to the Director of Community Development is required.

A motion to close the Public Hearing made by Commissioner Mulherin, and seconded by Commissioner Saeed, passed with seven (7) yes votes and zero (0) no votes as follows: Commissioners Mulherin, Saeed, Brown, Fanella, Rodemann and Vondruska and Chairperson Heming-Littwin voted "yes."

Commissioner Discussion

Commissioner Fanella said she understands and has reservations about eliminating the Special Use and negatively affecting those property owners already in the Central Business District, however, wants to eliminate the issue that emerged with the Dr. Saylor property, so that the Village can commercially develop its Central Business District, so is not sure how to approach this. She said she'd be okay with keeping single-family homes as a Special Use, but is not comfortable with how the Code has been rewritten concerning the setback for the Central Business District, so would vote no on the entire proposal as it's written today. Planner Purvis stated that the Commission can tweak it.

Commissioner Fanella said she didn't think it should matter what a property touches, but rather how it's zoned, and that commercial lots should be allowed to build to the lot line. Director Springer stated that the Commission could change the language of the Code to say, a setback only applies if you are adjacent to an "R" district, and can lower it from 20 feet. She explained that zoning is set up to ensure protections for certain properties (e.g., residential that is next to a "more intensive" use), so setbacks are commons in such scenario. The wording of Glen Ellyn's Code, she said, emphasizes properties' zoning classification over use, which raises questions among Staff.

Commissioner Fanella stated she could be comfortable with a setback, but that a 20-foot one is too large. Commissioner Heming-Littwin asked for suggestions for suitable setbacks. Planner Purvis opined that it would be appropriate to keep some setback in the C5B District for properties next to residential property. Director Springer suggested 6.6 feet – consistent with residential – as a target.

Commissioner Vondruska, noting the house next to Dr. Saylor's property is in C5B, said so he was perplexed as to why it was even applied as residential. Regarding residential buffering, he said 20 feet offers homes a buffer, and asked if the buffer can be divided into rear yard vs. front yard or side yard. The cottage already has nonconforming use, he said, which is a little different than the existing residential properties all around the C5B District that could with a reduced setback be impacted by a large building built, or a garbage pick-up or service drive. Planning Manager Purvis said the proposed amendment clarifies that language, so those setbacks would no longer apply to a single-family lot in the C5 Districts, and that only lots in a residential district surrounding downtown would be affected if the Commission changes the degree of the setback requirement. For any single-family lot in C5B district, there would no longer be a requirement to provide that buffer, she continued, adding that commercial

development on a commercial lot adjacent to other commercial lots (whether a house or commercial building is on it) would not be required to provide setbacks.

Commissioner Rodemann said he thinks the Village needs to retain the 20-ft. setback or slightly reduced for commercial properties adjacent to residential districts, citing concerns about big parking enclosures or large walls. Buffer zones, he said, should have screening requirements: a big flat wall, landscaping; a parking lot, impervious surface; a strip adequate to support low shrubs. As far as non-conforming – or it's no more Special Use [for] single-family home properties – he said he doesn't think that the text as written will impact property owners that are commercial uses in residential homes currently as much as maybe thought, and that development opportunities are probably expanded because the Village is giving less restriction based on what is next to them. He added that he's concerned about getting rid of the setback entirely when it's up against a residential district that doesn't have a single-family home on it (e.g., church or school); he would kind of like to see that reduced but not to zero.

Chairperson Heming-Littwin asked for opinions regarding keeping single-family as a Special Use in C5B or removing it as a permitted use.

Commissioner Rodemann replied that he is okay with removing it, and supports the idea of creating a central business district that is unified, consistent and homogenous.

Commissioner Vondruska admitted that he probably feels "a little muddy for some reason in this" (not knowing if this is due to different directions the evening's conversations have gone and the volume of information in the packet). He said he agrees with a lot of what Commissioner Rodemann said in that he (Vondruska) is comfortable with it. Commissioner Vondruska guessed that existing businesses where somebody could be living on the second floor and have a business beneath aren't affected, and this is really only single-family residences, of which he said there aren't many, and that some of these would require aggregation for development. He said he can support it, adding that he is okay with the 20-foot if the C5B is going to be up against a residential district, and that variance requests can be examined on a case-by-case basis.

Commissioner Mulherin said he's uncomfortable with no setback against a residence, and suggested a 10-foot, he said, only to create a discussion. He said that maybe in some instances there will be no setback whatsoever, and recognized the issue arose from the Saylor case where Staff was conservative in approach, and on which the Board moved ahead. Referencing properties on Anthony between Main and Western, Commissioner Mulherin asked if the condominiums were built on the lot line.

Director Springer recalled that the underground parking garage is built up to the lot line but the buildings above are set back about 20 feet. Commissioner Mulherin said he would support a 10-foot setback. He said he's troubled by the Special Use change, which, he said, adds a burden to homeowners. He said he doesn't know if it's necessary now, would reject it, and wants a separate vote on the proposed amendments.

Commissioner Saeed said he wants to keep the 20-ft. setback as it's a good buffer between commercial and residential, and to retain the Special Use in the C5B District.

Commissioner Brown said that she felt she doesn't have enough experience to weigh in and wants to abstain from voting. She said she is comfortable with the 20-foot setback. Chairperson Heming-Littwin asked if she would be comfortable with a 10-ft. setback. Commissioner Brown asked if someone who wanted to build and modify the setback would need to have a Special Use. Chairperson Heming-Littwin replied that the party would need to request a variance. Commissioner Brown said she'd like to stick with 20, but she isn't comfortable weighing in on the amendment concerning Special Use. Chairperson Heming-Littwin said she'd be okay with a 10- or 20-ft. setback for the residential districts, and that she would be in favor of removing Special Use long term, expressing confidence that the specified time allowance and the petition process afford owners opportunity to maintain the Special Use, and recognized the goal of developing a consistent service district.

Director Springer asked for opinions on the setback to single-family homes currently within the C5 District, specifically whether to eliminate it to zero as proposed. Commissioner Vondruska asked whether, if the existing is in a C5B or A district, there's any setback requirement, regardless. Planning Manager Purvis responded that, traditionally, Staff never applied the setback requirements for C5 Districts, as Staff didn't interpret that as zoned for residential use. But, she proceeded, staff was advised to be more conservative during construction of the Civic Center Parking Garage project, so moving forward thought it would be appropriate to continue that interpretation of our Code. She explained, whether a single-family home is on the lot or not, in a commercial district there would be no setback requirements for adjacent commercial properties in the same district.

Director Springer added that the Adam Saylor project was the first and only, other than the Civic Center, where the Village ever applied a setback in that instance. She stated that if it had happened before the Civic Center Parking Garage, the interpretation of Staff was, it's not a residentially-zoned property, and therefore no setback would have been required for Adam Saylor's property.

Chairperson Heming-Littwin asked if the Commissioners have a problem with keeping language saying that if somebody wants to develop in the C5B District next to a single-family home that's currently Special Used in the District, that they would not be required setbacks. Commissioners Mulherin, Fanella, Vondruska and Rodemann all said they are fine with it. Commissioner Saeed said he was in favor. Planning Manager Purvis interjected that an addition or new construction in C5B has to be developed as a PUD, the regulations of which limit development to 65 percent of the lot, which is a way to control bulk. Plus, she said, parking is required, which also provides a buffer between buildings. Commissioner Brown said she is comfortable with the way it reads.

Motion 1 – Setback Language

Commissioner Mulherin, seconded by Commissioner Rodemann, moved that the Commission adopt the proposed modification to the Zoning Code, as reflected in item numbers 1 and 2, and 5 through 8 in the Proposed Text Amendments attachment. The motion passed with six (6) yes votes and one (1) no vote

as follows: Commissioners Mulherin, Rodemann, Brown, Saeed and Vondruska and Chairperson Heming-Littwin voted “yes,” and Commissioner Fanella voted, “no.”

Motion 2 – Removal of Single-Family Homes from C5B Special Uses

Commissioner Mulherin, seconded by Commissioner Saeed, moved that the proposed modifications in the zoning text amendments 3, 4 and 9 not be recommended for adoption by the Village Board. The motion passed with four (4) yes votes and two (2) no votes as follows: Commissioners Mulherin, Saeed, Fanella and Vondruska and voted “yes,” and Commissioner Rodemann and Chairperson Heming-Littwin voted, “no.” Commissioner Brown abstained.

Chairman Heming-Littwin declared that the Plan Commission is recommending to the Village Board keeping single-family homes as a Special Use in the C5B District.

Trustee’s Report

Trustee Enright said the Board approved an extensive streetscape plan for downtown Glen Ellyn. He reported that it’s going to start in 2022, since the Frieda Kahlo art exhibit is still anticipated to be coming to town this summer. Calling it “sort of a big-ticket item,” he said the Village will need to take out additional bond funds to help pay for it.

Chairman’s Report

Acting Chairperson Heming-Littwin said that Chairperson Loch should be back for the next meeting.

Staff Report

Planner Ashbaugh said the hiring process for a new Planning Intern is underway.

Planning Manager Purvis reported that the candidate search for a new Associate Planner had narrowed. She said the first meeting of April is cancelled, unless a pre-app sneaks in. The Draft Comprehensive Plan will be reviewed at the Board workshop in April, she said, with a May workshop scheduled to discuss recommendations, such as perhaps parking regulations, height in the downtown, and possible increased residential density. It is hoped, she stated, that the Plan will be approved in June with any Board amendments.

Director Springer suggested showing at the next Plan Commission meeting a presentation on the streetscape, implementation of which, she said, is not starting until 2022: she said that now that Covid restrictions seem to be lifting the Village wanted to give businesses opportunity to reestablish themselves before it “ripped up the streets.” The Civic Center Parking Garage approaches completion, she said, and the Pedway should be completed by May 1, and listed expected outdoor seating options for dining.

Adjournment

Following a motion by Commissioner Fanella, seconded by Commissioner Mulherin, and passed by voice vote, Chairperson Heming-Littwin adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

ZONING CODE TEXT AMENDMENTS
April 12, 2021

Bold = New Text; ~~Strikethrough~~ = Deleted Text

Chapter 4
DISTRICT REGULATIONS
C5A Central Retail Core Subdistrict

1. Amend Subsection 10-4-17-1(D)2., (Minimum yard and lot requirements) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district~~ **(Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required rear yard shall be landscaped to provide a visual buffer between the two uses.

2. Amend Subsection 10-4-17-1(D)3., (Minimum yard and lot requirements) as follows:

Side yard: A minimum side yard of 20 feet shall be required **only** if the side yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district~~ **(Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required side yard shall be landscaped to provide a visual buffer between the two uses.

Chapter 4
DISTRICT REGULATIONS
C5B Central Service Subdistrict

3. Amend Subsection 10-4-17-2(D)1.(c), Paragraph D (Minimum yard and lot requirements: Commercial use) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district~~ **(Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required rear yard shall be landscaped to provide a visual buffer between the two uses.

4. Amend Subsection 10-4-17-2(D)1.(d), (Minimum yard and lot requirements: Commercial Use) as follows:

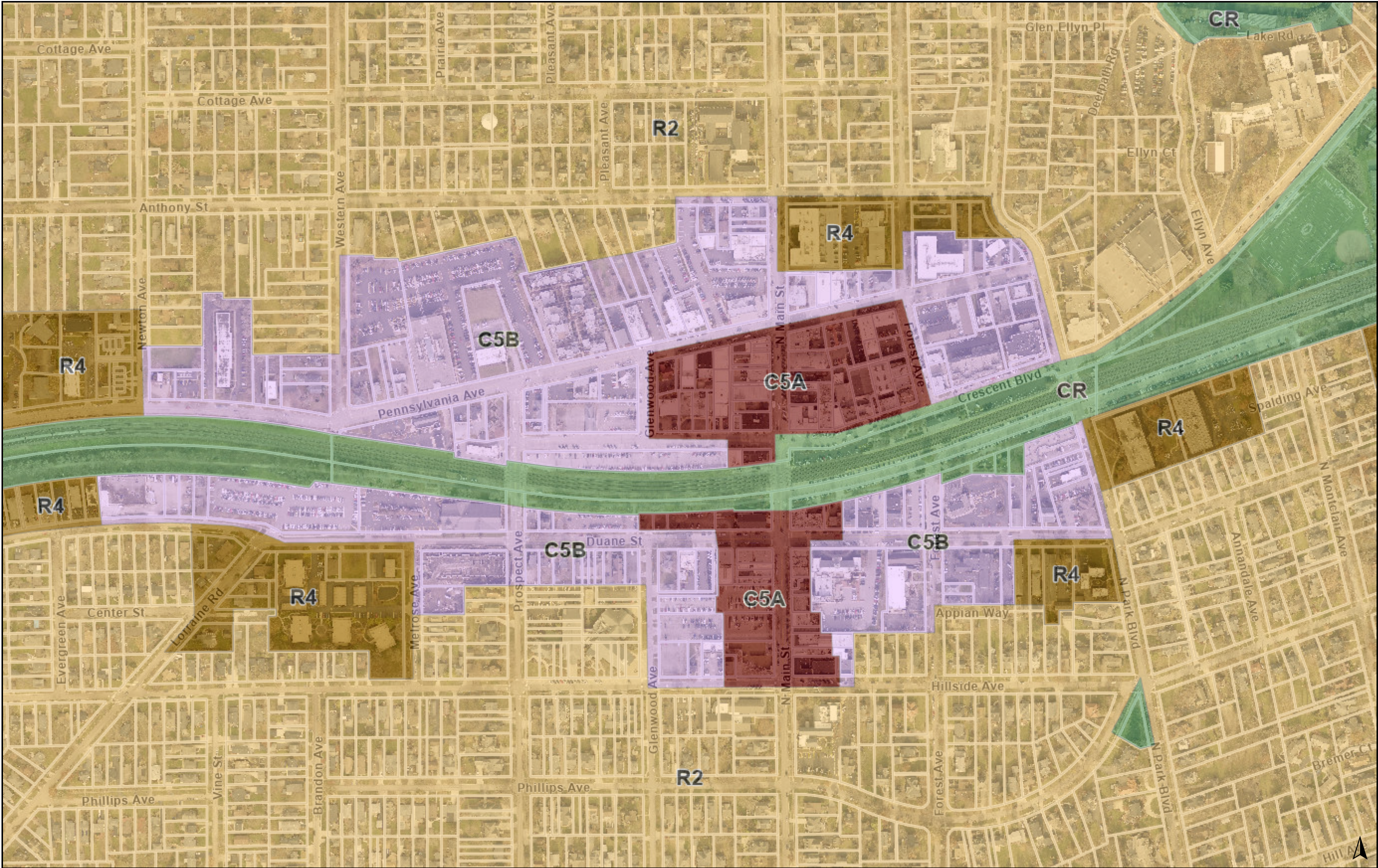
Side yard: A minimum side yard of 20 feet shall **only** be required if the side yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district~~ **(Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required side yard shall be landscaped to provide a visual buffer between the two uses.

5. Amend Subsection 10-4-17-2(D)2.(c), (Minimum yard and lot requirements: Ground floor commercial use (with residential or office uses above)) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use~~ **in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required rear yard shall be landscaped to provide a visual buffer between the two uses.

6. Amend Subsection 10-4-17-2(D)2.(d), (Minimum yard and lot requirements: Ground floor commercial use (with residential or office uses above)) as follows:

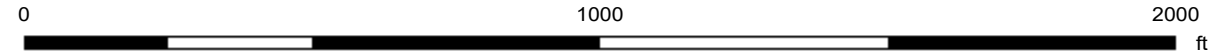
Side yard: A minimum side yard of 20 feet shall be required **only** if the side yard is located adjacent to a lot which is ~~zoned for residential use~~ **in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title) and is used for residential purposes.** The required side yard shall be landscaped to provide a visual buffer between the two uses.



Legend

Zoning and Development

- Zoning
- C5A: Central Business District (Retail Core)
 - C5B: Central Business District (Service)
 - CR: Conservation/Recreation District
 - R2: Single Family Residential District
 - R4: Multi-Family Residential District

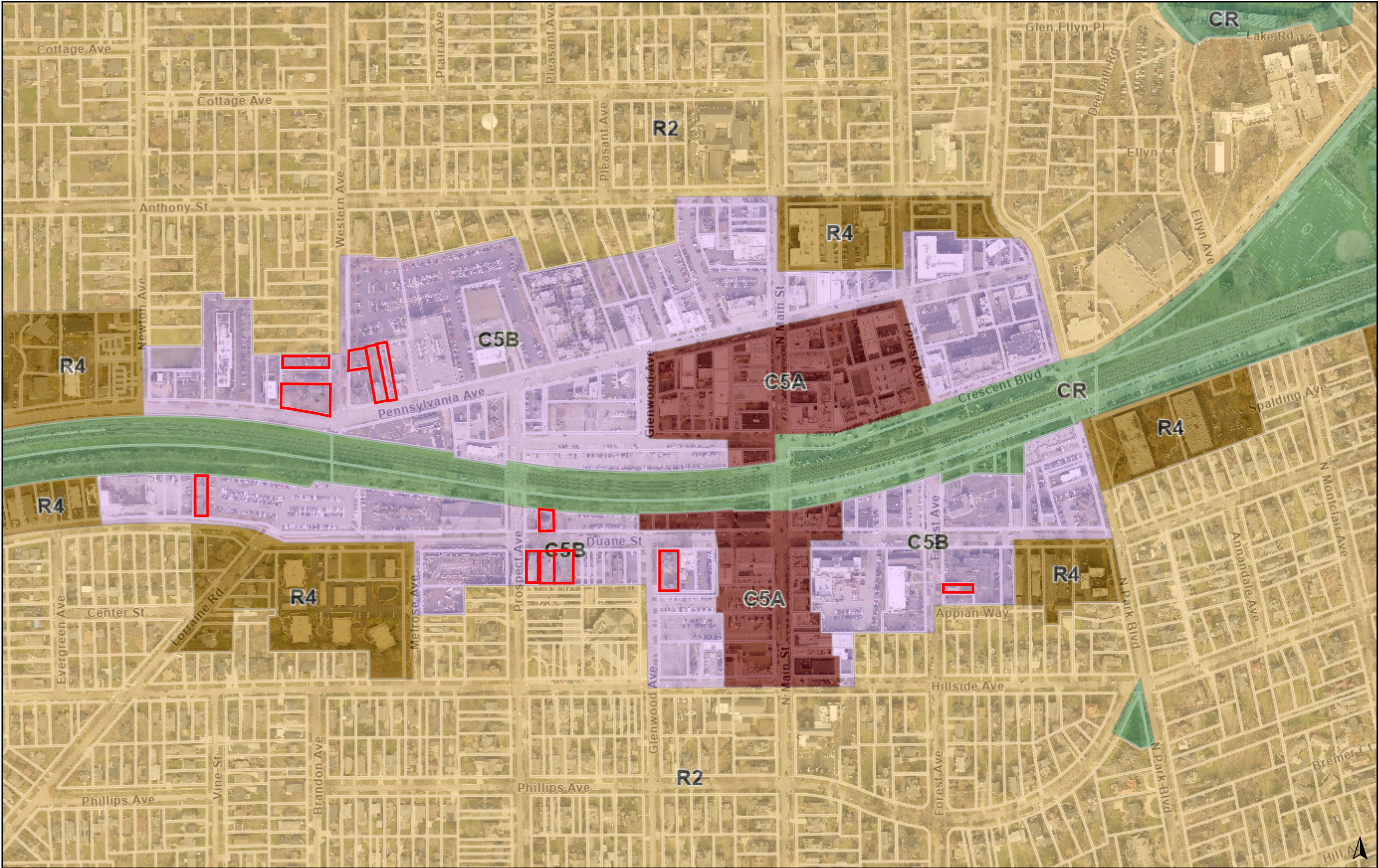


Print Date: 3/24/2021

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Notes

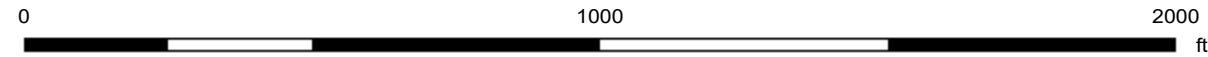
C5 Setbacks



Legend

Zoning and Development

- Zoning
- C5A: Central Business District (Retail Core)
 - C5B: Central Business District (Service)
 - CR: Conservation/Recreation District
 - R2: Single Family Residential District
 - R4: Multi-Family Residential District



Print Date: 3/24/2021

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Notes

C5 Setbacks

ZONING CODE TEXT AMENDMENTS
March 19, 2021

Bold = New Text; ~~Strikethrough~~ = Deleted Text

Chapter 4
DISTRICT REGULATIONS
C5A Central Retail Core Subdistrict

1. Amend Subsection 10-4-17-1(D)2., (Minimum yard and lot requirements) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes**. The required rear yard shall be landscaped to provide a visual buffer between the two uses.

2. Amend Subsection 10-4-17-1(D)3., (Minimum yard and lot requirements) as follows:

Side yard: A minimum side yard of 20 feet shall be required **only** if the side yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes**. The required side yard shall be landscaped to provide a visual buffer between the two uses.

Chapter 4
DISTRICT REGULATIONS
C5B Central Service Subdistrict

3. Amend Subsection 10-4-17-2(B) (Special uses), to remove detached single-family homes from the list of uses, as follows:

14. Dwellings: single-family attached (provided that no more than six units are attached), ~~single-family detached~~, two-family and multi-family.

4. Amend Subsection 10-4-17-2(B) (Special uses), to remove the following language which follows the list of special uses:

~~However, the owner of an existing single-family residence may construct those accessory buildings or conduct those uses set forth in the R2 district regulations and may maintain those permitted obstruction as set forth in the supplemental district regulations without the need for a special use for planned unit development, provided such structures comply with all standards and regulations applicable to the same as if the residence were in the R2 district.~~

5. Amend Subsection 10-4-17-2(D)1.(c), Paragraph D (Minimum yard and lot requirements: Commercial use) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes.** The required rear yard shall be landscaped to provide a visual buffer between the two uses.

6. Amend Subsection 10-4-17-2(D)1.(d), (Minimum yard and lot requirements: Commercial Use) as follows:

Side yard: A minimum side yard of 20 feet shall **only** be required if the side yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes.** The required side yard shall be landscaped to provide a visual buffer between the two uses.

7. Amend Subsection 10-4-17-2(D)2.(c), (Minimum yard and lot requirements: Ground floor commercial use (with residential or office uses above)) as follows:

Rear yard: A minimum rear yard of 20 feet shall be required **only** if the rear yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes.** The required rear yard shall be landscaped to provide a visual buffer between the two uses.

8. Amend Subsection 10-4-17-2(D)2.(d), (Minimum yard and lot requirements: Ground floor commercial use (with residential or office uses above)) as follows:

Side yard: A minimum side yard of 20 feet shall be required **only** if the side yard is located adjacent to a lot which is ~~zoned for residential use in a residential zoning district (Sections 10-4-5 through 10-4-12 of this Title)~~ **and is used for residential purposes.** The required side yard shall be landscaped to provide a visual buffer between the two uses.

9. ~~Amend Subsection 10-4-17-2(D)5. (Minimum yard and lot requirements: Residential use, single-family detached) as follows:~~

~~5. Residential use, single-family detached:~~

~~(a) Front yard: 20 feet in depth. On lots fronting on two nonintersecting streets, a front yard must be provided on both streets.~~

~~(b) Corner side yard: A side yard abutting a street shall be no less than 30 feet in depth.~~

~~If a corner lot, subdivided and duly recorded on the effective date hereof has insufficient width to provide such yard of 30-foot width and still maintain a buildable width of 35 feet, excluding the side yard along the opposite lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain such buildable width of 35 feet, provided the side yard abutting the street is not reduced to less than 30 percent of the width of the lot.~~

~~(c) Rear yard: A minimum rear yard of 30 feet shall be required.~~

~~(d) Side yard: Two side yards, neither of which is less than ten percent of the lot width.~~

~~(e) Lot area: A minimum area of 8,712 square feet shall be provided.~~

~~(f) Lot width: A minimum total lot width of 66 feet shall be provided.~~

List of Properties Mailed Public Hearing Notice

<u>Building</u>	<u>Building Type</u>	<u>Owner</u>	<u>Attn:</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
427 Forest Ave	SFH	Flaherty, Michael & Jill		427 Forest Ave	Glen Ellyn	IL	60137
484 Forest Avenue	SFH	Glen Recreation One		4840 N. Talman Avenue	Chicago	IL	60625
463 Duane St	SFH	Franklin and Kent Design	Gayle L. Todd	155 Forest Ave	Glen Ellyn	IL	60137
454 Duane St	SFH	Laura Rose Trust	Laura Rose	557 Carlisle Ct.	Glen Ellyn	IL	60137
457 Duane St	SFH	Howes, Michael & Karen		457 Duane St	Glen Ellyn	IL	60137
451 Duane St	SFH	Landberg, Thomas J		451 Duane St	Glen Ellyn	IL	60137
487 Duane St	SFH	MJR Properties LLC	Rooney, Matthew J.	601 Forest Ave	Glen Ellyn	IL	60137
364 Duane St	SFH	Rajcek Lawrence Trust		364 Duane St	Glen Ellyn	IL	60137
488 Western Ave	SFH	Bassett, Frederick P		488 Western Ave	Glen Ellyn	IL	60137
495 Western Ave	SFH	Murray, Patricia G		620 Midway Park	Glen Ellyn	IL	60137
480 Western Ave	SFH	Petcoff, Martin		480 Western Ave	Glen Ellyn	IL	60137
414 Pennsylvania Ave	SFH	Park Boulevard Prop, LLC	Dr. Adam Saylor	215 Regent Street	Glen Ellyn	IL	60137
416 Pennsylvania Ave	SFH	Head Holdings, LLC	Douglas W. Head	470 Lowell Ave	Glen Ellyn	IL	60137