



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, July 27, 2015
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Village Recognition: (Village Clerk Galvin)

1. The Wheaton/Glen Ellyn Branch of AAUW sent a thank you note to Facilities Supervisor Harold Kolze, Administrative Clerk Jackie Chernesky and Administrative Clerk Patti Turner for their help in arranging the annual book sale.
2. The Village Board and Management Team congratulate Multimedia Specialist John Norton who has recently celebrated his 10th anniversary as a Village employee.

E. Audience Participation

1. Proclamation in recognition of Glenbard West High School State Champion Daniela Polencheck.
2. Proclamation recognizing the Glen Ellyn Fourth of July Committee 2015.
3. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

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 \$1,810,154.29: (Trustee O'Shea)

1. May 18, 2015 Special Board Workshop Minutes.
2. Total Expenditures (Payroll and Vouchers) - \$1,810,154.29. The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
3. Approve the recommendation of Village President Alexander W. Demos that Michael P. Malone be appointed to the Environmental Commission for a term ending May 31, 2018. (Assistant Village Manager Stonitsch)
4. Retroactively approve the Touch-A-Truck Special Event that was held on Saturday, July 11, 2015, from 10:00 a.m. to 12:00 p.m. in the commuter parking lot located at Duane Street and Lorraine Street. (Assistant Village Manager Stonitsch)
5. Ordinance No. 6333, An Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow a One-Story Addition for Property at 448 Oak Street. (Planning and Development Director Hulseberg)
6. Ordinance No. 6334, An Ordinance Approving Variations from the Rear Yard Setback, Front Yard Setback, and Front Porch Setback at the Corner Side Yard Requirements of the Zoning Code to Allow a Two-Story Addition and a One-Story Front Porch Addition for Property Located at 229 Crest Road. (Planning and Development Director Hulseberg)
7. Ordinance No. 6335, An Ordinance Granting Approval of a Special Use Permit for Rise, Inc. to be Located at 505 Pennsylvania Avenue. (Planning and Development Director Hulseberg)
8. Approve the remaining two years of a contract for the Cottage Avenue Water Tower, with Utility Service Co., Inc., of Perry, Georgia, at \$24,055 per year for a total of \$48,110, to be expensed to the Water Fund. (Public Works Director Hansen)
9. Approve the remaining second year of a contract for the Newton Avenue Tower, with Utility Service Co., Inc., of Perry Georgia, in the amount of \$135,260, to be expensed to the Water Fund. (Public Works Director Hansen)

G. 525 Emerson Right-of-Way Vacation: (Planning and Development Director Hulseberg) (Trustee O'Shea)

1. Ordinance No. 6336, An Ordinance Vacating Right-of-Way to 525 Emerson Avenue.

H. 344 Pennsylvania New Leaf Row House Development Zoning Variations: (Planning and Development Director Hulseberg) (Trustee Senak)

1. Ordinance No. 6337, An Ordinance Granting Approval of Zoning Variations and the Exterior Appearance of a 4-Unit Attached Single Family Development to be Located at 344 Pennsylvania Avenue.

I. Glenbard South High School Annexation: (Planning and Development Director Hulseberg) (Trustee Clark)

1. Ordinance No. 6338, An Ordinance Annexing a 350-Foot Strip of Land Located Along Park Boulevard and Occupied by Glenbard South High School at 23W200 Butterfield Road.

J. Memory Care Facility Located at 2S678 Park Boulevard Annexation, Special Use Permit and Zoning Variations: (Planning and Development Director Hulseberg) (Trustee Ladesic)

1. Ordinance No. 6339, An Ordinance Annexing and Zoning Property Commonly Known as 2S678 Park Boulevard.
2. Ordinance No. 6340, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Memory Care Facility to be Located at 2S678 Park Boulevard.

K. Village Links/Reserve 22 Clubhouse Generator: (Assistant Village Manager Stonitsch) (Trustee Elliott)

1. Motion to reject all bids received from the March 6, 2015 Village Links/Reserve 22 Clubhouse Generator Bid Letting, and authorize staff to competitively re-bid the project.

L. 2015 Solid Waste Collection and Disposal Rates: (Assistant Village Manager Stonitsch) (Trustee Kenwood)

1. Motion to approve the annual contractual increase in the monthly refuse/recycling rates with Republic Services, Inc., effective August 1, 2015, including a \$0.25/month/account increase to the Village's supplemental rate to meet the Village's cash reserve policy in the Solid Waste Fund.

M. Reminders

1. A Village Board Meeting is scheduled for Monday, August 10, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Workshop is scheduled for Monday, August 17, 2015 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

N. Other Business

O. Adjournment



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Recognition
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1858)

DOC ID: 1858

**The Wheaton/Glen Ellyn Branch of AAUW sent a thank you note to
Facilities Supervisor Harold Kolze, Administrative Clerk Jackie
Chernesky and Administrative Clerk Patti Turner for their help in
arranging the annual book sale.**

ATTACHMENTS:

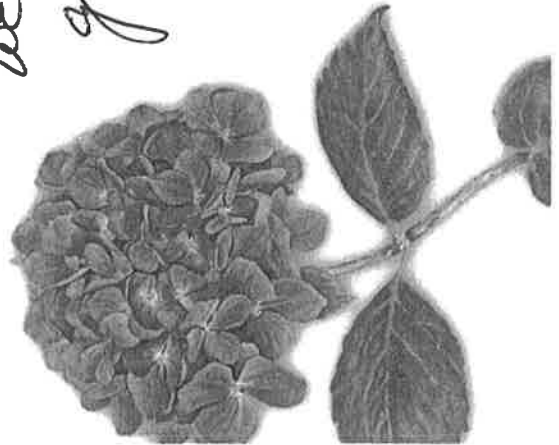
- Recognition 01 J. Chernesky, H. Kolze, P. Turner from AAUW (PDF)

July 6, 2015



For everything you do

Dear Patti, Harold & Jackie -
a little belated but no
less heartfelt of our appreciation
for all your help with our annual
Book Sale. It would not go
as smoothly without the
assistance of the GEECC and
we are so very
grateful.



Thanks again for another successful year!

Rose F. Farkuch
Wheaton/Glen Ellyn A.A.U.W.
Book Sale Chair



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Recognition
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1859)

DOC ID: 1859

The Village Board and Management Team congratulate Multimedia Specialist John Norton who has recently celebrated his 10th anniversary as a Village employee.



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Proclamation
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1856)

DOC ID: 1856

**Proclamation in recognition of Glenbard West High School State
Champion Daniela Polencheck.**

ATTACHMENTS:

- Proclamation Daniela Polencheck GWHS (PDF)



VILLAGE OF GLEN ELLYN

Proclamation

IN RECOGNITION OF STATE CHAMPION DANIELA POLENCHECK

WHEREAS, the Village of Glen Ellyn takes great pride in the efforts and achievements of its young people; and

WHEREAS, Glenbard West High School student Daniela Polencheck, under the direction of Coach Kelly Hass, has proudly completed a successful pair of events in the wheelchair division at the IHSA state meet; and

WHEREAS, Daniela has excelled, and emerged as a champion in the Class 3A 100-meter race with a time of 21.05, and in the 200-meter race with a time of 46.88, winning a pair of medals; and

WHEREAS, Daniela is the epitome of hard work and dedication that has been rewarded, and she is a role model for all kids to aspire to.

NOW, THEREFORE, I, ALEXANDER W. DEMOS, President of the Village of Glen Ellyn, do hereby convey the sincere congratulations of the Village Board and the residents of Glen Ellyn for the outstanding achievements of State Champion Daniela Polencheck of Glenbard West High School, and wish her continued success in years to come.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Proclamation
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1857)

DOC ID: 1857

Proclamation recognizing the Glen Ellyn Fourth of July Committee 2015.

ATTACHMENTS:

- Proclamation Fourth of July Committee 2015 (PDF)



VILLAGE OF GLEN ELLYN

Proclamation

IN RECOGNITION OF THE GLEN ELLYN FOURTH OF JULY COMMITTEE

WHEREAS, the Fourth of July Committee, comprised of volunteers from the Glen Ellyn community, has organized and developed the Fourth of July celebration for many, many years; and

WHEREAS, festivities have included an exciting Boat Regatta, Picnic in the Park, Freedom Four Run, a grand Parade, family activities, and a breathtaking fireworks display; and

WHEREAS, the strong sense of volunteerism exhibited in the Village of Glen Ellyn is the backbone of our community, and a characteristic that sets Glen Ellyn apart as an outstanding municipality comprised of caring individuals, families, and community leaders committed to excellence and service.

NOW, THEREFORE, I, ALEXANDER W. DEMOS, President of the Village of Glen Ellyn, do hereby extend the gratitude of the Village Board to the Fourth of July Committee and encourage the residents of our Village to recognize and honor those among us who have dedicated their time, energy, and enthusiasm in order to preserve our Village traditions.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Minutes
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1861)

DOC ID: 1861

May 18, 2015 Special Board Workshop Minutes.

ATTACHMENTS:

- Minutes 05-18-2015 Special Workshop (PDF)

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, May 18, 2015**

Call to Order

Village President Demos called the meeting to order at 6:33 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak answered "Present".

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Planning and Development Director Hulseberg and Police Chief Norton.

Pledge of Allegiance

President Demos asked Trustee O'Shea to lead the Pledge of Allegiance.

Planning and Development Director Hulseberg will led the discussion on the proposed redevelopment of the Main Street Parking Lot, Giesche and St. Petronille properties by The Opus Group with a new mixed-use building and public parking garage.

The Opus Group appeared before the Village Board to discuss the potential redevelopment of the Main Street parking lot and Giesche properties. The last time the Board reviewed the project was in October of 2014. Since this time, the Opus Group has attended a pre-application meeting with the Architectural Commission and a joint pre-application meeting with both the Plan Commission and Architectural Review Commission. The Opus Group has amended the plans in response to the feedback received at these meetings and is now looking for feedback from the Village Board on the project.

The project remains in the concept stage. A formal application and plans have not yet been submitted. The current plans depict a 4-5 story mixed use building with 9,040 square feet of retail on the ground floor and 110 upper floor apartments. Some of the changes that have been made to the plans at the suggestions of the public, Architectural Review Commission and Plan Commission since the Board last reviewed the project include the following:

- Two units on the upper floor at the northeast corner of the building adjacent to Santa Fe were eliminated by stepping back the façade resulting in a 4-story structure for this portion of the building.
- Retail was added at the corner of Hillside Avenue and Main Street and the total retail area was increased from 8,424 square feet to 9,040 square feet. With the demolition of the Giesche building, the anticipated reduction in retail space with the project is now 6,160 square feet.
- A new residential amenity area was added on the ground floor of the building.

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Special Workshop Board Meeting
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The number of proposed units was decreased from 124 units to 110 units. This is a result of the step back on the northeast corner of the building and a change in the anticipated unit mix from 75% one bedroom units and 25% two bedroom units to 60% one bedroom units and 40% two and three bedroom units. Please note that the unit mix continues to be subject to change and the ultimate proposal will depend largely on the outcome of the market study that will be completed prior to submission of a formal application.

- The width of the easterly portion of the promenade on the north side of the building was increased from 5 feet to 20 feet. As currently designed, 10 feet of that portion of the promenade would be open to the sky and the upper floors of the building would extend over the remaining 10 feet.
- The number of ground level customer parking spaces in the building was reduced to 73 from 81 to accommodate the widened promenade. The 8 additional spaces needed to replace the existing 81 spaces in the Main Street parking lot were moved to the Village parking garage.
- A number of changes were made to the architecture, including fluctuation in the heights of the roofline, differentiation and refinement of the proposed Tudor sections of the building and the addition of a more defined cornice and roofline on the proposed tower.
- A total of 557 parking spaces are proposed in the entire development. The net gain of new proposed public parking spaces is currently anticipated to be 195 spaces. This number is above and beyond the 123 spaces that would replace the existing 81 parking spaces in the Main Street parking lot and 42 permit spaces in the Glenwood lot. More information about the proposed parking is below.

Parking continues to be proposed in both the Opus building (that would be constructed on the Giesche property and the Village's Main Street parking lot), and in a three level parking structure (that would be constructed on the St. Petronille property and the Village's Glenwood parking lot). The parking in the Opus building would be owned and maintained by The Opus Group and the Village parking garage would be owned and maintained by the Village. It is anticipated that the Village would enter into a long term, no-cost lease, likely 99 years, to construct, own and maintain the Village parking structure on a portion of St. Petronille's property and that the Village would collect parking permit revenues to cover the maintenance and future replacement costs of the structure.

With the current plans, the ground floor public parking in the building could be accessed from either Main Street or Glenwood Avenue. The shared public/church spaces in the garage could be accessed from Main Street, Glenwood Avenue or Hillside Avenue. The 91 resident spaces on the second floor in the building would be separated from the public parking and accessed from a dedicated entrance on Hillside Avenue. The remaining 51 resident spaces would be located in the Village parking garage. The proposed parking ratio for the residential units continues to be 1.28 spaces per unit. With the anticipated increase in the number of 2 and 3-bedroom units, it will be necessary to re-evaluate the proposed parking ratio. A 1.5 space per unit parking ratio was approved for the Crescent Station and Glenstone condominium developments in the downtown. Both of these developments contain predominantly 2-bedroom units.

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As part of the project, The Opus Group will need to receive approval of a zoning deviation to allow a building height of 61'1" in lieu of the maximum building height of 45 feet permitted. The height is measured to the tallest point of the building which is the proposed tower element at the corner of Hillside Avenue and Main Street. While the deviation request has increased since last fall, this is largely attributed to the inclusion of the St. Petronille property into the development which changed the location that the average existing grade is taken from. The proposed height of the building measured from ground level on Main Street was 59'2" when the Board last reviewed the project in the fall of 2014 and is currently 59'4" measured to the top of the tower, with the highest parapet on the remainder of the building being 57'1" from ground level on Main Street.

To date, a majority of the Plan Commission has expressed support for the anticipated height deviation. However, at the joint Plan Commission/Architectural Review Commission meeting in February of 2015, the Commissions indicated that they would prefer the use of a different roofline or other architectural treatments to highlight the corner of the building rather than the use of the proposed tower and increased height. The revised plans still include the tower. Based on the earlier plans, some of the Architectural Review Commissioners also expressed concerns about the overall bulk and scale of the building. The Plan Commission and Architectural Review Commission have not seen the revised plans to date.

The Opus Group is looking to proceed with the next step in the process and prepare plans to submit with a formal application. Therefore, at this time, they are looking to receive an indication as to whether or not the Board is generally supportive of the development concept being proposed.

Mr. Christopher Hurst, Design Lead and Senior Manager of Opus AE Group commented that the Tudor design was added at the request of the Architectural Review Commission. There will be approximately 124 units. A (3) bedroom unit has been added. These are luxury rentals that can be converted to condos. They have made an effort to hide the parking on Main Street

Mr. Sean Spellman, Vice President and General Manager, Opus added that they are happy to be here and continue to be malleable in configuring this site. Mr. Spellman stated they may eliminate more street parking to add outdoor seating for a street level restaurant. Trustee Kenwood asked if 20 ft. were enough for outdoor dining, Mr. Spellman responded yes. Trustee Clark asked about vehicle access between parking structure levels. Mr. Hurst responded the topography eliminated some of the ramping.

Trustee O'Shea asked about the traffic flow and if a single point of entry was sufficient. Mr. Hurst responded they would be conducting a traffic study. Most downtown structures are a single source of entry.

Trustee Senak asked Mr. Hurst several questions with regards to the Downtown Strategic Plan and the Downtown Development Plan. On almost every point, the proposed Opus Development was in compliance. Mr. Hurst responded he has read the plans and believe the proposal is consistent and relevant to both plans. Mr. Hurst also responded the Comprehensive Plan calls for parking; this is so much more. Mr. Hurst added that they started with a 4 story structure but the economics require a 5 story

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Special Workshop Board Meeting
Glen Ellyn Village Board of Trustees
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to be financially viable. They are masking some of the height. A floor was taken off then north end to transition towards Santa Fe. Trustee Senak applauded their efforts.

Trustee Kenwood commented there is a lot in the plans; they have tried to balance the use concepts of the plan and to make it economically feasible. He also asked about the loss of daylight and if that can be modeled. President Demos responded we need to keep moving, this is a preliminary meeting to review the current plans for the development.

Trustee Kenwood commented on the loss of light in the street, he asked what 10,000 square feet of rental means to the Village and ensuring the development uses quality materials.

Trustee Elliott complemented OPUS; this is a different project than last year – even from just a few months ago. Trustee Elliott asked about the added Tudor style, which he does not find attractive. Mr. Hurst responded the Architectural Review Commission provided quite a bit of feedback that was taken into consideration. ARC recommended the addition of the Tudor style. Trustee Senak referred to the Downtown Strategic Plan which specifically lists Tudor style.

Trustee Clark questioned the impact on schools and emergency services. A parking structure would be new to us; we do not want to create a new set of problems.

Trustee O'Shea likes what they came up with, and asked if they considered moving the garage entrance farther south to make the retail livelier. Mr. Spellman responded the depth does not work there. Trustee Elliott asked about reducing the number of curb cuts at St. Petronille's. Mr. Hurst responded they probably will.

Trustee Senak asked about other 5 story developments in town. Director Hulseberg responded at Pennsylvania & Park and Pennsylvania and Forest.

President Demos called for a short break at 8:48 p.m.

President Demos called the meeting back to order at 9:03 p.m.

Public Comments

Mr. Kenneth Kloss, 350 Ridgewood, Glen Ellyn suggested moving the apartments to the back of the building. He is also an advocate of using the existing parking lot and remarked that the EPA will be contacted.

Mr. Jamie Simoneit, Z+0, 504 Hillside, Glen Ellyn is pro-development and is excited to see something happen at this site. He is sad to see the Giesche go but the property was underutilized. However, this development is too tall; the extra floor was the nail in the coffin. The graphics look shallow and the Promenade is a fail. The sunlight will be blocked. He is supportive of the citizens – not people in apartments.

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Special Workshop Board Meeting
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Ms. Eileen Bender, 551 N. Park Blvd, Glen Ellyn, representing concerned St. Petronille Parents expressed concerns with the parking structure. The school is already congested and there are already problems. They do not want to add another component with more users and more retail. It is suggested they use the library lot during construction, there is not enough parking and it is not safe.

Mr. Jon Brazier, 547 Hillside, Glen Ellyn is a 17 year resident. This is a unique Village with our own character. This is not Chicago. He is shocked at the height. The height is overbearing, looming and it is almost an obstruction to the downtown entrance. We will look back and realize it was a mistake. He applauds what they are trying to do but we need parking.

Ms. Amy Murphy, 180 N. Park Blvd., Glen Ellyn and representing St. Petronille concerned parents disagrees with using Diocese owned land for a parking structure. With 8:00 a.m. drop off and 3:15 p.m. dismissal for children ages 5-14 this is not safe. Will the road be blocked off? What about the homeless loitering in the parking structure? Mr. Murphy suggested they come and look for themselves and asked if this would even be considered if it were a public school.

Mr. Phil Hackman, 320 Taylor Ave., Glen Ellyn commented that design and architecture feed our soul. He would like to see rental information from Wheaton and Lombard. He does not believe empty nesters will sell their homes to live here.

Ms. Darci Bertrand, 257 Forest Ave., Glen Ellyn stated the Promenade is misleading, how will the promises made be fulfilled. The trees in the plan cannot be grown here. Safety is a huge concern and access to town is being cut off. The parking across from St. Petronille's does not make sense, who thought of this? I know intelligent people are working on these plans but they need to make sense.

Mr. Mike Wilson, 716 Crescent Blvd., Glen Ellyn compared this development to a shoe that looks nice but that does not fit. He also stated this development does not fit in this town. We should be comparing ourselves to Hinsdale, not Wheaton or Naperville.

Ms. Chris Wilson, 537 Phillips, Glen Ellyn and a Glen Ellyn Park District Commissioner stated that she keeps asking for a scale model. She would like to see this go to a non-binding referendum.

Mr. Andrew Callaway, 467 Hillside Ave., Glen Ellyn stated that drop off and pick up is dangerous and crazy right now. People do not always make wise decisions. He questioned the use of 7th grade crossing guards to guide the children through the parking structure. He also expressed concerns with adding 200 cars daily on Hillside.

Dr. Jim McDonald, 875 Crescent Blvd., representing St. Petronille concerned parents stated this is an unacceptable use of parish land. This will have a negative impact on the school, church and village. The church is an architectural gem of Glen Ellyn and all but the steeple will be erased. This project will instead command a view of the Village. It will lower property values on Hillside and it will be the biggest structure in Glen Ellyn.

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Mr. Ryan Soukup, Soukup's Hardware, 419 N. Main Street, Glen Ellyn,, Mr. Soukup is concerned that the area residents and businesses were not consulted and kept informed. He wants visible parking and more than 9,000 square feet of retail to replace Giesche's. He does not want a massive structure. This will dwarf buildings and will block our sun.

Rev. James Dougherty, 420 Glen wood Ave., St. Petronille sated it is possible for a win-win-win. There can be a benefit for the community and the parishioners can benefit substantially by partnering. Safety is a great concern. The Diocese, Parish Council, St. Petronille staff, and the Village have been meeting for over a year, Father Dougherty asked for timely, factual and effective communication.

Ms. Janet Williams, 839 Crescent Blvd., Glen Ellyn raised concerns these will be rentals and not condos. Just because that is what the market demands does not make it right. She would like to see the project put on hold until the market changes. Her friends are appalled this is going to be rentals. She stated you cannot buy a condo in Glen Ellyn unless it is by word of mouth.

Mr. Mike Formento, 65 N. Exmoor, Executive Director, Chamber of Commerce. Mr. Formento has attended every meeting and offered his suggestions: he recommends a traffic study and an impact study. Safety at the school is a very important element and the manner of vehicles exiting onto Main Street. The increase in retail is not enough. We need more retail on Main Street. He expressed concerns with the height and the corridor effect and lack of light. As far as revitalizing the downtown – it is in good shape. Our downtown is historic.

Trustee Elliott commented that there is a lot of information to digest and suggested a future discussion.

Adjournment:

At 10:04 p.m. a motion was made by Trustee Clark and seconded by Trustee Kenwood to adjourn to Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees, without returning to open session thereafter.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Vouchers
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1860)

DOC ID: 1860

Total Expenditures (Payroll and Vouchers) - \$1,810,154.29.
The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 07-27-2015 (PDF)

Approval of Vouchers
For the Village Board Meeting of July 27, 2015

EXPENDITURES:

Accounts Payable Warrant 0715-2	7/10/2015	\$	819,499.43	
Accounts Payable Warrant 0715-3	7/17/2015	\$	483,144.71	
Sub-Total		\$	1,302,644.14	Warrant Total \$ 1,302,644.14

PAYROLL EXPENDITURES**July 10, 2015****Net Employee Payroll Checks****\$319,820.34****Employee & Employer Payroll Deductions:**

Employee Deductions*	138,020.58
IMRF - Employer contribution	22,799.97
Social Security/Medicare Tax Withheld - Employer portion	26,869.26

Total Payroll**\$ 507,510.15****GRAND TOTAL \$ 1,810,154.29**

* 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.

07/17/2015 14:29
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

PG 1
appdwart

WARRANT: 0715-2

TO FISCAL 2015/07 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2 3M COMPANY 60144 INVOICE: TP47712	06/24/15			217149	P	07/10/15	121300	530105	OPERATING SUPPLIES
VENDOR TOTALS	5,689.25	YTD	INVOICED					5,689.25	YTD PAID
27 A-LEN RADIATOR & AUTOMOTIVE INC 60143 INVOICE: 49926	06/25/15			217150	P	07/10/15	65000	521180	REPAIRS-CONTRACTUAL/LABOR
VENDOR TOTALS	225.00	YTD	INVOICED					225.00	YTD PAID
13 ACCURATE OFFICE SUPPLY CO. 60223 INVOICE: 328072	06/11/15			217151	P	07/10/15	134100	530100	OFFICE SUPPLIES
60224 INVOICE: 33088	06/30/15			217151	P	07/10/15	134100	530100	OFFICE SUPPLIES
VENDOR TOTALS	119.59	YTD	INVOICED					119.59	YTD PAID
7645 ACRES ENTERPRISES, INC 60221 INVOICE: AEI_0210796	06/01/15			20140103	P	07/10/15	121610	520970	MAINTENANCE-BUILDING & GR
60221 INVOICE: AEI_0210796	06/01/15			20140103	P	07/10/15	135100	520970	MAINTENANCE-BUILDING & GR
60221 INVOICE: AEI_0210796	06/01/15			20140103	P	07/10/15	143400	520970	MAINTENANCE-BUILDING & GR
60221 INVOICE: AEI_0210796	06/01/15			20140103	P	07/10/15	50100	520970	MAINTENANCE-BUILDING & GR
60221 INVOICE: AEI_0210796	06/01/15			20140103	P	07/10/15	53000	520970	MAINTENANCE-BUILDING & GR
VENDOR TOTALS	16,987.20	YTD	INVOICED					16,987.20	YTD PAID
52 SOUTH WEST INDUSTRIES INC 60222 INVOICE: 169566	07/01/15			217153	P	07/10/15	121300	521075	CONTRACT MAINT SERVICE
VENDOR TOTALS	2,602.50	YTD	INVOICED					2,602.50	YTD PAID
53 ANDEX 60145 INVOICE: 3444521	06/29/15			217154	P	07/10/15	121300	521075	CONTRACT MAINT SERVICE
60146 INVOICE: 3445700	06/30/15			217154	P	07/10/15	121300	521075	CONTRACT MAINT SERVICE
60147 INVOICE: 3445707	07/01/15			217154	P	07/10/15	121300	521075	CONTRACT MAINT SERVICE
VENDOR TOTALS	315.00	YTD	INVOICED					315.00	YTD PAID
8480 APPLIED INDUSTRIAL TECHNOLOGIES, INC									

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 60240	474632 06/29/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	-220.99
INVOICE: 60241	474661 06/29/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	24.08
INVOICE: 60242	474534 06/29/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	41.82
INVOICE: 60243	474602 06/29/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	220.99
INVOICE: 60244	474610 06/29/15			217162	P	07/10/15	65000	530105 OPERATING SUPPLIES	139.99
INVOICE: 60245	474626 06/30/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	64.25
INVOICE: 60246	474801 06/30/15			217162	P	07/10/15	65000	530310 PARTS PURCHASED	8.82
INVOICE: 60246	474804								
VENDOR TOTALS		2,146.85	YTD INVOICED				2,146.85	YTD PAID	223.42
9437 ECON CONTROL INC 60247	04/17/15			217163	P	07/10/15	55730	530410 DRY GOODS	1,797.07
INVOICE: 60247	20465								
VENDOR TOTALS		3,381.25	YTD INVOICED				3,381.25	YTD PAID	1,797.07
147 CHICAGO DISTRICT GOLF ASSN. 60283	07/01/15			217164	P	07/10/15	55720	520950 HANDICAPS FEES	2,540.00
INVOICE: 60283	70915								
INVOICE: 60283	70915			217164	P	07/10/15	550	120225 EXCHANGE CLEARING - REC R	-1,480.00
INVOICE: 60283	70915								
VENDOR TOTALS		11,422.00	YTD INVOICED				11,422.00	YTD PAID	1,060.00
6043 CHICAGO PARTS & SOUND LLC 60061	06/15/15			217165	P	07/10/15	65000	530310 PARTS PURCHASED	208.72
INVOICE: 60062	682147								
INVOICE: 60062	682720			217165	P	07/10/15	65000	530310 PARTS PURCHASED	-208.72
INVOICE: 60063	682720			217165	P	07/10/15	65000	530310 PARTS PURCHASED	-55.32
INVOICE: 60064	682719			217165	P	07/10/15	65000	530310 PARTS PURCHASED	55.32
INVOICE: 60149	681942			217165	P	07/10/15	65000	530310 PARTS PURCHASED	351.38
INVOICE: 60149	686005			217165	P	07/10/15	65000	530310 PARTS PURCHASED	137.12
INVOICE: 60150	686005			217165	P	07/10/15	65000	530310 PARTS PURCHASED	90.27
INVOICE: 60151	685137			217165	P	07/10/15	65000	530310 PARTS PURCHASED	-75.00
INVOICE: 60232	684842			217165	P	07/10/15	65000	530310 PARTS PURCHASED	-35.00
INVOICE: 60233	686246			217165	P	07/10/15	65000	530310 PARTS PURCHASED	
INVOICE: 60233	685310			217165	P	07/10/15	65000	530310 PARTS PURCHASED	

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
60234 INVOICE: 685592 60235 INVOICE: 684969	06/29/15 06/25/15			217165	P	07/10/15	530310	PARTS PURCHASED	323.47
VENDOR TOTALS		4,515.54	YTD INVOICED				4,515.54	YTD PAID	178.11
167 CLEMENT COMMUNICATIONS, INC. 60348 INVOICE: 9327439278 60348 INVOICE: 9327439278	04/15/15 04/15/15			217166	P	07/10/15	530225	SAFETY SUPPLIES	970.35
VENDOR TOTALS		143.42	YTD INVOICED				143.42	YTD PAID	71.71
175 COMMONWEALTH EDISON COMPANY 60248 INVOICE: 60248 60248 INVOICE: 60248 60248 INVOICE: 60248	06/16/15 06/16/15			217167	P	07/10/15	55710	UTILITIES	1,663.97
VENDOR TOTALS		58,889.15	YTD INVOICED				58,889.15	YTD PAID	813.49
9478 DANIEL HOWARD 60259 INVOICE: 70915	07/07/15 07/07/15			217168	P	07/10/15	55730	ENTERTAINMENT	1,220.25
VENDOR TOTALS		800.00	YTD INVOICED				800.00	YTD PAID	3,697.71
9584 MICHAEL/AMY COONEY 60231 INVOICE: TXR070915	07/07/15 07/07/15			217169	P	07/10/15	4000	REAL ESTATE TRANSFER TAX	400.00
VENDOR TOTALS		48.00	YTD INVOICED				48.00	YTD PAID	400.00
204 DAILY HERALD 60201 INVOICE: 37376L01 60251 INVOICE: T4409097 60252 INVOICE: T4409327	06/21/15 06/01/15			217170	P	07/10/15	126500	MARKETING	48.00
VENDOR TOTALS		4,864.75	YTD INVOICED				4,864.75	YTD PAID	580.00
241 DU-COMM 60249 INVOICE: 15534 60249	07/01/15 07/01/15			217172	P	07/10/15	134200	DU-COMM	79.35
				217172	P	07/10/15	135100	DU-COMM	112.70
									772.05
									27,369.80
									6,842.45

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 15534 60250 07/01/15				217172	P	07/10/15	134100	DU-COMM	32,400.00
INVOICE: 15535 60250 07/01/15				217172	P	07/10/15	134200	DU-COMM	8,947.25
INVOICE: 15535 60250 07/01/15				217172	P	07/10/15	134300	DU-COMM	64,800.00
VENDOR TOTALS			415,682.25 YTD INVOICED				415,682.25 YTD PAID		140,359.50
242 DU-KANE ASPHALT CO. 60152 06/21/15				217173	P	07/10/15	143300	OPERATING SUPPLIES, ASPHA	535.92
INVOICE: 23156									
VENDOR TOTALS			5,713.44 YTD INVOICED				5,713.44 YTD PAID		535.92
247 DUPAGE COUNTY CHILDREN'S CENTER 60253 06/24/15				217174	P	07/10/15	134100	PROFESSIONAL SERVICES - O	4,000.00
INVOICE: GE01-1									
VENDOR TOTALS			4,000.00 YTD INVOICED				4,000.00 YTD PAID		4,000.00
262 DUPAGE WATER COMMISSION DPWC-83 07/07/15				15196	W	07/10/15	50100	LAKE MICHIGAN WATER	359,132.80
INVOICE: DPWC-95									
VENDOR TOTALS			2,223,049.53 YTD INVOICED				2,223,049.53 YTD PAID		359,132.80
9589 ELEVATE CREATIVE LLC 60350 07/06/15				217175	P	07/10/15	121100	VILLAGE COMMISSIONS	500.00
INVOICE: GE1501									
VENDOR TOTALS			500.00 YTD INVOICED				500.00 YTD PAID		500.00
9303 MARY PORTER 60153 06/29/15				217176	P	07/10/15	50200	SAFETY SUPPLIES	67.20
INVOICE: 1902579393									
VENDOR TOTALS			148.39 YTD INVOICED				148.39 YTD PAID		67.20
291 EUCLID BEVERAGE, LTD 60254 07/02/15				217177	P	07/10/15	550	BEER INVENTORY	1,028.90
INVOICE: 8177818576									
VENDOR TOTALS			27,216.65 YTD INVOICED				27,216.65 YTD PAID		1,028.90
1726 BRIDGESTONE RETAIL OPERATIONS, LLC 60154 06/30/15				217178	P	07/10/15	65000	TIRES	667.64
INVOICE: 221805									

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VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS	2,817.94	YTD INVOICED			2,817.94	YTD PAID	667.64
9575 BRENDA FITZGERALD 60202 07/07/15 INVOICE: 70715		217179	P	07/10/15	121100	VILLAGE COMMISSIONS	40.00
VENDOR TOTALS	40.00	YTD INVOICED			40.00	YTD PAID	40.00
311 THE TERRAMAR GROUP, INC 60155 06/25/15 INVOICE: 63164		217180	P	07/10/15	65000	PARTS PURCHASED	141.01
VENDOR TOTALS	3,052.40	YTD INVOICED			3,052.40	YTD PAID	141.01
9586 FOREST PRESERVE OF DUPAGE COUNTY 60255 05/12/15 INVOICE: 70915		217181	P	07/10/15	65000	GAS AND OIL	90.71
VENDOR TOTALS	90.71	YTD INVOICED			90.71	YTD PAID	90.71
8052 BARRY FREEMAN 60256 07/08/15 INVOICE: 70915		217182	P	07/10/15	100	ESCROWS - DEVELOPER DEPOS	100.00
VENDOR TOTALS	200.00	YTD INVOICED			200.00	YTD PAID	100.00
9362 G & K SERVICES, CO 60258 07/03/15 INVOICE: 102823379		217183	P	07/10/15	143100	MAINTENANCE-BUILDING & GR	17.79
60258 07/03/15 INVOICE: 102823379		217183	P	07/10/15	65000	LEASED EQUIPMENT	48.97
VENDOR TOTALS	706.02	YTD INVOICED			706.02	YTD PAID	66.76
330 GLOVES INC 60156 06/29/15 INVOICE: 1270252-00		217184	P	07/10/15	143300	SAFETY SUPPLIES	106.70
60156 06/29/15 INVOICE: 1270252-00		217184	P	07/10/15	143400	SAFETY SUPPLIES	106.70
VENDOR TOTALS	1,881.69	YTD INVOICED			1,881.69	YTD PAID	213.40
9578 JUDY GUIDICE 60217 07/08/15 INVOICE: 60217		217185	P	07/10/15	500	ACCOUNTS RECV - UTILITY BI	47.66
VENDOR TOTALS	47.66	YTD INVOICED			47.66	YTD PAID	47.66
9585 GLEN ELLYN ANIMAL HOSPITAL 60257 07/07/15		217186	P	07/10/15	134200	PROFESSIONAL SERVICES - O	40.00

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 457940									
VENDOR TOTALS			40.00	YTD INVOICED			40.00	YTD PAID	40.00
348 GLEN ELLYN CHAMBER OF COMMERCE 60203 06/23/15 INVOICE: 12816				217187	P	07/10/15	126500	520903	MARKETING 1,000.00
VENDOR TOTALS			2,910.00	YTD INVOICED			2,910.00	YTD PAID	1,000.00
1012 VIL. OF G.E., POLICE-PETTY CASH 60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134100	530105	OPERATING SUPPLIES 85.45
60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134200	530105	OPERATING SUPPLIES 21.00
60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134100	520600	DUES-SUBSCRIPTIONS-REG FE 29.00
60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134200	520600	DUES-SUBSCRIPTIONS-REG FE 12.00
60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134200	520625	TRAVEL 51.97
60200 07/07/15 INVOICE: 70715				217145	P	07/07/15	134300	520625	TRAVEL 1.00
VENDOR TOTALS			579.80	YTD INVOICED			579.80	YTD PAID	200.42
1176 GLOBAL EQUIPMENT COMPANY 60159 05/01/15 INVOICE: 108024839				217188	P	07/10/15	121300	520970	MAINTENANCE-BUILDING & GR 432.00
VENDOR TOTALS			432.00	YTD INVOICED			432.00	YTD PAID	432.00
9587 RICHARD R HALDEMAN 60269 07/08/15 INVOICE: GR070915				217189	P	07/10/15	550	120225	EXCHANGE CLEARING - REC R 500.00
VENDOR TOTALS			500.00	YTD INVOICED			500.00	YTD PAID	500.00
198 HERITAGE-CRYSTAL CLEAN INC 60261 06/25/15 INVOICE: 13543323				217190	P	07/10/15	65000	521125	LEASED EQUIPMENT 284.55
VENDOR TOTALS			1,689.12	YTD INVOICED			1,689.12	YTD PAID	284.55
6405 HIGHLAND BAKING CO 60263 06/19/15 INVOICE: 882285				217191	P	07/10/15	550	150301	FOOD INVENTORY 592.25
60264 06/29/15 INVOICE: 888372				217191	P	07/10/15	550	150301	FOOD INVENTORY 218.51
60265 06/30/15 INVOICE: 888973				217191	P	07/10/15	550	150301	FOOD INVENTORY 169.50

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
60266 INVOICE: 889791 60267 INVOICE: 890642 60268 INVOICE: 891644	07/01/15 07/02/15 07/03/15			217191 217191 217191	P P P	07/10/15 07/10/15 07/10/15	150301 150301 150301	FOOD INVENTORY FOOD INVENTORY FOOD INVENTORY	80.98 113.55 375.78
VENDOR TOTALS		14,656.90	YTD INVOICED				14,656.90	YTD PAID	1,550.57
389 HOLSTEIN'S GARAGE 60262 INVOICE: 43976	06/30/15 06/30/15			217192	P	07/10/15	65000	REPAIRS-CONTRACTUAL/LABOR	314.50
VENDOR TOTALS		1,499.00	YTD INVOICED				1,499.00	YTD PAID	314.50
2139 ILEAS/RICP 60271 INVOICE: 70915	07/01/15 07/01/15			217193	P	07/10/15	134200	DUES-SUBSCRIPTIONS-REG FE	120.00
VENDOR TOTALS		120.00	YTD INVOICED				120.00	YTD PAID	120.00
415 ILLINOIS EPA 60160 INVOICE: 70715	06/26/15 06/26/15			217194	P	07/10/15	40000	CONSTRUCTION PROJECTS	1,000.00
VENDOR TOTALS		54,982.57	YTD INVOICED				54,982.57	YTD PAID	1,000.00
422 ILLINOIS SECRETARY OF STATE 60220 INVOICE: 70915	07/07/15 07/07/15			217146	P	07/09/15	134100	DUES-SUBSCRIPTIONS-REG FE	10.00
VENDOR TOTALS		810.00	YTD INVOICED				810.00	YTD PAID	10.00
900 UNIVERSITY OF ILLINOIS-GAR 60334 INVOICE: UPIN7799	06/24/15 06/24/15			217195	P	07/10/15	134200	EMPLOYEE EDUCATION	900.00
VENDOR TOTALS		2,470.00	YTD INVOICED				2,470.00	YTD PAID	900.00
7947 IMPROVE IT REMODELING 60270 INVOICE: 20111143	07/08/15 07/08/15			217196	P	07/10/15	100	ESCROWS - DEVELOPER DEPOS	7,200.00
VENDOR TOTALS		7,200.00	YTD INVOICED				7,200.00	YTD PAID	7,200.00
9530 MICHAEL CHARLES ITALIA 60141 INVOICE: 70715	07/07/15 07/07/15			217144	P	07/07/15	55730	ENTERTAINMENT	600.00
VENDOR TOTALS		1,200.00	YTD INVOICED				1,200.00	YTD PAID	600.00

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
481 JERRY HAGGERTY CHEVROLET INC 60260 INVOICE: 159348	07/07/15			217197	P	07/10/15	65000	530310 PARTS PURCHASED	178.07
VENDOR TOTALS			42,004.91	YTD INVOICED				42,004.91 YTD PAID	178.07
3603 JON-DON INC 60161 INVOICE: 2337711	06/24/15			217198	P	07/10/15	121300	520970 MAINTENANCE-BUILDING & GR	902.74
VENDOR TOTALS			1,100.88	YTD INVOICED				1,100.88 YTD PAID	902.74
6470 JOHN S NEENAN 60272 INVOICE: 79257	06/22/15			217199	P	07/10/15	55710	530105 OPERATING SUPPLIES	354.00
VENDOR TOTALS			692.80	YTD INVOICED				692.80 YTD PAID	354.00
9348 K. HOVNANIAN HOMES 60214 INVOICE: 60214 60351 INVOICE: 60215	07/08/15			217200	P	07/10/15	500	120210 ACCOUNTS REC - UTILITY BI	34.50
VENDOR TOTALS			605.73	YTD INVOICED				605.73 YTD PAID	69.00
7304 KALWEIT CONSTRUCTION COMPANY 60163 INVOICE: 70715	06/01/15			217201	P	07/10/15	45000	570105 CIVIC CENTER RENOVATION	1,050.00
VENDOR TOTALS			2,025.00	YTD INVOICED				2,025.00 YTD PAID	1,050.00
522 KOVATCH MOBILE EQUIPMENT CORP 60162 INVOICE: VA 58594	06/25/15			217202	P	07/10/15	65000	530310 PARTS PURCHASED	29.00
VENDOR TOTALS			29.00	YTD INVOICED				29.00 YTD PAID	29.00
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 60164 INVOICE: 9001514354 60165 INVOICE: 234325850 60166 INVOICE: 234325855 60167 INVOICE: 234722667	06/23/15			217203	P	07/10/15	143100	520975 MAINTENANCE-EQUIPMENT	228.21
	05/27/15			217203	P	07/10/15	121400	520901 COPIER	271.12
	05/27/15			217203	P	07/10/15	121400	520901 COPIER	638.28
	06/24/15			217203	P	07/10/15	121400	520901 COPIER	370.49
VENDOR TOTALS			5,183.48	YTD INVOICED				5,183.48 YTD PAID	1,508.10

9576 MICHAEL LA MONICA

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	PG	10
60205 INVOICE: 20150075	07/02/15			217204	P	07/10/15	100	240100	ESCROWS - DEVELOPER DEPOS	appdwarr
VENDOR TOTALS		2,000.00	YTD INVOICED					2,000.00	YTD PAID	
4960 LAW ENFORCEMENT RMS OF ILLINOIS 60274 INVOICE: 70915	07/08/15			217205	P	07/10/15	134100	520600	DUES-SUBSCRIPTIONS-REG FE	
VENDOR TOTALS		25.00	YTD INVOICED					25.00	YTD PAID	
644 NETTOYER, INC. 60286 INVOICE: 7157	06/30/15			217206	P	07/10/15	65000	521180	REPAIRS-CONTRACTUAL/LABOR	
VENDOR TOTALS		2,760.75	YTD INVOICED					2,760.75	YTD PAID	
5452 IRENE LICKO 60204 INVOICE: ER070715	07/03/15			217207	P	07/10/15	134100	520625	TRAVEL	
VENDOR TOTALS		20.00	YTD INVOICED					20.00	YTD PAID	
9579 LIGHTHOUSE MARKETING SERVICES, INC 60219 INVOICE: 8949	07/07/15			217147	P	07/09/15	55730	520903	MARKETING	
60273 INVOICE: 8948	07/07/15			217208	P	07/10/15	55730	520903	MARKETING	
VENDOR TOTALS		5,796.16	YTD INVOICED					5,796.16	YTD PAID	
584 MCCANN INDUSTRIES, INC. 60173 INVOICE: 1358858	06/25/15			217209	P	07/10/15	143300	530210	OPERATING SUPPLIES, ASPHA	
VENDOR TOTALS		1,426.42	YTD INVOICED					1,426.42	YTD PAID	
9583 SUSAN MCKAY 60275 INVOICE: TXR070915	07/08/15			217210	P	07/10/15	4000	410600	REAL ESTATE TRANSFER TAX	
VENDOR TOTALS		1,650.00	YTD INVOICED					1,650.00	YTD PAID	
590 MEADE ELECTRIC COMPANY, INC. 60168 INVOICE: 669799	06/25/15			217211	P	07/10/15	143300	521040	MAINTENANCE-TRAFFIC SIGNA	
60169 INVOICE: 669798	06/25/15			217211	P	07/10/15	143300	521040	MAINTENANCE-TRAFFIC SIGNA	
60170 INVOICE: 669796	06/25/15			217211	P	07/10/15	143300	521040	MAINTENANCE-TRAFFIC SIGNA	
60171	06/25/15			217211	P	07/10/15	143300	521040	MAINTENANCE-TRAFFIC SIGNA	

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 669797									
VENDOR TOTALS							7,923.66	YTD PAID	1,275.01
595 MENARDS, INC.									
60172 INVOICE:	06/29/15			217212	P	07/10/15	143300	OPERATING SUPPLIES	22.52
60174 INVOICE:	06/30/15			217212	P	07/10/15	143300	OPERATING SUPPLIES	75.64
60175 INVOICE:	07/01/15			217212	P	07/10/15	143300	OPERATING SUPPLIES	-8.76
60176 INVOICE:	07/01/15			217212	P	07/10/15	143300	OPERATING SUPPLIES	21.34
60177 INVOICE:	06/23/15			217212	P	07/10/15	50200	MAINTENANCE-STORM SEWERS	4.95
60178 INVOICE:	06/25/15			217212	P	07/10/15	50100	MAINTENANCE-OTHER	3.49
60179 INVOICE:	06/25/15			217212	P	07/10/15	50100	MAINTENANCE-OTHER	119.18
VENDOR TOTALS							2,479.89	YTD INVOICED	
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC									
60278 INVOICE:	06/29/15			217213	P	07/10/15	550	FOOD INVENTORY	181.54
60279 INVOICE:	06/30/15			217213	P	07/10/15	550	FOOD INVENTORY	259.39
60280 INVOICE:	07/01/15			217213	P	07/10/15	550	FOOD INVENTORY	156.24
60281 INVOICE:	07/02/15			217213	P	07/10/15	550	FOOD INVENTORY	434.12
60282 INVOICE:	07/03/15			217213	P	07/10/15	550	FOOD INVENTORY	478.07
60282 INVOICE:	07/03/15			217213	P	07/10/15	550	NA BEVERAGES INVENTORY	46.03
60282 INVOICE:	07/03/15			217213	P	07/10/15	550	NA BEVERAGES INVENTORY	46.03
VENDOR TOTALS							39,047.90	YTD PAID	1,555.39
6603 CHRISTINE MILLER									
60206 INVOICE:	07/03/15			217214	P	07/10/15	134100	OPERATING SUPPLIES	90.00
60206 INVOICE:	07/03/15			217214	P	07/10/15	134100	OPERATING SUPPLIES	90.00
VENDOR TOTALS							100.00	YTD PAID	90.00
1212 MURPHY & MILLER, INC									
60276 INVOICE:	06/23/15			217215	P	07/10/15	121300	MAINTENANCE-BUILDING & GR	457.50
60276 INVOICE:	06/23/15			217215	P	07/10/15	121300	MAINTENANCE-BUILDING & GR	457.50
VENDOR TOTALS							24,943.72	YTD PAID	457.50
5841 GENUINE PARTS CO-NAPA									
60181 INVOICE:	06/26/15			217216	P	07/10/15	65000	PARTS PURCHASED	44.44
60181 INVOICE:	06/26/15			217216	P	07/10/15	65000	PARTS PURCHASED	44.44
VENDOR TOTALS							24,943.72	YTD INVOICED	

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60182 INVOICE:	06/26/15			217216	P	07/10/15	530300	GAS AND OIL	7.47
60284 INVOICE:	07/06/15			217216	P	07/10/15	530310	PARTS PURCHASED	7.27
60285 INVOICE:	07/07/15			217216	P	07/10/15	530310	PARTS PURCHASED	- .55
60285 INVOICE:	07/07/15								
VENDOR TOTALS							1,924.99	YTD PAID	14.63
635 NATIONAL ELEVATOR INSPECTION SVCS INC									
60179 INVOICE:	06/24/15			217217	P	07/10/15	521044	ELEVATOR INSPECTIONS	65.00
60179 INVOICE:	196460								
VENDOR TOTALS							5,587.50	YTD PAID	65.00
638 NATIONAL POWER RODDING CORP.									
60183 INVOICE:	04/09/15		20140097	217218	P	07/10/15	521150	SANITARY SEWER TELEVISION	1,985.60
60184 INVOICE:	04/09/15			217218	P	07/10/15	521055	PROFESSIONAL SERVICES - O	2,128.68
60184 INVOICE:	45766-1								
VENDOR TOTALS							43,438.66	YTD PAID	4,114.26
8790 A NEW DAIRY CO, INC									
60287 INVOICE:	06/30/15			217219	P	07/10/15	150301	FOOD INVENTORY	228.14
60287 INVOICE:	1445626			217219	P	07/10/15	150305	NA BEVERAGES INVENTORY	31.44
60288 INVOICE:	07/03/15			217219	P	07/10/15	150301	FOOD INVENTORY	450.34
60288 INVOICE:	1446274			217219	P	07/10/15	150305	NA BEVERAGES INVENTORY	58.33
60288 INVOICE:	1446274								
VENDOR TOTALS							14,163.55	YTD PAID	768.25
651 NORTHERN ILLINOIS GAS COMPANY									
60180 INVOICE:	06/26/15			217220	P	07/10/15	521200	UTILITIES	170.97
60208 INVOICE:	06/29/15			217220	P	07/10/15	521200	UTILITIES	206.81
60289 INVOICE:	06/23/15			217220	P	07/10/15	521200	UTILITIES	71.03
60289 INVOICE:	60289			217220	P	07/10/15	521200	UTILITIES	21.55
60290 INVOICE:	06/23/15								
60290 INVOICE:	60290								
VENDOR TOTALS							40,552.57	YTD PAID	470.36
9577 KATHI NIEMANN									
60216 INVOICE:	07/08/15			217221	P	07/10/15	120210	ACCOUNTS RECV - UTILITY BI	457.46
60216 INVOICE:	60216								

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VENDOR TOTALS		457.46	YTD INVOICED		457.46	YTD PAID	457.46
652 NIKE USA INC							
60291	06/22/15						
INVOICE:	972946839	217222	P	07/10/15	550	150300	PRO SHOP INVENTORY
60292	06/26/15						
INVOICE:	973136843	217222	P	07/10/15	550	150300	PRO SHOP INVENTORY
VENDOR TOTALS		15,708.73	YTD INVOICED		15,708.73	YTD PAID	801.22
8637 CANDACE NYKIEL							
60207	07/03/15						
INVOICE:	ER070715	217223	P	07/10/15	134100	520625	TRAVEL
VENDOR TOTALS		76.08	YTD INVOICED		76.08	YTD PAID	20.00
665 O'HARE TRUCK/TOWING SERVICE, INC.							
60304	07/08/15						
INVOICE:	P-86810	217224	P	07/10/15	134200	520935	IMPOUND FEES
VENDOR TOTALS		605.00	YTD INVOICED		605.00	YTD PAID	150.00
738 RAY O'HERRON CO. INC.							
60293	03/20/15						
INVOICE:	1515766-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60294	03/25/15						
INVOICE:	1516624-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60295	03/27/15						
INVOICE:	1517291-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60296	04/21/15						
INVOICE:	1522180-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60297	03/19/15						
INVOICE:	1515473-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60298	05/11/15						
INVOICE:	1526418-IN	217225	P	07/10/15	134300	530445	UNIFORMS
60299	03/19/15						
INVOICE:	1515442-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60300	06/24/15						
INVOICE:	1534396-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60301	05/21/15						
INVOICE:	1528490-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60302	04/21/15						
INVOICE:	1522185-IN	217225	P	07/10/15	134200	530445	UNIFORMS
60303	05/01/15						
INVOICE:	1524344-CM	217225	P	07/10/15	134200	530445	UNIFORMS
VENDOR TOTALS		9,806.95	YTD INVOICED		9,806.95	YTD PAID	1,758.08
1458 OFFICE DEPOT, INC							
60185	04/28/15						
		217226	P	07/10/15	121100	530100	OFFICE SUPPLIES
							72.2

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INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	121200	OFFICE SUPPLIES	10.55
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	121300	OFFICE SUPPLIES	2.25
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	122100	OFFICE SUPPLIES	13.43
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	122200	OFFICE SUPPLIES	2.45
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	126100	OFFICE SUPPLIES	2.45
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	126200	OFFICE SUPPLIES	2.45
INVOICE: 60185	767936832001 04/28/15			217226	P	07/10/15	126500	OFFICE SUPPLIES	1.22
INVOICE: 60186	767936832001 05/01/15			217226	P	07/10/15	121100	OFFICE SUPPLIES	6.10
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	121200	OFFICE SUPPLIES	11.44
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	121300	OFFICE SUPPLIES	7.06
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	122100	OFFICE SUPPLIES	5.73
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	122200	OFFICE SUPPLIES	44.46
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	134100	OFFICE SUPPLIES	.72
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	134200	OFFICE SUPPLIES	2.16
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	134300	OFFICE SUPPLIES	.48
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	126100	OFFICE SUPPLIES	5.73
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	126200	OFFICE SUPPLIES	5.73
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	126500	OFFICE SUPPLIES	3.46
INVOICE: 60186	768634474001 05/01/15			217226	P	07/10/15	143100	OFFICE SUPPLIES	3.36
VENDOR TOTALS							4,610.06	YTD PAID	203.44
676	PACKEY WEBB FORD, INC.								
60305	07/06/15			217228	P	07/10/15	65000	PARTS PURCHASED	30.00
60306	130040			217227	P	07/10/15	65000	PARTS PURCHASED	33.52
INVOICE: 8594	07/01/15								
VENDOR TOTALS							13,569.22	YTD PAID	63.52
9573	JAMES PALLUCCI								

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60218 INVOICE: 70915	07/09/15			217148	P	07/09/15	55730	520904 ENTERTAINMENT	400.00
VENDOR TOTALS		900.00	YTD INVOICED				900.00	YTD PAID	400.00
3935 PAYNE MECHANICAL & MAINTENANCE INC 60307 INVOICE: 8807	06/16/15			217229	P	07/10/15	65000	520970 MAINTENANCE-BUILDING & GR	1,079.00
VENDOR TOTALS		1,079.00	YTD INVOICED				1,079.00	YTD PAID	1,079.00
9412 WAYNE S BLETTNER 60225 INVOICE: 70915	07/09/15			217230	P	07/10/15	55730	520904 ENTERTAINMENT	400.00
VENDOR TOTALS		800.00	YTD INVOICED				800.00	YTD PAID	400.00
8479 POINT EMBLEMS 60310 INVOICE: 3884	07/06/15			217231	P	07/10/15	134100	530105 OPERATING SUPPLIES	290.00
VENDOR TOTALS		580.00	YTD INVOICED				580.00	YTD PAID	290.00
1724 POMP'S TIRE SERVICE INC 60308 INVOICE: 280045659	07/07/15			217232	P	07/10/15	65000	530315 TIRES	318.07
VENDOR TOTALS		318.07	YTD INVOICED				318.07	YTD PAID	318.07
6552 PROVANTAGE CORPORATION 60209 INVOICE: 7427044	06/30/15			217233	P	07/10/15	126100	530100 OFFICE SUPPLIES	39.38
60209 INVOICE: 7427044	06/30/15			217233	P	07/10/15	126200	530100 OFFICE SUPPLIES	59.06
60309 INVOICE: 7429132	07/02/15			217233	P	07/10/15	121400	570110 COMPUTER EQUIPMENT/PROJEC	351.61
VENDOR TOTALS		12,796.08	YTD INVOICED				12,796.08	YTD PAID	450.05
8640 KEVIN RIGGLE 60311 INVOICE: ER070915	07/07/15			217234	P	07/10/15	134200	520625 TRAVEL	100.00
VENDOR TOTALS		225.00	YTD INVOICED				225.00	YTD PAID	100.00
763 ROSENTHAL BROS., INC. 60312 INVOICE: 98467	06/29/15			217235	P	07/10/15	134100	520600 DUES-SUBSCRIPTIONS-REG FE	50.00
VENDOR TOTALS		250.00	YTD INVOICED				250.00	YTD PAID	50.00

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764 ROTARY CLUB OF GLEN ELLYN 60313 06/29/15 INVOICE: 6205 60314 06/29/15 INVOICE: 6215 VENDOR TOTALS	1,048.94 YTD INVOICED	217236 P 07/10/15		121200	521230	PUBLIC RELATIONS	147.00
6093 SCHAMBERGER BROTHERS, INC 60328 07/01/15 INVOICE: 16053 VENDOR TOTALS	8,121.30 YTD INVOICED	217237 P 07/10/15		134100	520600	DUES-SUBSCRIPTIONS-REG FE	147.00
7590 KIMBERLY SCHWEGEL 60316 07/07/15 INVOICE: 70915 VENDOR TOTALS	100.00 YTD INVOICED	217239 P 07/10/15		100	240100	ESCROWS - DEVELOPER DEPOS	100.00
9581 KEN/LINDA SENG 60315 07/07/15 INVOICE: TXR070915 VENDOR TOTALS	2,076.00 YTD INVOICED	217240 P 07/10/15		4000	410600	REAL ESTATE TRANSFER TAX	2,076.00
9574 TONY L DIAMOND SR 60189 06/29/15 INVOICE: 629153318 60317 07/06/15 INVOICE: 706153498 VENDOR TOTALS	5,355.60 YTD INVOICED	217241 P 07/10/15		65000	530105	OPERATING SUPPLIES	13.75
1379 SOUTHERN WINE & SPIRITS OF ILLINOIS 60326 07/01/15 INVOICE: 4735941 VENDOR TOTALS	37,892.67 YTD INVOICED	217241 P 07/10/15		65000	580110	EQUIPMENT/CAPITAL OUTLAY	5,341.85
5853 PATRICK STACK 60320 07/08/15 INVOICE: ER070915 VENDOR TOTALS	61.99 YTD INVOICED	217242 P 07/10/15		550	150304	WINE INVENTORY	1,188.92
806 STANDARD EQUIPMENT COMPANY 60187 06/22/15 INVOICE: C03694 60188 06/22/15 INVOICE: C03695 VENDOR TOTALS	61.99 YTD INVOICED	217243 P 07/10/15		65000	530225	SAFETY SUPPLIES	61.99
		217244 P 07/10/15		65000	530310	PARTS PURCHASED	923.96
		217244 P 07/10/15		65000	530310	PARTS PURCHASED	229.04

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60318 INVOICE: C04002	06/29/15			217244	P	07/10/15	65000	530310	152.27
60319 INVOICE: C04016	06/30/15			217244	P	07/10/15	65000	530310	223.96
VENDOR TOTALS				7,661.30	YTD INVOICED			7,661.30	1,529.23
2687 STAPLES CONTRACT & COMMERCIAL, INC.									
60191 INVOICE: 3269252927	06/19/15			217245	P	07/10/15	121300	530105	232.22
60192 INVOICE: 3269186868	06/18/15			217245	P	07/10/15	143100	530100	10.04
60192 INVOICE: 3269186868	06/18/15			217245	P	07/10/15	143300	530100	10.03
60192 INVOICE: 3269186868	06/18/15			217245	P	07/10/15	143400	530100	10.03
60192 INVOICE: 3269186868	06/18/15			217245	P	07/10/15	50100	530100	10.03
60192 INVOICE: 3269186868	06/18/15			217245	P	07/10/15	50200	530100	10.03
60193 INVOICE: 3269252929	06/19/15			217245	P	07/10/15	143100	530100	3.49
60194 INVOICE: 3269252928	06/19/15			217245	P	07/10/15	143100	530100	-3.49
VENDOR TOTALS				8,773.87	YTD INVOICED			8,773.87	282.38
9084 STATE INDUSTRIAL PRODUCTS CORPORATION									
60195 INVOICE: 97345341	06/19/15			217246	P	07/10/15	121300	530105	284.62
VENDOR TOTALS				1,530.42	YTD INVOICED			1,530.42	284.62
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC									
60190 INVOICE: IN463010	06/25/15			217247	P	07/10/15	121300	520970	860.90
VENDOR TOTALS				1,097.30	YTD INVOICED			1,097.30	860.90
835 SUPERIOR BEVERAGE CO.									
60327 INVOICE: 2769	07/02/15			217248	P	07/10/15	550	150303	760.35
60327 INVOICE: 2769	07/02/15			217248	P	07/10/15	550	150304	90.00
VENDOR TOTALS				13,912.15	YTD INVOICED			13,912.15	850.35
5758 SWAHM									
724763 INVOICE: SWAHM-79	07/07/15			15195	W	07/10/15	60000	520895	188,879.70

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VENDOR TOTALS		1,333,935.36		YTD INVOICED			1,333,935.36	YTD PAID	188,879.70
4345 SYMBOLARTS									
60329	07/02/15			217249	P	07/10/15	134100	530105	OPERATING SUPPLIES
INVOICE: 237386-IN									50.00
VENDOR TOTALS		222.00		YTD INVOICED			222.00	YTD PAID	50.00
844 SYSCO FOOD SERV - CHICAGO, INC									
60321	06/30/15			217250	P	07/10/15	550	150301	FOOD INVENTORY
INVOICE: 506301686									959.12
60322	06/29/15			217250	P	07/10/15	550	150301	FOOD INVENTORY
INVOICE: 506290322									855.98
60322	06/29/15			217250	P	07/10/15	550	150305	NA BEVERAGES INVENTORY
INVOICE: 506290322									43.86
60322	06/29/15			217250	P	07/10/15	55730	530105	OPERATING SUPPLIES
INVOICE: 506290322									311.98
60322	06/29/15			217250	P	07/10/15	55730	530410	DRY GOODS
INVOICE: 506290322									20.06
60323	07/02/15			217250	P	07/10/15	550	150301	FOOD INVENTORY
INVOICE: 507021396									968.78
60324	07/03/15			217250	P	07/10/15	550	150301	FOOD INVENTORY
INVOICE: 507031001									2,968.21
60324	07/03/15			217250	P	07/10/15	550	150305	NA BEVERAGES INVENTORY
INVOICE: 507031001									27.22
60324	07/03/15			217250	P	07/10/15	55730	530105	OPERATING SUPPLIES
INVOICE: 507031001									614.12
60324	07/03/15			217250	P	07/10/15	55730	530410	DRY GOODS
INVOICE: 507031001									181.45
60325	06/15/15			217250	P	07/10/15	550	150301	FOOD INVENTORY
INVOICE: 506151545									2,371.10
60325	06/15/15			217250	P	07/10/15	55730	530105	OPERATING SUPPLIES
INVOICE: 506151545									768.64
60325	06/15/15			217250	P	07/10/15	55730	530410	DRY GOODS
INVOICE: 506151545									7.84
VENDOR TOTALS		174,817.92		YTD INVOICED			174,817.92	YTD PAID	10,098.36
293 EVA P. TAVES									
60210	07/03/15			217251	P	07/10/15	134100	520625	TRAVEL
INVOICE: ER070715									80.00
VENDOR TOTALS		199.09		YTD INVOICED			199.09	YTD PAID	80.00
9588 TECH TOOLS, INC									
60277	07/01/15			217252	P	07/10/15	65000	530105	OPERATING SUPPLIES
INVOICE: 429									35.80
VENDOR TOTALS		107.40		YTD INVOICED			107.40	YTD PAID	35.80

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
865 ACUSHNET COMPANY 60331 INVOICE: 901023263 60332 INVOICE: 901043747 60333 INVOICE: 901023264	07/01/15 07/07/15 07/01/15			217253 217253 217253	P P P	07/10/15 07/10/15 07/10/15	150300 150300 150300	PRO SHOP INVENTORY PRO SHOP INVENTORY PRO SHOP INVENTORY	1,270.38 -63.00 529.77
VENDOR TOTALS				64,519.18 YTD INVOICED			64,519.18 YTD PAID		1,737.15
870 TOUR EDGE GOLF MFG INC 60330 INVOICE: IN-01054095	06/15/15			217254	P	07/10/15	150300	PRO SHOP INVENTORY	212.00
VENDOR TOTALS				827.50 YTD INVOICED			827.50 YTD PAID		212.00
7644 TREES R US, INC. 60196 INVOICE: 17640	06/17/15		20140104	217255	P	07/10/15	54000	BRUSH PICK UP SERVICE	23,205.00
VENDOR TOTALS				46,410.00 YTD INVOICED			46,410.00 YTD PAID		23,205.00
1007 TYLER TECHNOLOGIES, INC. 60211 INVOICE: 45-138601 60211 INVOICE: 45-138601	06/30/15 06/30/15		20140027 20140027	217256 217256	P P	07/10/15 07/10/15	50100 50200	PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O	500.00 500.00
VENDOR TOTALS				13,141.03 YTD INVOICED			13,141.03 YTD PAID		1,000.00
884 U.S. FOODSERVICE, INC. 60335 INVOICE: 723556 60336 INVOICE: 473380	07/02/15 06/24/15			217257 217257	P P	07/10/15 07/10/15	150301 530105	FOOD INVENTORY OPERATING SUPPLIES	867.81 465.82
VENDOR TOTALS				17,085.75 YTD INVOICED			17,085.75 YTD PAID		1,333.63
1190 HD SUPPLY FACILITIES MAINT LTD. 60197 INVOICE: 678788 60197 INVOICE: 678788	06/23/15 06/23/15			217258 217258	P P	07/10/15 07/10/15	50200 50200	MAINTENANCE-EQUIPMENT SAFETY SUPPLIES	222.70 31.26
VENDOR TOTALS				2,162.40 YTD INVOICED			2,162.40 YTD PAID		253.96
911 AURORA LAUNDRY COMPANY, INC 60337 INVOICE: 654041 60337 INVOICE: 654041	07/01/15 07/01/15			217259 217259	P P	07/10/15 07/10/15	55730 55730	OPERATING SUPPLIES LINENS AND RENTALS	62.58 544.45

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60337 INVOICE: 654041	07/01/15 654041	217259	P	07/10/15	55730	530445 UNIFORMS	11.59
VENDOR TOTALS	12,068.03	YTD INVOICED				12,068.03 YTD PAID	618.62
915 VERIZON WIRELESS SERVICES LLC 60338 INVOICE: 9747863689	06/23/15 9747863689	217260	P	07/10/15	55720	521195 TELECOMMUNICATIONS	76.02
60339 INVOICE: 150140705	06/20/15 150140705	217261	P	07/10/15	134100	530105 OPERATING SUPPLIES	100.00
VENDOR TOTALS	15,009.94	YTD INVOICED				15,009.94 YTD PAID	176.02
919 VILLA PARK ELECTRICAL SUPPLY CO, INC 60198 INVOICE: 1866178	06/29/15 1866178	217262	P	07/10/15	121300	520970 MAINTENANCE-BUILDING & GR	16.63
VENDOR TOTALS	764.23	YTD INVOICED				764.23 YTD PAID	16.63
1439 VOSS SIGNS LLC 60340 INVOICE: S-176481	06/26/15 S-176481	217263	P	07/10/15	143300	520995 MAINTENANCE-SIGNS	456.50
60341 INVOICE: C-176749	06/26/15 C-176749	217263	P	07/10/15	143300	520995 MAINTENANCE-SIGNS	217.50
60342 INVOICE: C-176480	06/26/15 C-176480	217263	P	07/10/15	134100	530105 OPERATING SUPPLIES	207.50
60342 INVOICE: C-176480	06/26/15 C-176480	217263	P	07/10/15	143300	520995 MAINTENANCE-SIGNS	242.50
VENDOR TOTALS	1,124.00	YTD INVOICED				1,124.00 YTD PAID	1,124.00
935 WATER RESOURCES INC. 60199 INVOICE: 29752	06/17/15 29752	217264	P	07/10/15	50100	521015 MAINTENANCE-WATER METERS	4,286.33
VENDOR TOTALS	53,395.84	YTD INVOICED				53,395.84 YTD PAID	4,286.33
9275 WILLIAM WHITNEY 60343 INVOICE: 70915	07/08/15 70915	217265	P	07/10/15	100	240100 ESCROWS - DEVELOPER DEPOS	100.00
VENDOR TOTALS	200.00	YTD INVOICED				200.00 YTD PAID	100.00
7711 WINDY CITY DISTRIBUTION COMPANY 60345 INVOICE: 598881	07/02/15 598881	217266	P	07/10/15	550	150303 BEER INVENTORY	689.78
VENDOR TOTALS	15,288.30	YTD INVOICED				15,288.30 YTD PAID	689.78
6568 WIRTZ BEVERAGE ILLINOIS LLC 60344 INVOICE: 07/02/15	07/02/15	217267	P	07/10/15	550	150302 LIQUOR INVENTORY	374.79

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INVOICE: 1012475378 60344 07/02/15				217267	P	07/10/15	550 150305	NA BEVERAGES INVENTORY	110.00
INVOICE: 1012475378									
VENDOR TOTALS			13,414.38	YTD INVOICED			13,414.38	YTD PAID	484.75
970 XEROX CORPORATION 60212 07/01/15				217268	P	07/10/15	121400 520901	COPIER	521.10
INVOICE: 80159704 60346 07/01/15				217268	P	07/10/15	55700 530100	OFFICE SUPPLIES	636.00
INVOICE: 80159706									
VENDOR TOTALS			7,340.90	YTD INVOICED			7,340.90	YTD PAID	1,157.10
1753 SCOTT ZAPEL 60213 07/01/15				217269	P	07/10/15	1000 440170	FACILITY RENTALS	22.50
INVOICE: 70715									
VENDOR TOTALS			110.00	YTD INVOICED			110.00	YTD PAID	22.50
9163 DAN/JILL ZIEGLER 60349 07/08/15				217270	P	07/10/15	121100 520140	VILLAGE COMMISSIONS	40.00
INVOICE: 70915									
VENDOR TOTALS			40.00	YTD INVOICED			40.00	YTD PAID	40.00
6906 ZIMMERMAN FORD LINCOLN MERCURY, INC 60347 07/02/15				217271	P	07/10/15	65000 521180	REPAIRS-CONTRACTUAL/LABOR	194.99
INVOICE: 13973				217271	P	07/10/15	65000 521185	REPAIRS-CONTRACTUAL/PARTS	211.95
60347 07/02/15									
INVOICE: 13973									
VENDOR TOTALS			23,245.94	YTD INVOICED			23,245.94	YTD PAID	406.94
REPORT TOTALS									819,499.43
COUNT									AMOUNT
TOTAL PRINTED CHECKS									128 271,486.93
TOTAL WIRE TRANSFERS									2 548,012.50

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2021 A-RELIABLE PRINTING 60355 INVOICE: 16858 60355 INVOICE: 16858 60356 07/10/15 INVOICE: 16861	07/08/15 07/08/15 07/08/15 07/10/15			217272 217272 217272	P P P	07/17/15 07/17/15 07/17/15	50100 50200 143100	PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O	67.50 67.50 75.00
VENDOR TOTALS							3,812.37 YTD INVOICED	3,812.37 YTD PAID	210.00
8181 MWSTAR WASTE HOLDINGS CORPORATION 60357 INVOICE: TB0000013684	06/30/15			217273	P	07/17/15	143300	LANDFILL FEES	1,037.45
VENDOR TOTALS							7,440.73 YTD INVOICED	7,440.73 YTD PAID	1,037.45
6381 AFFILIATED CUSTOMER SERVICE, INC 60439 INVOICE: S99753	04/30/15			217274	P	07/17/15	121300	MAINTENANCE-BUILDING & GR	675.00
VENDOR TOTALS							1,140.00 YTD INVOICED	1,140.00 YTD PAID	675.00
6827 ALFRED BENESCH & COMPANY 60428 INVOICE: 82772 60429 06/26/15 INVOICE: 83400	05/14/15 82772 06/26/15			217275 217275	P P	07/17/15 07/17/15	40000 40000	CBD UNDER/OVERPASS CBD UNDER/OVERPASS	8,262.53 14,081.45
VENDOR TOTALS							26,564.42 YTD INVOICED	26,564.42 YTD PAID	22,343.98
4204 PLOTE CONSTRUCTION INC. 60358 INVOICE: 191700	06/30/15			217276	P	07/17/15	143300	OPERATING SUPPLIES, ASPHA	609.45
VENDOR TOTALS							759.90 YTD INVOICED	759.90 YTD PAID	609.45
9590 AMERICAN TRAINCO, LLC 60354 INVOICE: 113213	07/09/15			217277	P	07/17/15	50200	EMPLOYEE EDUCATION	2,970.00
VENDOR TOTALS							2,970.00 YTD INVOICED	2,970.00 YTD PAID	2,970.00
51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & 60427 INVOICE: 3146324-0515	06/29/15			217278	P	07/17/15	121700	LEGAL - GENERAL COUNSEL	587.50
VENDOR TOTALS							9,977.50 YTD INVOICED	9,977.50 YTD PAID	587.50
9195 AVG TECHNOLOGIES USA, INC 60352 INVOICE: 1512005161	07/08/15			217279	P	07/17/15	121400	MAINTENANCE-EQUIPMENT	2,230.19

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VENDOR TOTALS	2,230.19	YTD INVOICED	2,230.19	YTD PAID				2,230.19
5034 AZAVAR AUDIT SOLUTIONS, INC. 60353 07/01/15 INVOICE: 11049			217280	P	07/17/15	40000	PROFESSIONAL SERVICES - O	521055 33.60
VENDOR TOTALS	235.20	YTD INVOICED	235.20	YTD PAID				33.60
82 BELL FUELS, INC. 60496 06/26/15 INVOICE: 226690			217281	P	07/17/15	55710	GAS AND OIL	530300 562.81
VENDOR TOTALS	16,603.84	YTD INVOICED	16,603.84	YTD PAID				562.81
8881 MORTON CONSULTING SERVICES, INC. 60490 06/12/15 INVOICE: 610 60491 06/22/15 INVOICE: 622			217282	P	07/17/15	55730	OPERATING SUPPLIES	530105 600.00
VENDOR TOTALS	8,200.00	YTD INVOICED	8,200.00	YTD PAID				600.00
101 BRIDGESTONE GOLF, INC. 60463 04/09/15 INVOICE: 1002353867 60464 03/17/15 INVOICE: 1002341185			217283	P	07/17/15	550	PRO SHOP INVENTORY	150300 -262.80
VENDOR TOTALS	27.00	YTD INVOICED	27.00	YTD PAID				27.00
120 CANON SOLUTIONS AMERICA, INC. 60359 07/01/15 INVOICE: 4016393988			217284	P	07/17/15	121400	COPIER	520901 91.06
VENDOR TOTALS	754.71	YTD INVOICED	754.71	YTD PAID				91.06
117 C.B.M.T., INC. 60362 05/29/15 INVOICE: 28578			217285	P	07/17/15	143400	CBD APPEARANCE	521057 14,421.00
VENDOR TOTALS	19,673.10	YTD INVOICED	19,673.10	YTD PAID				14,421.00
135 TRANZONIC COMPANIES 60361 06/29/15 INVOICE: IN01508095 60361 06/29/15 INVOICE: IN01508095			217286	P	07/17/15	50100	OPERATING SUPPLIES	530105 246.80
VENDOR TOTALS	824.48	YTD INVOICED	824.48	YTD PAID				246.79
								493.59

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175 COMMONWEALTH EDISON COMPANY 60360 INVOICE: 60360	07/07/15			217287	P	07/17/15	50200	521200	UTILITIES
VENDOR TOTALS		58,889.15	YTD INVOICED					58,889.15	YTD PAID
6610 COMCAST CABLE COMMUNICATIONS, LLC 60440 INVOICE: 60440	07/04/15			217288	P	07/17/15	40000	580160	STREET IMPROVEMENTS
VENDOR TOTALS		499.15	YTD INVOICED					499.15	YTD PAID
204 DAILY HERALD 60363 INVOICE: T4411462 60441 INVOICE: T4411542 60442 INVOICE: T4411540 60443 INVOICE: T4411537 60444 INVOICE: T4411532	06/24/15			217289	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
	06/24/15			217289	P	07/17/15	126200	520905	PRINTING
	06/24/15			217289	P	07/17/15	126200	520905	PRINTING
	06/24/15			217289	P	07/17/15	126200	520905	PRINTING
	06/24/15			217289	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS		4,864.75	YTD INVOICED					4,864.75	YTD PAID
225 THE DIRECT RESPONSE RESOURCE, INC. 60364 INVOICE: GE15-2 60364 INVOICE: GE15-2 60364 INVOICE: GE15-2 60365 INVOICE: GE15-2 60365 INVOICE: 15-GE07 60365 INVOICE: 15-GE07 60365 INVOICE: 15-GE07	07/06/15			217290	P	07/17/15	50100	520900	POSTAGE & SHIPPING
	07/06/15			217290	P	07/17/15	50200	520900	POSTAGE & SHIPPING
	07/06/15			217290	P	07/17/15	54000	520900	POSTAGE & SHIPPING
	07/06/15			217290	P	07/17/15	50100	521055	PROFESSIONAL SERVICES - O
	07/06/15			217290	P	07/17/15	50200	521055	PROFESSIONAL SERVICES - O
	07/06/15			217290	P	07/17/15	54000	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS		48,482.68	YTD INVOICED					48,482.68	YTD PAID
242 DU-KANE ASPHALT CO. 60366 INVOICE: 06/28/15 60367 INVOICE: 23172 60367 INVOICE: 06/30/15 60367 INVOICE: 23182	06/28/15			217291	P	07/17/15	143300	530210	OPERATING SUPPLIES, ASPHA
	06/30/15			217291	P	07/17/15	143300	530210	OPERATING SUPPLIES, ASPHA
VENDOR TOTALS		5,713.44	YTD INVOICED					5,713.44	YTD PAID
1279 DUPAGE COUNTY CHIEFS OF POLICE ASSN									

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60446 INVOICE: 71615 60446 INVOICE: 71615 VENDOR TOTALS	07/15/15 71615 07/15/15 71615			217292	P	07/17/15	520600	DUES-SUBSCRIPTIONS-REG FE	25.00
				217292	P	07/17/15	520600	DUES-SUBSCRIPTIONS-REG FE	25.00
				500.00	YTD		500.00	YTD PAID	50.00
5661 LUKE ELMORE 60497 INVOICE: ER071615 VENDOR TOTALS	07/16/15 71615 ER071615			217293	P	07/17/15	520625	TRAVEL	100.00
				415.00	YTD		415.00	YTD PAID	100.00
283 ENGINEERING RESOURCE ASSOC INC 60368 INVOICE: 120209.15.01 VENDOR TOTALS	06/26/15 120209.15.01			217294	P	07/17/15	521055	PROFESSIONAL SERVICES - O	1,645.00
				4,566.08	YTD		4,566.08	YTD PAID	1,645.00
1711 ERNIE'S TOWING SERVICE 60447 INVOICE: E105811 VENDOR TOTALS	07/02/15 E105811			217295	P	07/17/15	520935	IMPOUND FEES	150.00
				910.00	YTD		910.00	YTD PAID	150.00
324 FULTON TECHNOLOGIES, INC. 60369 INVOICE: U-20150139 VENDOR TOTALS	06/26/15 U-20150139			217296	P	07/17/15	520915	ESDA EXPENSE	421.93
				787.93	YTD		787.93	YTD PAID	421.93
6616 MIDWEST AUTO REBUILDERS 60371 INVOICE: 1662 60371 INVOICE: 1662 VENDOR TOTALS	07/07/15 1662 07/07/15 1662			217297	P	07/17/15	521180	REPAIRS-CONTRACTUAL/LABOR	336.00
				217297	P	07/17/15	521185	REPAIRS-CONTRACTUAL/PARTS	121.90
				457.90	YTD		457.90	YTD PAID	457.90
330 GLOVES INC 60373 INVOICE: 1270980-00 60373 INVOICE: 1270980-00 VENDOR TOTALS	06/29/15 1270980-00 06/29/15 1270980-00			217298	P	07/17/15	530225	SAFETY SUPPLIES	171.37
				217298	P	07/17/15	530225	SAFETY SUPPLIES	171.36
				1,881.69	YTD		1,881.69	YTD PAID	342.73
4357 GARVEY'S OFFICE PRODUCTS 60372 INVOICE: PINV979089 60372 INVOICE: PINV979089 VENDOR TOTALS	06/12/15 PINV979089 06/12/15 PINV979089			217299	P	07/17/15	530100	OFFICE SUPPLIES	7.70
				217299	P	07/17/15	530100	OFFICE SUPPLIES	16.79

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INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	7.70
INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	8.39
INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	8.39
INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	8.39
INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	8.39
INVOICE: 60372	PINV979089 06/12/15			217299	P	07/17/15	530100	OFFICE SUPPLIES	4.19
VENDOR TOTALS				584.89	YTD INVOICED		584.89	YTD PAID	69.94
6961 GFS MARKETPLACE LLC 60465	07/11/15			217300	P	07/17/15	550	FOOD INVENTORY	220.33
INVOICE: 770163295									220.33
VENDOR TOTALS				583.72	YTD INVOICED		583.72	YTD PAID	
1180 GLEN ELLYN PARK DISTRICT 60370	07/06/15			217301	P	07/17/15	143400	MAINTENANCE-BUILDING & GR	640.00
INVOICE: 71415									640.00
VENDOR TOTALS				81,377.80	YTD INVOICED		81,377.80	YTD PAID	
922 VILLAGE OF GLEN ELLYN 120495-121	07/01/15			15198	W	07/20/15	135100	UTILITIES	188.46
INVOICE: 121350-124	120495-123 07/01/15			15199	W	07/20/15	121600	UTILITIES	34.87
INVOICE: 122670-124	121350-125 07/01/15			15200	W	07/20/15	121600	UTILITIES	42.78
INVOICE: 127680-126	122670-125 07/01/15			15202	W	07/20/15	50100	UTILITIES	19.50
INVOICE: 140210-122	127680-127 07/01/15			15203	W	07/20/15	53000	UTILITIES	19.50
INVOICE: 140220-124	140210-123 07/01/15			15204	W	07/20/15	53000	UTILITIES	19.50
INVOICE: 140250-124	140220-125 07/01/15			15205	W	07/20/15	55720	UTILITIES	154.74
INVOICE: 315090-122	140250-125 07/01/15			15206	W	07/20/15	121300	UTILITIES	307.44
INVOICE: 315215-108	315090-123 07/01/15			15207	W	07/20/15	53000	UTILITIES	19.50
INVOICE: 410010-123	315215-109 07/01/15			15208	W	07/20/15	121300	UTILITIES	255.90
INVOICE: 411170-114	410010-124 07/01/15			15209	W	07/20/15	55710	UTILITIES	121.02
INVOICE: 411170-115	411170-115								

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413030-120 INVOICE:	07/01/15			15210	W	07/20/15	55720	521200	UTILITIES
413030-120 INVOICE:	07/01/15			15210	W	07/20/15	55730	521200	UTILITIES
423925-124 INVOICE:	07/01/15			15211	W	07/20/15	135100	521200	UTILITIES
4709515 INVOICE:	07/01/15			15201	W	07/20/15	121600	521200	UTILITIES
60436 INVOICE:	07/14/15			15197	W	07/17/15	45000	570105	CIVIC CENTER RENOVATION
60437 INVOICE:	07/14/15			15212	W	07/17/15	45000	570145	RENO CENTER RENOVATION
VENDOR TOTALS				18,346.10	YTD	INVOICED		18,346.10	YTD PAID
4739 GORDON FOOD SERVICE, INC. 60466 INVOICE:	07/02/15			217302	P	07/17/15	550	150301	FOOD INVENTORY
60466 INVOICE:	07/02/15			217302	P	07/17/15	550	150305	NA BEVERAGES INVENTORY
60467 INVOICE:	07/09/15			217302	P	07/17/15	550	150301	FOOD INVENTORY
60467 INVOICE:	07/09/15			217302	P	07/17/15	550	150305	NA BEVERAGES INVENTORY
60467 INVOICE:	07/09/15			217302	P	07/17/15	55730	530410	DRY GOODS
60467 INVOICE:	07/09/15			217302	P	07/17/15	55730	530105	OPERATING SUPPLIES
VENDOR TOTALS				20,739.11	YTD	INVOICED		20,739.11	YTD PAID
2081 HAMPTON, LENZINI AND RENWICK, INC. 60449 INVOICE:	06/10/15		20140045	217303	P	07/17/15	40000	580160	GLENWOOD-ARBOR-RIDGEWOOD
60450 INVOICE:	06/11/15		20140045	217303	P	07/17/15	40000	580160	GLENWOOD-ARBOR-RIDGEWOOD
60450 INVOICE:	06/11/15		20140045	217303	P	07/17/15	50100	580100	GLENWOOD-ARBOR-RIDGEWOOD
60450 INVOICE:	06/11/15		20140045	217303	P	07/17/15	50200	580100	GLENWOOD-ARBOR-RIDGEWOOD
VENDOR TOTALS				6,717.51	YTD	INVOICED		6,717.51	YTD PAID
9598 TMB ENTERPRISES LLC 60498 INVOICE:	07/09/15			217304	P	07/17/15	550	150300	PRO SHOP INVENTORY
VENDOR TOTALS				502.48	YTD	INVOICED		502.48	YTD PAID
6405 HIGHLAND BAKING CO 60468	07/10/15			217305	P	07/17/15	550	150301	FOOD INVENTORY

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INVOICE: 60469	894798	07/11/15		217305	P	07/17/15	150301	FOOD INVENTORY	267.24
INVOICE: 60470	895554	07/09/15		217305	P	07/17/15	150301	FOOD INVENTORY	120.42
INVOICE: 60471	894032	06/20/15		217305	P	07/17/15	150301	FOOD INVENTORY	202.56
INVOICE: 60472	883088	06/19/15		217305	P	07/17/15	150301	FOOD INVENTORY	-378.11
INVOICE: 60473	882851	07/07/15		217305	P	07/17/15	150301	FOOD INVENTORY	169.01
INVOICE: 60474	892758	07/06/15		217305	P	07/17/15	150301	FOOD INVENTORY	142.85
INVOICE: 60475	892102	07/08/15		217305	P	07/17/15	150301	FOOD INVENTORY	47.13
INVOICE: 893559									
VENDOR TOTALS				14,656.90	YTD INVOICED		14,656.90	YTD PAID	785.37
2407 STACI HULSEBERG									
INVOICE: 60374	07/14/15			217306	P	07/17/15	126100	TRAVEL	37.38
INVOICE: ER071415									
VENDOR TOTALS				257.83	YTD INVOICED		257.83	YTD PAID	37.38
420 ILLINOIS PAPER COMPANY									
INVOICE: 60430	07/08/15			217307	P	07/17/15	121100	OFFICE SUPPLIES	16.00
INVOICE: 60430	IN173102			217307	P	07/17/15	121200	OFFICE SUPPLIES	89.60
INVOICE: 60430	07/08/15			217307	P	07/17/15	121300	OFFICE SUPPLIES	16.00
INVOICE: 60430	IN173102			217307	P	07/17/15	122200	OFFICE SUPPLIES	8.00
INVOICE: 60430	07/08/15			217307	P	07/17/15	122100	OFFICE SUPPLIES	8.00
INVOICE: 60430	IN173102			217307	P	07/17/15	134100	OFFICE SUPPLIES	22.40
INVOICE: 60430	07/08/15			217307	P	07/17/15	134200	OFFICE SUPPLIES	57.60
INVOICE: 60430	IN173102			217307	P	07/17/15	134300	OFFICE SUPPLIES	9.60
INVOICE: 60430	07/08/15			217307	P	07/17/15	126200	OFFICE SUPPLIES	44.80
INVOICE: 60430	IN173102			217307	P	07/17/15	126100	OFFICE SUPPLIES	44.80
INVOICE: 60430	07/08/15			217307	P	07/17/15	126500	OFFICE SUPPLIES	3.20
INVOICE: IN173102									
VENDOR TOTALS				2,929.00	YTD INVOICED		2,929.00	YTD PAID	320.00
426 ILLINOIS STATE POLICE									

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60451 INVOICE: 71615	06/30/15			217308	P	07/17/15	134100	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS		1,216.25	YTD INVOICED					1,216.25	YTD PAID
427 ILLINOIS STATE TREASURER 60375 INVOICE: 108535	07/01/15			217309	P	07/17/15	40000	580100	CONSTRUCTION PROJECTS
VENDOR TOTALS		11,139.06	YTD INVOICED					11,139.06	YTD PAID
1127 JAMES J BENES AND ASSOCIATES, INC. 60376 INVOICE: 1433.000-20	05/31/15			217310	P	07/17/15	40000	580155	14007 IDOT CROSSWALKS
60377 INVOICE: 1433.000-21	06/30/15			217310	P	07/17/15	40000	580155	14007 IDOT CROSSWALKS
60453 INVOICE: 1115.047-5	06/30/15			217310	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
60454 INVOICE: 1115.050-1	06/30/15			217310	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS		21,914.85	YTD INVOICED					21,914.85	YTD PAID
500 JULIE, INC. 60452 INVOICE: 2015-0630-2	06/30/15			217311	P	07/17/15	50100	521065	JULIE
VENDOR TOTALS		5,900.04	YTD INVOICED					5,900.04	YTD PAID
9593 STEPHANIE KANGAS 60378 INVOICE: 20132071	07/10/15			217312	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS		5,430.00	YTD INVOICED					5,430.00	YTD PAID
516 KIEFT BROTHERS, INC. 60381 INVOICE: 211441	06/23/15			217313	P	07/17/15	50200	521005	MAINTENANCE-STORM SEWERS
VENDOR TOTALS		1,157.85	YTD INVOICED					1,157.85	YTD PAID
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 60382 INVOICE: 282105501	07/01/15			217314	P	07/17/15	143100	520975	MAINTENANCE-EQUIPMENT
VENDOR TOTALS		5,183.48	YTD INVOICED					5,183.48	YTD PAID
6828 KPRG AND ASSOCIATES, INC 60379 INVOICE: 9906	06/08/15			217315	P	07/17/15	50100	520985	MAINTENANCE-R.O.W.
60379 INVOICE: 06/08/15				217315	P	07/17/15	50200	520985	MAINTENANCE-R.O.W.

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INVOICE: 9906 60380 07/02/15 INVOICE: 9942				217315	P	07/17/15	40000	580160 13002 STREET IMPROVEMENTS	2,456.50
VENDOR TOTALS				8,667.85	YTD	INVOICED		8,667.85 YTD PAID	3,237.00
9266 LAUTERBACH & AMEN, LLP 60383 06/22/15 INVOICE: 11277			20150005	217316	P	07/17/15	122100	AUDIT	2,000.00
60383 06/22/15 INVOICE: 11277			20150005	217316	P	07/17/15	25000	AUDIT	330.00
VENDOR TOTALS			30,330.00	YTD	INVOICED			30,330.00 YTD PAID	2,330.00
8983 ANDREW WOOD INC 60476 07/15/15 INVOICE: 397821				217317	P	07/17/15	55720	MARKETING	1,750.00
VENDOR TOTALS			12,250.00	YTD	INVOICED			12,250.00 YTD PAID	1,750.00
569 MARCOTT ENTERPRISES, INC. 60386 06/30/15 INVOICE: 17237			20150029	217318	P	07/17/15	50100	MAINTENANCE-R.O.W.	788.39
60386 06/30/15 INVOICE: 17237			20150029	217318	P	07/17/15	50200	MAINTENANCE-R.O.W.	525.59
VENDOR TOTALS			28,763.49	YTD	INVOICED			28,763.49 YTD PAID	1,313.98
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC. 60477 07/06/15 INVOICE: 378148				217319	P	07/17/15	550	FOOD INVENTORY	376.36
60477 07/06/15 INVOICE: 378148				217319	P	07/17/15	550	NA BEVERAGES INVENTORY	63.07
60478 07/11/15 INVOICE: 381113				217319	P	07/17/15	550	FOOD INVENTORY	262.67
60479 07/10/15 INVOICE: 380508				217319	P	07/17/15	550	FOOD INVENTORY	413.19
60480 07/09/15 INVOICE: 379862				217319	P	07/17/15	550	FOOD INVENTORY	409.90
60481 07/08/15 INVOICE: 379349				217319	P	07/17/15	550	FOOD INVENTORY	190.69
60481 07/08/15 INVOICE: 379349				217319	P	07/17/15	550	NA BEVERAGES INVENTORY	12.73
VENDOR TOTALS			39,047.90	YTD	INVOICED			39,047.90 YTD PAID	1,728.61
5772 MILTON TOWNSHIP 60385 04/01/15 INVOICE: 71415				217320	P	07/17/15	121200	CITIZEN CORPS/MILTON TWNS	3,750.00

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VENDOR TOTALS	3,750.00	YTD INVOICED			3,750.00	YTD PAID	3,750.00
6102 MUELLERMIST IRRIGATION 60387 06/08/15 INVOICE: 13-3688		217321	P	07/17/15	40000	580160 13003 STREET IMPROVEMENTS	1,395.00
VENDOR TOTALS	1,395.00	YTD INVOICED			1,395.00	YTD PAID	1,395.00
8381 MUELLNER CONSTRUCTION, INC 60384 07/07/15 INVOICE: HMR071415 60384 07/07/15 INVOICE: HMR071415		217322	P	07/17/15	500	HYDRANT METER DEPOSITS	500.00
		217322	P	07/17/15	5010	METERED WATER REVENUE	-150.00
VENDOR TOTALS	350.00	YTD INVOICED			350.00	YTD PAID	350.00
635 NATIONAL ELEVATOR INSPECTION SVCS INC 60392 07/08/15 INVOICE: 197861 60393 07/08/15 INVOICE: 197803		217323	P	07/17/15	126200	ELEVATOR INSPECTIONS	565.00
		217323	P	07/17/15	126200	ELEVATOR INSPECTIONS	100.00
VENDOR TOTALS	5,587.50	YTD INVOICED			5,587.50	YTD PAID	665.00
6044 TRI-TECH FORENSICS INC 60461 07/09/15 INVOICE: 120855		217324	P	07/17/15	134200	OPERATING SUPPLIES	156.92
VENDOR TOTALS	156.92	YTD INVOICED			156.92	YTD PAID	156.92
8790 A NEW DAIRY CO, INC 60483 07/10/15 INVOICE: 1447206 60483 07/10/15 INVOICE: 1447206		217325	P	07/17/15	550	FOOD INVENTORY	360.34
		217325	P	07/17/15	550	NA BEVERAGES INVENTORY	48.20
VENDOR TOTALS	14,163.55	YTD INVOICED			14,163.55	YTD PAID	408.54
7183 NEWEGG INC 60395 06/30/15 INVOICE: 1201178731 60431 06/04/15 INVOICE: 1201132695		217326	P	07/17/15	122100	OFFICE SUPPLIES	75.14
		217326	P	07/17/15	122200	OFFICE SUPPLIES	77.99
VENDOR TOTALS	4,569.17	YTD INVOICED			4,569.17	YTD PAID	153.13
3471 NFC CO. INC. 60482 07/11/15 INVOICE: 83409		217327	P	07/17/15	55730	OPERATING SUPPLIES	195.00

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID
VENDOR TOTALS									1,040.00
651 NORTHERN ILLINOIS GAS COMPANY									195.00
60388 INVOICE:	07/08/15			217328	P	07/17/15	135100	UTILITIES	109.97
60389 INVOICE:	07/06/15			217328	P	07/17/15	135100	UTILITIES	108.35
60390 INVOICE:	07/08/15			217328	P	07/17/15	121600	UTILITIES	33.15
60391 INVOICE:	07/08/15			217328	P	07/17/15	121600	UTILITIES	24.98
VENDOR TOTALS									276.45
9591 MARTYNA M NITECKA									30.00
60394 INVOICE:	04/21/15			217329	P	07/17/15	1000	POLICE ORDINANCE FINES	30.00
VENDOR TOTALS									30.00
9592 JULIE NYQUIST									40.00
60396 INVOICE:	07/10/15			217330	P	07/17/15	121100	VILLAGE COMMISSIONS	40.00
VENDOR TOTALS									40.00
1458 OFFICE DEPOT, INC									23.96
60397 INVOICE:	05/13/15			217331	P	07/17/15	121100	OFFICE SUPPLIES	16.51
60397 INVOICE:	05/13/15			217331	P	07/17/15	121200	OFFICE SUPPLIES	2.18
60397 INVOICE:	05/13/15			217331	P	07/17/15	121300	OFFICE SUPPLIES	6.81
60397 INVOICE:	05/13/15			217331	P	07/17/15	122100	OFFICE SUPPLIES	2.38
60397 INVOICE:	05/13/15			217331	P	07/17/15	122200	OFFICE SUPPLIES	2.38
60397 INVOICE:	05/13/15			217331	P	07/17/15	126100	OFFICE SUPPLIES	2.38
60397 INVOICE:	05/13/15			217331	P	07/17/15	126200	OFFICE SUPPLIES	1.20
60397 INVOICE:	05/13/15			217331	P	07/17/15	126500	OFFICE SUPPLIES	-22.53
60398 INVOICE:	06/22/15			217331	P	07/17/15	122200	OFFICE SUPPLIES	35.27
VENDOR TOTALS									23.18
6730 OFFICEMAX INCORPORATED									
60456 INVOICE:	07/08/15			217332	P	07/17/15	143100	OFFICE SUPPLIES	

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INVOICE: 60456 775677	07/08/15			217332	P	07/17/15	143300	530100	OFFICE SUPPLIES
INVOICE: 60456 775677	07/08/15			217332	P	07/17/15	143400	530100	OFFICE SUPPLIES
INVOICE: 60456 775677	07/08/15			217332	P	07/17/15	50100	530100	OFFICE SUPPLIES
INVOICE: 60456 775677	07/08/15			217332	P	07/17/15	50200	530100	OFFICE SUPPLIES
INVOICE: 60456 775677	07/08/15								
VENDOR TOTALS				1,011.14	YTD INVOICED			1,011.14	YTD PAID
670 DAVID B COULTER									
INVOICE: 60455 71615	06/29/15			217333	P	07/17/15	50100	580100	14005 GLENWOOD-ARBOR-RIDGEWOOD
INVOICE: 60455 71615	06/29/15			217333	P	07/17/15	50200	580100	14005 GLENWOOD-ARBOR-RIDGEWOOD
INVOICE: 60455 71615	06/29/15			217333	P	07/17/15	40000	580160	13002 STREET IMPROVEMENTS
INVOICE: 60455 71615	06/29/15			217333	P	07/17/15	40000	580160	STREET IMPROVEMENTS
VENDOR TOTALS				3,371.27	YTD INVOICED			3,371.27	YTD PAID
703 PLANNING RESOURCES, INC.									
INVOICE: 60457 11843	06/24/15			217334	P	07/17/15	126200	521047	FORESTRY AND LANDSCAPING
INVOICE: 60457 11843	06/24/15			217334	P	07/17/15	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS				13,435.00	YTD INVOICED			13,435.00	YTD PAID
4313 PORTER LEE CORPORATION									
INVOICE: 60458 16005	07/01/15			217335	P	07/17/15	134300	520600	DUES-SUBSCRIPTIONS-REG FE
VENDOR TOTALS				853.00	YTD INVOICED			853.00	YTD PAID
715 PRESCIENT DEVELOPMENT, INC.									
INVOICE: 60432 715002W	07/06/15			217336	P	07/17/15	121400	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS				937.50	YTD INVOICED			937.50	YTD PAID
6552 PROVANTAGE CORPORATION									
INVOICE: 60399 7433724	07/09/15			217337	P	07/17/15	121400	570110	COMPUTER EQUIPMENT/PROJEC
INVOICE: 60400 7433725	07/09/15			217337	P	07/17/15	121400	570110	COMPUTER EQUIPMENT/PROJEC

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VENDOR TOTALS							412.23
7936 REMPE-SHARPE AND ASSOCIATES, INC. 60433 07/07/15 20150026 INVOICE: 24621	12,796.08 YTD INVOICED	217338	P	07/17/15	40000	580160 14005 GLENWOOD-ARBOR-RIDGEWOOD	17,793.11
60433 07/07/15 20150026 INVOICE: 24621		217338	P	07/17/15	50100	580100 14005 GLENWOOD-ARBOR-RIDGEWOOD	7,000.00
60433 07/07/15 20150026 INVOICE: 24621		217338	P	07/17/15	50200	580100 14005 GLENWOOD-ARBOR-RIDGEWOOD	3,500.00
VENDOR TOTALS							28,293.11
6514 REPUBLIC SERVICES, INC. 60402 06/30/15 INVOICE: 551-011731996	12,796.08 YTD INVOICED	217339	P	07/17/15	540	150110 BFI STICKER INVENTORY - Y	8,575.00
60402 06/30/15 INVOICE: 551-011731996		217339	P	07/17/15	540	150100 BFI STICKER INVENTORY - R	1,225.00
VENDOR TOTALS							9,800.00
750 REZEK, HENRY, MEISENHEIMER/GENDE INC 60403 06/19/15 20140036 INVOICE: 17-2	28,293.11 YTD INVOICED	217340	P	07/17/15	40000	580100 14001 CAPITAL IMPROVEMENTS	2,059.91
VENDOR TOTALS							2,059.91
9529 JOHN GARVEY 60448 07/16/15 INVOICE: 71615	20,459.28 YTD INVOICED	217341	P	07/17/15	55730	520904 ENTERTAINMENT	400.00
VENDOR TOTALS							400.00
3604 RITE-WAY CUSTOM HOMES 60401 07/10/15 20130974 INVOICE: 20130974	800.00 YTD INVOICED	217342	P	07/17/15	100	240100 ESCROWS - DEVELOPER DEPOS	5,140.00
VENDOR TOTALS							5,140.00
761 RONNOCO HOLDINGS, INC 60484 07/09/15 746190517 INVOICE: 746190517	6,415.00 YTD INVOICED	217343	P	07/17/15	550	150305 NA BEVERAGES INVENTORY	284.96
VENDOR TOTALS							284.96
9597 SPIN IT GOLF PRODUCTS LLC 60499 05/20/15 INVOICE: 934	5,803.18 YTD INVOICED	217344	P	07/17/15	55720	530105 OPERATING SUPPLIES	551.72
VENDOR TOTALS							551.72

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2687 STAPLES CONTRACT & COMMERCIAL, INC. 60459 INVOICE: 3270560564 60459 INVOICE: 3270560564 60459 INVOICE: 3270560564 60459 INVOICE: 3270560564 60459 INVOICE: 3270560564 60459 INVOICE: 3270560564	07/02/15 07/02/15 07/02/15 07/02/15 07/02/15 07/02/15			217345 217345 217345 217345 217345 217345	P P P P P P	07/17/15 07/17/15 07/17/15 07/17/15 07/17/15 07/17/15	143100 143300 143400 50100 50200 50100	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	10.07 10.06 10.06 10.06 10.06 10.06
VENDOR TOTALS				8,773.87 YTD INVOICED			8,773.87 YTD PAID		50.31
1973 STATE SURPLUS PROP. REVOLVING FUND 60460 INVOICE: 71615	07/13/15			217346	P	07/17/15	134200	DUES-SUBSCRIPTIONS-REG FE	600.00
VENDOR TOTALS				600.00 YTD INVOICED			600.00 YTD PAID		600.00
7600 STUEVER & SONS, INC 60489 INVOICE: 103758	07/08/15			217347	P	07/17/15	55730	OPERATING SUPPLIES	82.00
VENDOR TOTALS				1,981.00 YTD INVOICED			1,981.00 YTD PAID		82.00
5018 SUBURBAN LABORATORIES, INC. 60405 INVOICE: 124198 60406 INVOICE: 123709	06/29/15 06/15/15 06/15/15			217348 217348	P P	07/17/15 07/17/15	50100 50100	PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O	643.00 230.50
VENDOR TOTALS				5,245.00 YTD INVOICED			5,245.00 YTD PAID		873.50
2937 SUPERIOR ASPHALT MATERIALS, LLC 60404 INVOICE: 20150373	06/30/15			217349	P	07/17/15	143300	OPERATING SUPPLIES, ASPHA	771.65
VENDOR TOTALS				4,402.84 YTD INVOICED			4,402.84 YTD PAID		771.65
4050 SUPERIOR ROAD STRIPING, INC. 60435 INVOICE: 592615	07/06/15			217350	P	07/17/15	143300	MAINTENANCE-STREET PAINTI	10,060.50
VENDOR TOTALS				36,389.60 YTD INVOICED			36,389.60 YTD PAID		10,060.50
839 SWALLOW CONSTRUCTION CORP. 60434 INVOICE: 71415 60434 INVOICE: 71415	07/01/15 07/01/15 07/01/15			217351 217351 217351	P P P	07/17/15 07/17/15 07/17/15	40000 50100 50100	GLENWOOD-ARBOR-RIDGEWOOD GLENWOOD-ARBOR-RIDGEWOOD GLENWOOD-ARBOR-RIDGEWOOD	127,122.35 59,746.50

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WARRANT: 0715-3

TO FISCAL 2015/07 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
60434 INVOICE: 71415	07/01/15	20150025		217351	P	07/17/15	580100 14005	GLENWOOD-ARBOR-RIDGEWOOD	112,377.60
VENDOR TOTALS		310,681.45	YTD INVOICED				310,681.45	YTD PAID	299,246.45
844 SYSCO FOOD SERV - CHICAGO, INC									
60485 INVOICE: 507011388	07/01/15			217352	P	07/17/15	55730	OPERATING SUPPLIES	18.38
60486 INVOICE: 506300075	06/30/15			217352	P	07/17/15	55730	OPERATING SUPPLIES	149.68
60487 INVOICE: 507060741	07/06/15			217352	P	07/17/15	550	FOOD INVENTORY	3,428.64
60487 INVOICE: 507060741	07/06/15			217352	P	07/17/15	550	NA BEVERAGES INVENTORY	153.77
60487 INVOICE: 507060741	07/06/15			217352	P	07/17/15	55730	OPERATING SUPPLIES	99.16
60487 INVOICE: 507060741	07/06/15			217352	P	07/17/15	55730	DRY GOODS	121.80
60488 INVOICE: 507101736	07/10/15			217352	P	07/17/15	550	FOOD INVENTORY	1,650.50
60488 INVOICE: 507101736	07/10/15			217352	P	07/17/15	55730	OPERATING SUPPLIES	547.77
60488 INVOICE: 507101736	07/10/15			217352	P	07/17/15	55730	DRY GOODS	62.55
VENDOR TOTALS		174,817.92	YTD INVOICED				174,817.92	YTD PAID	6,232.21
9588 TECH TOOLS, INC									
60407 INVOICE: 566	07/08/15			217353	P	07/17/15	143300	MAINTENANCE-STREET LIGHTS	71.60
VENDOR TOTALS		107.40	YTD INVOICED				107.40	YTD PAID	71.60
55 ANTHONY R. TERRANOVA									
60418 INVOICE: ER071415	07/03/15			217354	P	07/17/15	134300	TRAVEL	31.00
VENDOR TOTALS		673.16	YTD INVOICED				673.16	YTD PAID	31.00
865 ACUSHNET COMPANY									
60408 INVOICE: 900535337	04/15/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	118.00
60409 INVOICE: 900523852	04/14/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	115.00
60410 INVOICE: 900523853	04/14/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	115.00
60411 INVOICE: 900534744	04/15/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	118.00
60412 INVOICE: 900535336	04/15/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	115.00
60413 INVOICE: 900535336	04/16/15			217355	P	07/17/15	550	PRO SHOP INVENTORY	118.00

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WARRANT: 0715-3

TO FISCAL 2015/07 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 60414	900544883	04/16/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	118.00
INVOICE: 60415	900544884	04/16/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	118.00
INVOICE: 60416	900544892	04/16/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	118.00
INVOICE: 60417	900546811	04/16/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	118.00
INVOICE: 60492	900544893	07/02/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	80.45
INVOICE: 60493	901028053	07/07/15		217355	P	07/17/15	550 150300	PRO SHOP INVENTORY	2,470.62
INVOICE: 60493	901040343	07/07/15							
VENDOR TOTALS				64,519.18	YTD INVOICED		64,519.18	YTD PAID	3,722.07
9487 TREE STUFF INC									
INVOICE: 60419	06/12/15			217356	P	07/17/15	143400 521103	EMERALD ASH BORER PROGRAM	475.00
INVOICE: 60420	05/15/15			217356	P	07/17/15	143400 530105	OPERATING SUPPLIES	585.94
INVOICE: 60420	122685			217356	P	07/17/15	143400 530225	SAFETY SUPPLIES	29.85
INVOICE: 60421	122685			217356	P	07/17/15	143400 521103	EMERALD ASH BORER PROGRAM	285.00
INVOICE: 60421	06/30/15								
INVOICE: 60421	129972								
VENDOR TOTALS				11,178.84	YTD INVOICED		11,178.84	YTD PAID	1,375.79
884 U.S. FOODSERVICE, INC.									
INVOICE: 60494	07/09/15			217357	P	07/17/15	550 150301	FOOD INVENTORY	896.34
INVOICE: 60494	921943			217357	P	07/17/15	550 150305	NA BEVERAGES INVENTORY	117.00
INVOICE: 60494	921943								
VENDOR TOTALS				17,085.75	YTD INVOICED		17,085.75	YTD PAID	1,013.34
911 AURORA LAUNDRY COMPANY, INC									
INVOICE: 60495	07/08/15			217358	P	07/17/15	55730 530105	OPERATING SUPPLIES	38.26
INVOICE: 60495	65784			217358	P	07/17/15	55730 530446	LINENS AND RENTALS	342.04
INVOICE: 60495	65784			217358	P	07/17/15	55730 530445	UNIFORMS	11.50
INVOICE: 60495	65784								
VENDOR TOTALS				12,068.03	YTD INVOICED		12,068.03	YTD PAID	391.80
3995 WAREHOUSE DIRECT OFFICE PRODUCTS									
INVOICE: 60423	07/07/15			217360	P	07/17/15	143100 530100	OFFICE SUPPLIES	16.04
INVOICE: 60423	2747865-0			217360	P	07/17/15	143300 530100	OFFICE SUPPLIES	16.04
INVOICE: 60423	2747865-0								

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WARRANT: 0715-3

TO FISCAL 2015/07 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
60423 INVOICE: 2747865-0 60423 INVOICE: 2747865-0 60423 INVOICE: 2747865-0	07/07/15 2747865-0 07/07/15 2747865-0 07/07/15 2747865-0			217360 217360 217360	P P P	07/17/15 07/17/15 07/17/15	530100 530100 530100	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	16.04 16.04 16.04
VENDOR TOTALS		1,560.50	YTD INVOICED				1,560.50	YTD PAID	80.20
8565 WIDEOPENWEST 60422 INVOICE: 60422	06/29/15 60422 60422			217361	P	07/17/15	134300	TELECOMMUNICATIONS	68.00
VENDOR TOTALS		900.50	YTD INVOICED				900.50	YTD PAID	68.00
975 ZIEBELL WATER SERVICE PRODUCTS INC 60426 INVOICE: 229664-000	06/30/15 60426 60426			217362	P	07/17/15	50200	MAINTENANCE-STORM SEWERS	1,195.60
VENDOR TOTALS		1,195.60	YTD INVOICED				1,195.60	YTD PAID	1,195.60
REPORT TOTALS									483,144.71

COUNT	AMOUNT
TOTAL PRINTED CHECKS 90	480,362.02
TOTAL WIRE TRANSFERS 16	2,782.69

** END OF REPORT - Generated by Mary Romanelli **



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

Meeting: 07/27/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Appointment
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1862)

DOC ID: 1862

Approve the recommendation of Village President Alexander W. Demos that Michael P. Malone be appointed to the Environmental Commission for a term ending May 31, 2018. (Assistant Village Manager Stonitsch)



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

Meeting: 07/27/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Special Event
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1854)

DOC ID: 1854

**Retroactively approve the Touch-A-Truck Special Event that was held on Saturday, July 11, 2015, from 10:00 a.m. to 12:00 p.m. in the commuter parking lot located at Duane Street and Lorraine Street.
(Assistant Village Manager Stonitsch)**

Background

With limited advance notice, the Village was informed that on Saturday, July 11, 2015, the Glen Ellyn Public Library planned to hold Touch-a-Truck event that included the police and fire department providing a few pieces of equipment to be displayed and used for the event within the commuter parking lot located at Duane Street and Lorraine Street (Attachment 1). Village staff reviewed the permit request comprehensively, and ensured that the Glen Ellyn Public Library was informed of the rules and regulations set forth in the Village Code. To ensure that the event was not delayed unnecessarily, staff approved the special event application administratively (Attachment 2). Please see the attached event application and approval letter for further details regarding the event.

Recommendation

Retroactively approve the Touch-A-Truck Special Event that took place on Saturday, July 11, 2015.

Attachment

1. Touch-a-Truck Special Event Application
2. Touch-a-Truck Special Event Acceptance Letter

ATTACHMENTS:

- GE Library Touch-A-Truck Request 71115 (PDF)
- GE Library Touch-A-Truck Approval Letter 71115 (PDF)



Village of Glen Ellyn Special Event Permit Application

The Special Event Permit Application must be submitted at least sixty (60) days prior to the event date in order to ensure sufficient time for processing. Please contact the Administration Department at 630-469-5000, or refer to the Special Event Permit Application Guidelines at www.glenellyn.org for more information.

EVENT INFORMATION

Event Title	Touch-a-Truck		
Type of Event	☐ Carnival or Rides ☐ Business Special Event ☐ Festival ☐ Outdoor Concert ☐ Parade ☐ Tent Sale ☐ Walk/ Run/ Bike ☐ Zoo/ Circus ☒ Other (please specify): Police + fire vehicles for kids to explore		
Event Date(s)	Saturday, July 11, 2015	Time	10:00am-12:00pm
Alternate Date(s)		Time	
First Time Applicant?	☒ Yes ☐ No	Is it an Annual Event?	☐ Yes ☒ No
Event Website (if any)		Anticipated Attendance	~250
Location of Event Please list all requested street or sidewalk closures noting time(s) each street will be closed.	Commuter lot at Duane + Lorraine we will have Public Works barricade the east end off from 9:30 - 12:30		
Describe the Event Please describe your event in detail including any additional information that may be important to understanding its scope and purpose. Please attach any promotional materials regarding the event.	The Glen Ellyn Public Library is hosting a Touch-a-Truck event where the local Police + fire depts. will each bring a few pieces of equipment for people to explore		

Please see Section 3 of the Special Event Application Guidelines for more information regarding Event Activities

Event Activities Please check all items that will be included in your event. *Extraordinary activities may require additional licenses, fees or submittals (See Guidelines for additional information).	☐ Alcohol* ☐ Animals* ☐ Automobiles ☐ Balloons/ Signs/ Decorations ☐ Bands/ Live Music ☐ Carnival Rides* ☐ Floats ☐ Food Booth(s) ☐ Parade/ Race* ☒ Parking Lots* ☐ Portable Toilets ☐ Promotional Signage ☐ Sound Equipment ☐ Stage/ Bandshell ☐ Streets/ Sidewalks* ☐ Tents ☐ Vendors ☐ Other (please specify): _____		
--	--	--	--

EVENT ORGANIZER INFORMATION

Name (First/ Last)	Melissa Hilt				
Address	400 Duane Street		Apt./ Unit		
City	Glen Ellyn	State	IL	Zip Code	60137
Home Phone	630-790-6734	Cell Phone	630-569-8412		
E-mail Address	mhilt@kamgepl.org				
Name of Sponsoring Organization(s) (If applicable/ different)	Glen Ellyn Public Library				
Organization's Legal Status	☒ Governmental Entity ☒ Non-profit Entity ☐ Commercial Business				
Sponsoring Organization Main Contact (If applicable/ different)					
Address			Apt./ Unit		
City		State		Zip Code	
Daytime Phone		E-Mail			

All applications should be completed and submitted not less than sixty (60) days prior to the event date. Applications that are complete and submitted to the Village along with any necessary submittals will be processed by Village staff. Incomplete applications will be held for processing until it is complete. Please return your completed Special Event Permit Application to:

By Mail/ Drop Off: Village of Glen Ellyn, Administration Department, 535 Duane Street Glen Ellyn, IL 60137
By Email: events@glenellyninfo.org

For Office Use Only

Conditions of Approval:

Police Chief/ Designee (if applicable)

Date

Village Manager/ Designee

Date



July 6th, 2015

Melissa Hilt
400 Duane Street
Glen Ellyn, IL 60137

RE: Touch-a-Truck

Village President
Alexander W. Demos

Trustees
Dean Clark
Timothy Elliott
John Kenwood
Pete Ladesic
Tim O'Shea
Mark Senak

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Planning and Development
630-547-5250

Police
630-469-1187

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180

Dear Melissa Hilt:

This letter is to confirm Village Board approval for the Touch-a-Truck event scheduled for July 11th, 2015 as described in your attached application. Approval of the event is outlined below. Please contact the appropriate Village Department should you have any questions on the Village's approval.

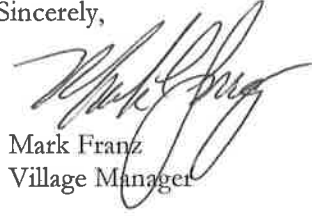
1. Approval for the event to begin at 10:00 a.m. on Saturday, July 11th, 2015 and continue until 12:00 p.m. on the east side of the commuter lot located at Duane Street and Lorraine Street.
2. The Glen Ellyn Public Library is reminded that if balloons, signage or other attention getting devices are utilized to direct guests to the event, it must be in accordance with Section 4-5-7(B) of the Sign Code.
3. Any damage to public property that might occur as a result of your event will be the responsibility of the Glen Ellyn Public Library. If event damage occurs, the Village will make any necessary repairs and bill the Glen Ellyn Public Library for the repair work. To that end, no holes or placement of stakes to anchor the trailer will be allowed in the commuter lot located at Duane Street and Lorraine Street.
4. Evidence of valid liability insurance from the Glen Ellyn Public Library in the amount of \$2 million, listing the Village as additionally insured during the time period requested, must be presented to Administrative Intern, Brendon Mendoza by Friday, July 10th, 2015.

The Village expects The Glen Ellyn Public Library to monitor its permit-related activities to the best of its abilities to ensure that all conditions contained in this letter are met, and the safety and wellbeing of its patrons is observed at all times. Copies of your letter, together with this reply, are being furnished to appropriate staff members so that necessary arrangements can be made in conjunction with your request.

Melissa Hilt
Touch-a-Truck

July 6th, 2015
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Franz", written over the printed name and title.

Mark Franz
Village Manager

cc: Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Bill Holmer, Deputy Police Chief
Norm Webber, Police Sergeant
Dave Buckley, Assistant Public Works Director
Al Stonitsch, Assistant Village Manager
Steve Witt, Building and Zoning Official



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Steve Witt

SCHEDULED

ORDINANCE 6333

DOC ID: 1843

Ordinance No. 6333, An Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow a One-Story Addition for Property at 448 Oak Street. (Planning and Development Director Hulseberg)

Background

Roman and Carrie Wisniewski, the owners of 448 Oak Street, requested a zoning variation to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40 foot minimum rear yard setback.

The property is located in the R2 Zoning District, is defined as an interior lot, and is on the north side of Oak Street between Prairie Avenue and Pleasant Avenue. The land use surrounding the subject property is single-family residential.

Notice of the public hearing was published in the Daily Herald on Friday, June 5, 2015. The Zoning Board of Appeals conducted a public hearing on the requested variations on Tuesday, June 23, 2015. At the meeting, no persons spoke in favor of or in opposition to the variation request.

Issues

Without a zoning variation, the addition would be limited to approximately 6.5 feet which is not adequate to create a useable sunroom. The Zoning Board of Appeals found the proposed addition to be modest and a reasonable use of the property. They agreed that there would be no significant adverse effects on the neighborhood especially since the neighbors signed a petition in favor of approval of the variation and were unanimously supportive of the variation request.

Recommendation

At the public hearing on April 28, 2015 the Zoning Board of Appeals voted on a motion to recommend approval of the requested variation which carried with seven (7) "yes" votes and zero (0) "no" votes. The Board found that the variations created no significant adverse effects on the adjacent properties and were minimal in nature. In accordance with this recommendation staff has prepared an ordinance to **approve** the requested variations.

Action Requested

It is requested that the Village Board consider the petitioners' 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 variations.

Attachments

- Ordinance
- Minutes of ZBA meeting dated June 23, 2015

Ordinance 6333

Meeting of July 27, 2015

- Location Map
- Aerial Photo of the Subject Property
- Plat of Survey
- Site Plan
- Sketches of proposed alteration

CC: Roman and Carrie Wisniewski

Ordinance No. _____

**An Ordinance Approving a Variation from the
Rear Yard Setback Requirements of the Zoning Code
to Allow a One-Story Addition
for Property at 448 Oak Street**

Glen Ellyn, IL 60137

Whereas, Roman and Carrie Wisniewski, owners of the property at 448 Oak St., Glen Ellyn, Illinois, which is legally described as follows:

Of the East 17.5 feet of Lot 31 and Lots 32 and 33, also the 20.0 ft. alley lying between said Lots 31 and 32, and also that part of the South half of vacated alley lying North of and adjoining said East 17.5 feet of Lot 31 and Lots 32 and 33, all in Stacy Park Resubdivision of Lots 1 to 6, inclusive, in Block 26 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 of said resubdivision recorded on December 5, 1892 in Book 4 of Plats, Page 50, as Document 50647, in DuPage County, Illinois.

P.I.Ns.: 05-11-101-023 and 05-11-101-024

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from the Glen Ellyn Zoning Code Section 10-4-8(D)2 to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40 foot minimum rear yard setback.

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 23, 2015, at which the petitioners presented

evidence, testimony, and exhibits in support of the variation request and no (0) persons appeared in support of the variation and no (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on June 23, 2015, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried unanimously with seven (7) “yes” votes resulting in a recommendation for approval as set forth in its draft Minutes dated June 23, 2015, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the plight of the owner is due to unique circumstances since the lot is only 131 feet deep and the house is set back farther on the lot than the neighbors;
- B. That the variations, if granted, will not alter the essential character of the locality since the one-story addition is at the rear of the home, is incorporated into the design of the home and is consistent in appearance with other homes in the locality;
- C. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the lot is only 131 feet deep and the existing home is set farther back on the lot than adjacent homes are unique to this property;
- 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 it will be constructed in accordance with all applicable zoning code regulations other than the variations granted;

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 it is a structure that will be constructed in accordance with all applicable building code regulations;

F. That the variation will not diminish or impair property values within the neighborhood since the variation allows a property improvement that will increase property values;

G. That the variation will not unduly increase traffic congestion in the public streets and highways since no change to the existing code compliant residential vehicle access and parking use is proposed on the property;

H. That the variation will not result in an increase in public expenditures or create a nuisance since these are improvements to the existing code compliant single-family residential use in a residential zoning district;

I. That the variation are the minimum 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 presented to the Zoning Board of Appeals.

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

Section One: The draft Minutes of the June 23, 2015 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees

hereby approve a variation from Glen Ellyn Zoning Code Section 10-4-8(D)2 to construct a one-story addition that is set back 33.8 feet from the rear lot line in lieu of the minimum required rear yard setback of 40 feet at 448 Oak Street, Glen Ellyn, Illinois, which is legally described as follows:

Of the East 17.5 feet of Lot 31 and Lots 32 and 33, also the 20.0 ft. alley lying between said Lots 31 and 32, and also that part of the South half of vacated alley lying North of and adjoining said East 17.5 feet of Lot 31 and Lots 32 and 33, all in Stacy Park Resubdivision of Lots 1 to 6, inclusive, in Block 26 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 of said resubdivision recorded on December 5, 1892 in Book 4 of Plats, Page 50, as Document 50647, in DuPage County, Illinois.

P.I.Ns.: 05-11-101-023 and 05-11-101-024

Section Three: This grant of variation to allow the construction of a one-story addition with a rear yard setback of 33.8 feet is conditioned upon the construction being completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on April 21, 2015, and the testimony and exhibits provided at the June 23, 2015 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the 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 this variation is applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this

Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2015.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- 448 OAK - EXHIBITS (PDF)

Ordinance 6333

Meeting of July 27, 2015

- [zba062315minutes](#) (PDF)

350 Foot Buffer
from
448 Oak St.

ELM ST

OAK ST



Village of Glen Ellyn



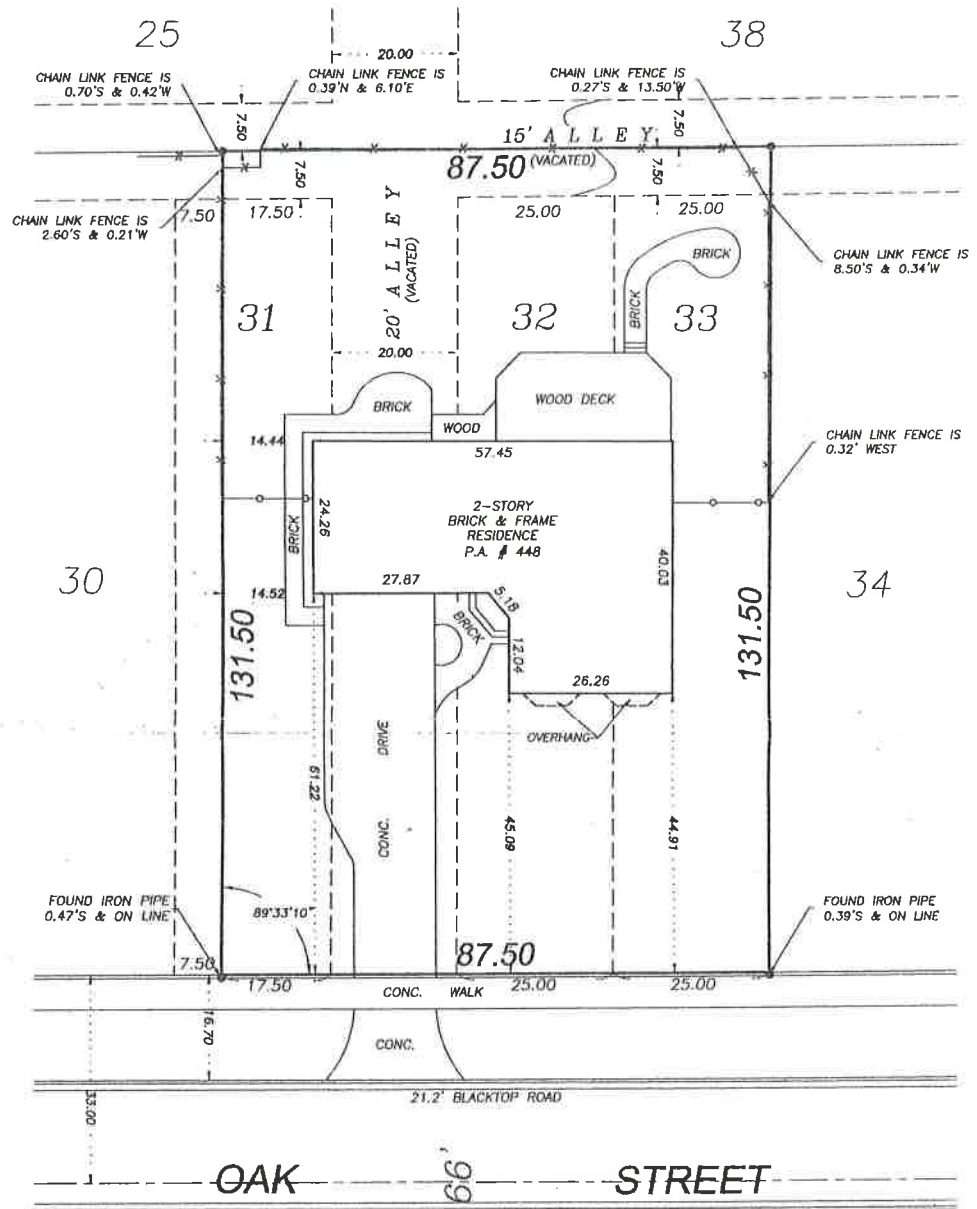
- Legend**
- 350 Foot Buffer from 448 Oak St.
 - 448 Oak St.
 - Parcels within 350 Foot Buffer



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

PLAT OF SURVEY

THE EAST 17.5 OF LOT 31 AND LOTS 32 AND 33, ALSO THE 20.0 FEET VACATED ALLEY LYING BETWEEN LOT 31 AND 32, AND ALSO THAT PART OF THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJOINING SAID EAST 17.5 FEET OF LOT 31 AND LOTS 32 AND 33, ALL IN STACY PARK RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 26, 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 OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1982 IN BOOK 4 OF PLATS PAGE 50 AS DOCUMENT 50647, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } s.s.
COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 5TH DAY OF OCTOBER, A.D., 2003.

ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE
○ = SET IRON STAKE

ORDERED BY: MINOGUE, SANDRA

ORDER NO. 091088 FILE

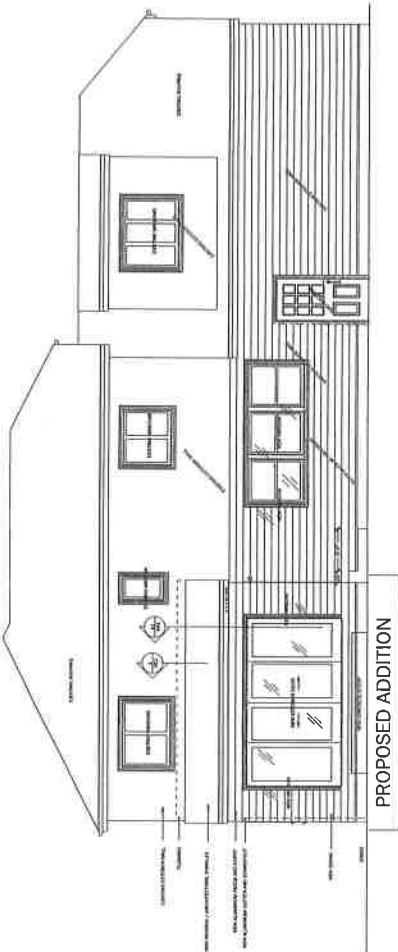
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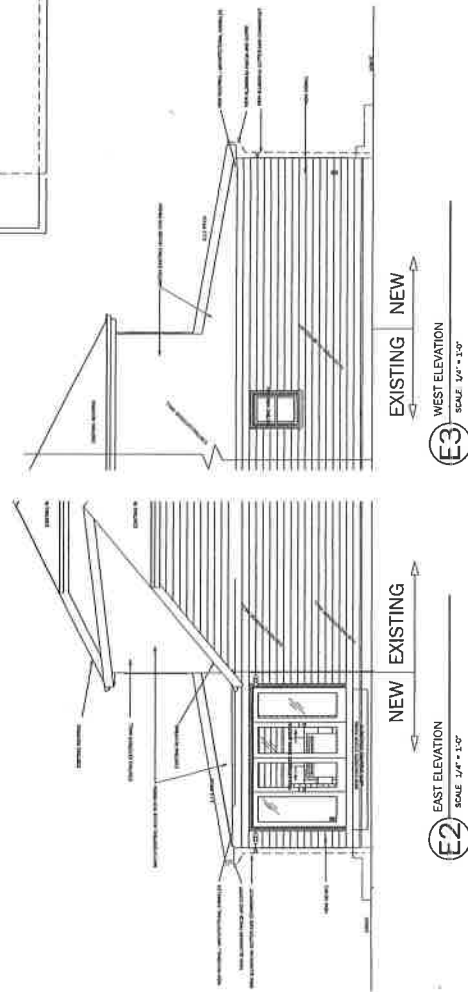
PHONE: (630) 653-6331 FAX: (630) 653-6331

Packet Pg. 74



PROPOSED ADDITION

E1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

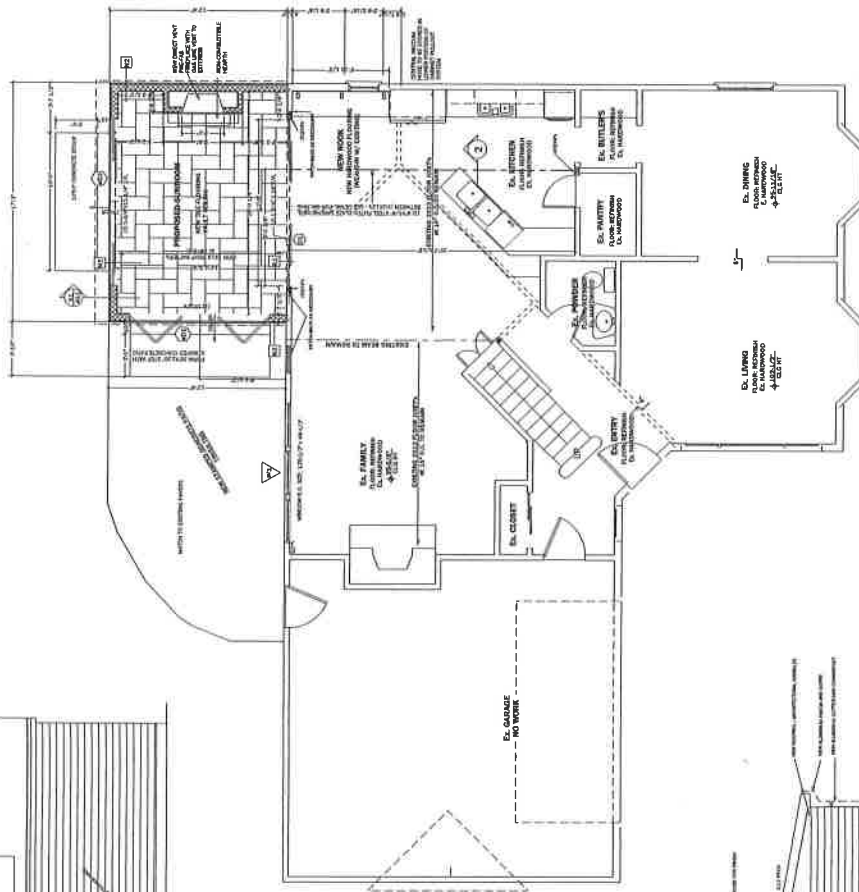


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E2 EAST ELEVATION
SCALE 1/4" = 1'-0"

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E3 WEST ELEVATION
SCALE 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN

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SUNROOM ADDITION & KITCHEN REMODEL



DESIGN
1000 N. 10th Ave.
Suite 200
Phoenix, AZ 85006
Phone: 602.277.7777
Fax: 602.277.7778

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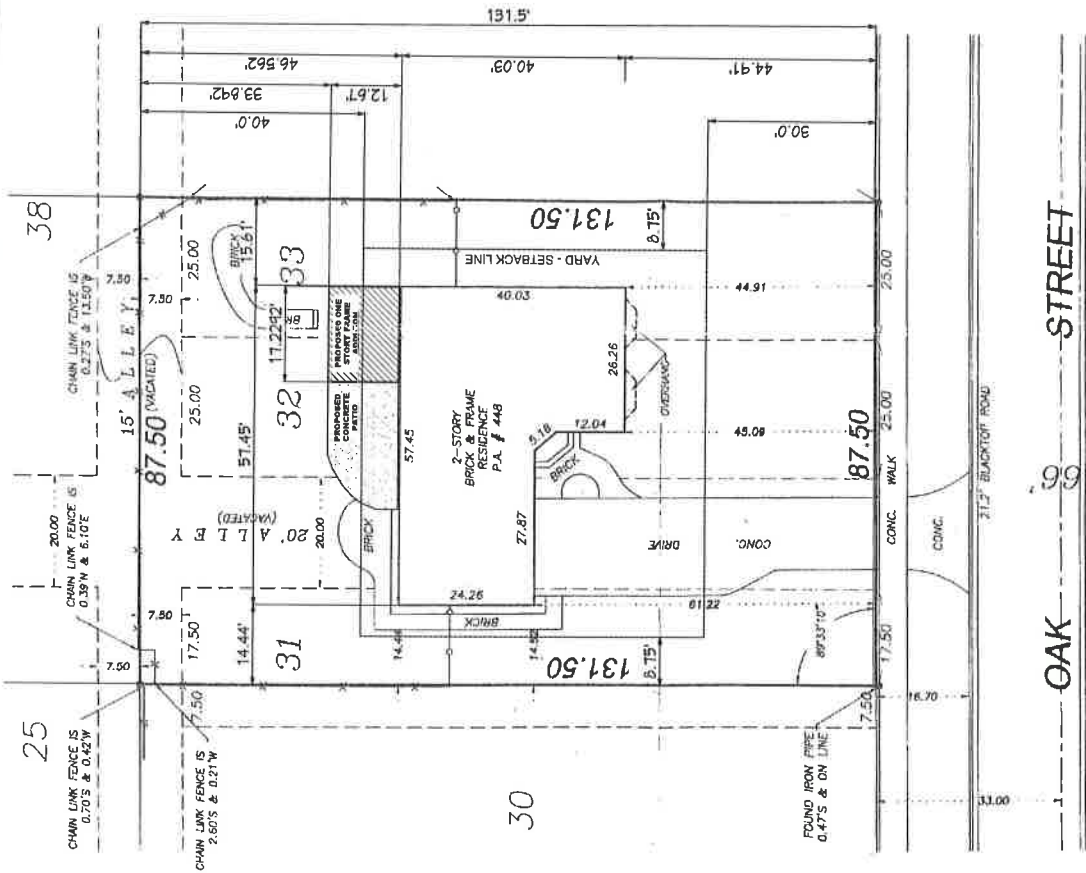
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1 SITE PLAN
SCALE 1"=15'

ZONING BOARD OF APPEALS
MINUTES
JUNE 23, 2015

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members James Bourke, Greg Constantino, Edward Kolar, Larry LaVanway, John Micheli and Chip Miller were present. Also present were Trustee Liaison Pete Ladesic, Plans Examiner Paula Moritz and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda were public hearings regarding the properties at 448 Oak Street and 229 Crest Road.

ZBA Member Bourke moved, seconded by ZBA Member Kolar, to recommend approval of the minutes from the April 28, 2015 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

PUBLIC HEARING – 448 OAK STREET

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(D)2 TO ALLOW THE CONSTRUCTION OF A ONE-STORY FRAME ADDITION WITH A REAR YARD SETBACK OF 33.8 FEET IN LIEU OF THE REQUIRED 40-FOOT MINIMUM REAR YARD SETBACK. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Roman and Carrie Wisniewski, petitioners)

Staff Presentation

Paula Moritz, Village Plans Examiner, displayed a map of 448 Oak Street which she stated is owned by Roman and Carrie Wisniewski. She stated that this property is in the R2 Zoning District and is defined as an interior lot on the north side of Oak Street between Prairie Avenue and Pleasant Avenue. Ms. Moritz stated that the zoning and land use surrounding the subject property is Single Family Residential. She stated that Village records indicate that no zoning variations have been granted for this property. She also stated that seven permits have been issued for the property, two of which are for the subject house which was constructed in 1998 and include a basement remodel in 1991. Ms. Moritz stated that this property is not located within an historic district and is not landmarked nor a significant home as designated by the Historic Preservation Commission or a home plaqued by the Historical Society. She also stated that this home is not located in a designated flood area or a local depressional area.

Zoning Board of Appeals

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June 23, 2015

Ms. Moritz stated that the owners of the subject property would like to construct a small, one-story frame sun room addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback. She indicated the area that they are proposing to build which has a depth of 12 feet 8 inches. She added that in order to be compliant with the 40-foot rear yard setback, the sun room would have to be approximately 6-1/2 feet in depth. Therefore, the petitioners are requesting approval of a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)2, to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback. Ms. Moritz displayed a zoning variation table that summarized conditions on the subject property.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Kolar asked why the 250-foot notification buffer surrounding the subject property has been changed to 350 feet, however, Ms. Moritz did not know why that change occurred.

Petitioners' Presentation

Roman and Carrie Wisniewski, owners of 448 Oak Street, and Preston Fawcett, the petitioners' builder, 1201 Norwood Avenue, Itasca, Illinois spoke on behalf of the subject request. Mr. Wisniewski stated that their existing lot is 131 feet deep which is difficult to work with because of the 40-foot setback. He stated that their kitchen and the rooms at the back of their home are rather small for their family so they looked at ways of expanding that area without taking up space in their yard. He stated that with the existing wood deck and the current size of the lot, they thought this was the best option to avoid taking up any more footprint in the yard. Mr. Wisniewski said that their house is set back on the lot and their front yard and driveway are quite a bit longer than some of their neighbors. He stated that his family loves the town of Glen Ellyn and stated they are adding value to the house and neighborhood. He also stated that his neighbors are supportive of the proposed addition and signed a petition in favor of their request. Mr. Fawcett pointed out a wood deck on the petitioners' property, and Mr. Wisniewski stated that the wood deck is approximately half of the size of the addition and the other half of the existing wood deck would then become a patio. He added that there would be no additional covered space in the yard. Ms. Wisniewski stated that the best way for them to have open area in their yard is to remove the deck area and cover it.

Additional Questions from the Zoning Board of Appeals

Mr. Wisniewski responded to ZBA Member Constantino that they intend to maintain most of the trees and shrubs in their back yard but will remove some trees that are dying on the west side of the deck. He also stated that three bushes around the deck will be removed to create some open space for their children to play in. Mr. Wisniewski responded to ZBA Member Kolar that the unique circumstance regarding his property is the depth of the lot. He stated that most lots in town are at least 150 feet deep and their lot is 131 feet deep and that if their lot

Zoning Board of Appeals

-3-

June 23, 2015

was 150 feet deep, they would not need to request a variance. Mr. Wisniewski agreed with ZBA Member Miller that his home sits farther back on his lot than the other homes on his block and also agreed that the location of his home is a hardship because they cannot build forward. Mr. Wisniewski responded to ZBA Member Miller that the addition will be a 4-season addition and Mr. Fawcett responded to ZBA Member Miller that the proposed ceiling will be 12 feet.

Persons in Favor of or in Opposition to the Variation Requests

No persons spoke in favor of or in opposition to the variation requests.

Comments from the Zoning Board of Appeals

All of the ZBA Members were supportive of the petitioners' variation request. ZBA Member Bourke felt that the addition was a reasonable use of the property as presented. ZBA Member LaVanway stated there is a minimum amount of construction with the proposed request as it is the same footprint as the home with a room instead of the deck. He stated that the modification is modest and because the house is set farther back on the lot, there is a practical difficulty. He added that the neighbors are also in agreement with the petitioners' proposed project. ZBA Member Constantino stated that he agreed with ZBA Member LaVanway. He also stated that the present location of the significant trees and landscape will not be changed and will remain as a barrier to the neighbors and, therefore, will not affect their light or air. He added that the neighbors' signatures on a petition recommending approval of the variation indicate that there will be no adverse effect on the neighborhood. ZBA Member Kolar stated that the house with the addition will remain under the required lot coverage ratio and although he felt that the addition was a bit more than he would normally approve of, he supported this project. ZBA Member Miller was supportive of the proposed project based on the other ZBA members' comments. ZBA Member Micheli stated that although he is not convinced there is an actual hardship with this project, he supported the proposed project based on the other ZBA members' comments.

ZBA Member Miller moved, seconded by ZBA Member Kolar, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, to recommend approval of a variation for the property at 448 Oak Street from Section 10-4-8(D)2 of the Zoning Code to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback based on the small size of the lot and the way the house sits on the lot which is farther back than other houses on the street and, therefore, there is less room to build an addition there.

Zoning Board of Appeals

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June 23, 2015

The motion carried with seven (7) yes votes and zero (0) no vote as follows: ZBA Members Miller, Constantino, Bourke, Kolar, LaVanway, Micheli and Chairperson Garrity voted yes; no ZBA Members voted no.

PUBLIC HEARING - 229 CREST ROAD

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(D)1 TO ALLOW THE CONSTRUCTION OF A TWO-STORY FRAME ADDITION WITH A FRONT YARD SETBACK OF 38.5 FEET IN LIEU OF THE REQUIRED 46.0 FOOT MINIMUM FRONT YARD SETBACK. 2. SECTION 10-2-8(D)4 TO ALLOW A CORNER SIDE YARD SETBACK OF 27.8 FEET IN LIEU OF THE REQUIRED 30 FOOT MINIMUM CORNER SIDE YARD SETBACK. 3. SECTION 10-5-5(B)4 TO ALLOW A FRONT PORCH SETBACK OF 21.8 FEET IN LIEU OF THE REQUIRED 22.5 FOOT MINIMUM FRONT PORCH SETBACK IN THE CORNER SIDE YARD. 4. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Mike and Leslie Renfro, petitioners)

Staff Presentation

Paula Moritz, Village Plans Examiner, displayed a map of 229 Crest Road and stated that the owners are Mike and Leslie Renfro and their architect is Rick Rearick. She stated that the subject property is located in the R2 Zoning District and is defined as a corner lot at the northeast corner of Crest Road and High Road and is an irregular shape. She added that the zoning and land use surrounding the subject property is single-family residential. Ms. Moritz stated that the subject home was built in 1957. She also stated that Village records indicate that no zoning variations have been granted for the subject property and that a total of eight permits have been issued for this property. Ms. Moritz displayed a plat of survey of the subject site that shows the corner lot that is irregular in shape with an angle to front to lot line which reduces the depth from 117 feet at the corner side lot line to 98.8 feet at the side lot line. She stated that the setback requirements on this irregular corner lot result in a very restrictive buildable area of 1,306 square feet which is approximately 11.86 percent lot coverage.

Ms. Moritz displayed a graphic prepared by the petitioners' architect that indicates the buildable area on the subject lot if one built only within the setbacks. She added that the house is currently nonconforming to the setback requirements. She also stated that the existing house is nonconforming with respect to the front corner side and rear setback requirements and although the existing lot coverage is in compliance at 1,825 square feet, they would be allowed approximately 2,188 square feet if built to 20%.

Ms. Moritz stated that the petitioners would like to construct a modest 2-story frame addition as well as an open front porch. She stated that they are requesting setbacks from Section

Zoning Board of Appeals

-5-

June 23, 2015

10-4-8(D)1 of the Zoning Code to allow the construction of a 2-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46 foot minimum front yard setback. She added that the front yard setback of a house is determined by the houses on each side of said house and that, in this case, the property to the north of the subject house is set back 46 feet from the front property line. Ms. Moritz stated that the existing setback of the subject house is 35.1 feet and what the petitioner is proposing is greater than the existing setback. Ms. Moritz stated that the petitioners are also requesting a variation from Section 10-4-8(D)4 of the Zoning Code to allow a corner side yard setback of 27.8 feet in lieu of the required 30-foot minimum corner side yard setback. She added that 30 feet is the minimum for a conforming lot and this is conforming at 102.42 feet. She also stated that the existing house is nonconforming and they are proposing to be in line with the existing house. Ms. Moritz stated that the petitioners are also requesting a variation from Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front yard setback in the corner side yard.

Ms. Moritz stated that the subject property is not located in a designated flood area or local depressional area, is not within an historic district and is not considered a landmarked property nor a significant home.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Constantino asked if any type of addition could be added to the subject house without a variance, and Ms. Moritz showed a small area that could be built on without a variation. She also stated that the petitioners could build an open front porch that would encroach 25 percent into the required setback. She stated that the porch variation being requested is at the corner side yard. They are requesting 21.8 feet and the required setback for the porch would be 22.5 which is very minimal. Ms. Moritz responded to ZBA Member Kolar that the petitioners can receive a bonus of up to 240 square foot for a 3-sided open front porch that has a minimum depth of 6 feet. The petitioner's architect responded to ZBA Member Kolar that the proposed porch will be 240 square feet. ZBA Member Miller pointed out that on the Zoning Variation Table, Section 10-5-5(B)4 regarding the proposed front porch setback at the corner side was incorrect at 22.5 feet and should read 21.8 feet.

Petitioners' Presentation

Mike and Leslie Renfro, the petitioners, of 229 Crest Road, and their architect, Rick Rearick, 155 N. Park Boulevard, Glen Ellyn, Illinois spoke on behalf of the subject variation requests. Mr. Renfro stated that his wife's father was raised in Glen Ellyn and that they moved to Glen Ellyn from out of state approximately three years ago. He stated that they had planned to move back to Texas after three years but love Glen Ellyn and have decided to remain here.

Zoning Board of Appeals

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June 23, 2015

Mr. Renfro stated they need minimal variations for additional space as his two children need separate bathrooms due to his daughter's health condition and he and his wife need office space in their home. He agreed with Chairperson Garrity that the shape of their lot is their hardship. He stated that, if approved, the variations will add value to their home. Mr. Renfro also stated that they have submitted a petition with signatures of approval from all of their neighbors.

Additional Questions from the Zoning Board of Appeals

ZBA Member Miller asked the petitioners what their hardship is as he feels sharing bathrooms is not a hardship and the only hardship is an irregularly shaped lot. Mr. Renfro stated that he needs office space, his children need separate bathrooms due to his daughter's illness and they need more closet space. He also stated that they are funding the community by hiring a local architect and the proposed improvements to their home will add value to the neighborhood. Mr. Rearick responded to ZBA Member Kolar that the proposed zoning variation portion is approximately 200 square feet and the proposed porch is 240 square feet. ZBA Member Kolar stated that a variation would be unnecessary if the proposed porch was not wrapped around the house, and Mr. Rearick responded that the petitioners, however, would like the porch to wrap around in order to avoid sitting in the sun.

Persons in Favor of or in Opposition to the Variation Requests

No persons spoke in favor of or in opposition to the variation requests.

ZBA Member Bourke moved, seconded by ZBA Member Kolar, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

All of the ZBA Members were supportive of the variations requested by the petitioners. ZBA Member Bourke stated that the requests were a modest approach for an irregular lot and was supportive. ZBA Member LaVanway felt the shape of the lot was highly irregular as the petitioners were hemmed in due to the curved S of the road creating an angle and he was also supportive. ZBA Member Constantino added that the unique shape of the lot and the limitation on the setbacks and curvature created by the irregular depth limits any practical expansion and he was supportive. ZBA Member Miller stated that the buildable square footage, the irregular sized and shaped lot with an existing nonconforming home, and the fact that the proposal is modest would allow him to vote in favor of the requests. ZBA Member Micheli was also supportive as he felt the hardships are significant.

ZBA Member Miller moved, seconded by ZBA Member Bourke, to close the public hearing. The motion carried unanimously by voice vote.

Zoning Board of Appeals

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June 23, 2015

Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, to recommend approval of the following variations: 1. Section 10-4-8(D)1 to allow the construction of a two-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46.0 foot minimum front yard setback. 2. Section 10-2-8(D)4 to allow a corner side yard setback of 27.8 feet in lieu of the required 30-foot minimum corner side yard setback. 3. Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front porch setback in the corner side yard due to the buildable limit of the square footage and the irregular shape and size of the lot with an existing nonconforming house for the petitioners, Mike and Leslie Renfro of 229 Crest Road.

The motion carried with seven (7) yes votes and zero (0) no vote as follows: ZBA Members Miller, Constantino, Bourke, Kolar, LaVanway, Micheli and Chairperson Garrity voted yes; no ZBA Members voted no.

Trustee Report

Trustee Liaison Ladesic stated that the Glenbard West variations passed at the Village Board meeting last night.

Staff Report

Ms. Moritz responded to Chairperson Garrity that three (3) variation requests will be on the next ZBA agenda.

ZBA Member Micheli congratulated Chairperson Garrity on 23 years of service to the ZBA.

A motion was made and carried to adjourn the meeting at 8:14 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Paula Moritz
Plans Examiner



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Steve Witt

SCHEDULED

ORDINANCE 6334

DOC ID: 1844

Ordinance No. 6334, An Ordinance Approving Variations from the Rear Yard Setback, Front Yard Setback, and Front Porch Setback at the Corner Side Yard Requirements of the Zoning Code to Allow a Two-Story Addition and a One-Story Front Porch Addition for Property Located at 229 Crest Road. (Planning and Development Director Hulseberg)

Background

Mike and Leslie Renfro, the owners of 229 Crest Road, requested zoning variations to allow the construction of a two-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46 foot minimum front yard setback facing Crest Road and a corner side setback of 27.8 feet in lieu of the required 30 foot minimum corner side yard setback facing High Road. The owners would also like to construct a one-story open front porch with a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum setback at the corner side yard which faces High Road.

The property is located in the R2 Zoning District, is defined as a corner lot at the northeast corner of Crest Road and High Road, and is of an irregular shape. The zoning and land use surrounding the subject property is single-family residential.

Notice of the public hearing was published in the Daily Herald on Friday, June 5, 2015. The Zoning Board of Appeals conducted a public hearing on the requested variations on Tuesday, June 23, 2015. At the meeting, no persons spoke in favor of or in opposition to the variation request.

Issues

This is an irregular shaped corner lot with an angled front lot line which reduces the depth of the property from 117.0' at the corner side lot line to 98.8' at the side lot line. The setback requirements on this irregular corner lot result in a very restrictive buildable area of 1,306 square feet or 11.86% lot coverage which is significantly less than the allowable coverage of 2,188 square feet or 20% as allowed for a 2-story house. The existing house is non-conforming with respect to the front, corner side, and rear setback requirements though the existing lot coverage is in compliance at 1,824.29 square feet.

The owners would like to construct a modest two-story frame addition which will not exceed the 20% lot coverage maximum but will require variations to the zoning code for the front and corner side setbacks even though the proposed additions would be no closer to the front or corner side property lines than the existing conditions. They are requesting a front yard setback of 38.5 feet in lieu of the required 46.0 foot minimum front yard setback and a corner side yard setback of 27.8 feet in lieu of the required 30 foot minimum corner side yard setback to allow construction of the proposed addition. They would also like to construct a one-story open front porch with a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum setback at the corner side yard.

Recommendation

At the public hearing on April 28, 2015 the Zoning Board of Appeals voted on a motion to recommend approval of the requested variation which carried with seven (7) “yes” votes and zero (0) “no” votes. The Board found that the variations created no significant adverse effects on the adjacent properties and were minimal in nature. In accordance with this recommendation staff has prepared an ordinance to **approve** the requested variations.

Action Requested

It is requested that the Village Board consider the petitioners' 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 variations.

Attachments

- Ordinance
- Minutes of ZBA meeting dated June 23, 2015
- Location Map
- Photos of the Subject Property
- Plat of Survey
- Site Plan
- Sketches of proposed alteration

CC: Mike and Leslie Renfro

Ordinance No. _____

**An Ordinance Approving Variations from the
Rear Yard Setback, Front Yard Setback, and Front Porch Setback at the Corner Side Yard
Requirements of the Zoning Code
to Allow a Two-Story Addition and a One-Story Front Porch Addition
for Property Located at 229 Crest Road**

Glen Ellyn, IL 60137

Whereas, Mike and Leslie Renfro, owners of the property at 229 Crest Road, Glen Ellyn, Illinois, which is legally described as follows:

Lots 18 and 19 (except the East 83 feet of each lot) in Lake View Terrace Park, a Subdivision in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded November 13, 1924 as Document 184863, in DuPage County, Illinois.

P.I.N.: 05-14-212-010

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)1 to allow the construction of a two-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46.0 foot minimum front yard setback.
2. Section 10-4-8(D)4 to allow a corner side yard setback of 27.8 feet in lieu of the required 30 foot minimum corner side yard setback.
3. Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front porch setback at the corner side yard.

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning

Board of Appeals conducted a public hearing on June 23, 2015, at which the petitioners presented evidence, testimony, and exhibits in support of the variation request and no (0) persons appeared in support of the variation and no (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on June 23, 2015, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried unanimously with seven (7) “yes” votes resulting in a recommendation for approval as set forth in its draft Minutes dated June 23, 2015, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the plight of the owner is due to unique circumstances since the lot is a corner lot of irregular shape due to the curvature of Crest Road at the front of the property which reduces the depth of the lot from 117 feet on the south property line to 98.7 feet on the north property line;
- B. That the setback requirements on this irregular shaped corner lot result in a very restrictive buildable area of 1,306 square feet or 11.86% lot coverage which is significantly less than the allowable lot coverage of 2,188 square feet or 20% as allowed for a 2-story house and the existing house is in conformance with a lot coverage of 1,824.29 square feet but is non-conforming with respect to the front, corner side, and rear setback requirements;
- C. That the variations, if granted, will not alter the essential character of the locality since the two-story addition is no closer to the front property line and corner side property line than the existing house;

D. That the proposed front porch encroaches minimally into the required corner side yard setback requirement for front porches and open front porches are encouraged in Glen Ellyn;

E. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since this is a corner lot with an irregular shape due to the curvature of Crest Road;

F. 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 it will be constructed in accordance with all applicable zoning code regulations other than the variations granted;

G. 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 it is a structure that will be constructed in accordance with all applicable building code regulations;

H. That the variation will not diminish or impair property values within the neighborhood since the variation allows a property improvement that will increase property values;

I. That the variation will not unduly increase traffic congestion in the public streets and highways since no change to the existing code compliant residential vehicle access and parking use is proposed on the property;

J. That the variation will not result in an increase in public expenditures or create a nuisance since these are improvements to the existing code compliant single-family residential use in a residential zoning district;

K. That the variation are the minimum 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 presented to the Zoning Board of Appeals.

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

Section One: The draft Minutes of the June 23, 2015 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve variations from Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)1 to allow the construction of a two-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46.0 foot minimum front yard setback.
2. Section 10-4-8(D)4 to allow a corner side yard setback of 27.8 feet in lieu of the required 30 foot minimum corner side yard setback.
3. Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front porch setback at the corner side yard.

Section Three: This grant of variations is conditioned upon the construction being completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on April 21, 2015, and the testimony and exhibits provided at the June 23, 2015 Zoning Board of Appeals public hearing for the property at 229 Crest Road, Glen Ellyn, Illinois, which is legally described as follows:

Lots 18 and 19 (except the East 83 feet of each lot) in Lake View Terrace Park, a Subdivision in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded November 13, 1924 as Document 184863, in DuPage County, Illinois.

P.I.N.: 05-14-212-010

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 this variation is applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

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

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2015.

Ayes:

Nays:

Absent:

Ordinance 6334

Meeting of July 27, 2015

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20_____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

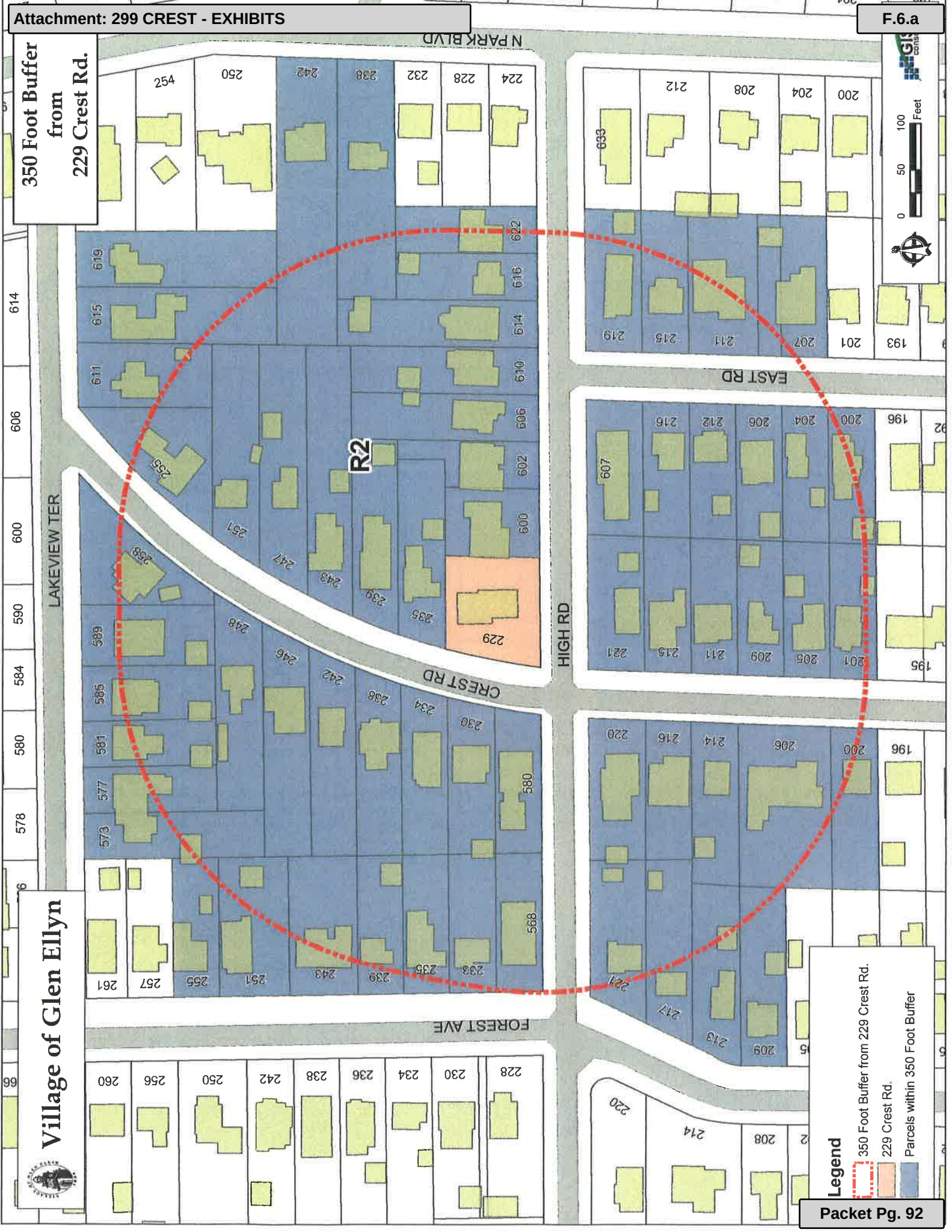
Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- 299 CREST - EXHIBITS (PDF)
- zba062315minutes (PDF)

350 Foot Buffer
from
229 Crest Rd.



Village of Glen Ellyn

Legend

350 Foot Buffer from 229 Crest Rd.

229 Crest Rd.

Parcels within 350 Foot Buffer

229 Crest – Front (Crest Road)



229 Crest – Corner side (High Road)



(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY	
(F.I.R.) = FOUND IRON ROD	
—X—X—X—X—X—X— = CHAIN LINK FENCE	
—X—X—X—X—X—X— = WIRE FENCE	
—X—X—X—X—X—X— = WOOD FENCE	
—X—X—X—X—X—X— = SPLIT RAIL FENCE	
—X—X—X—X—X—X— = METAL FENCE	
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	
B.S.L. = BUILDING SETBACK LINE	

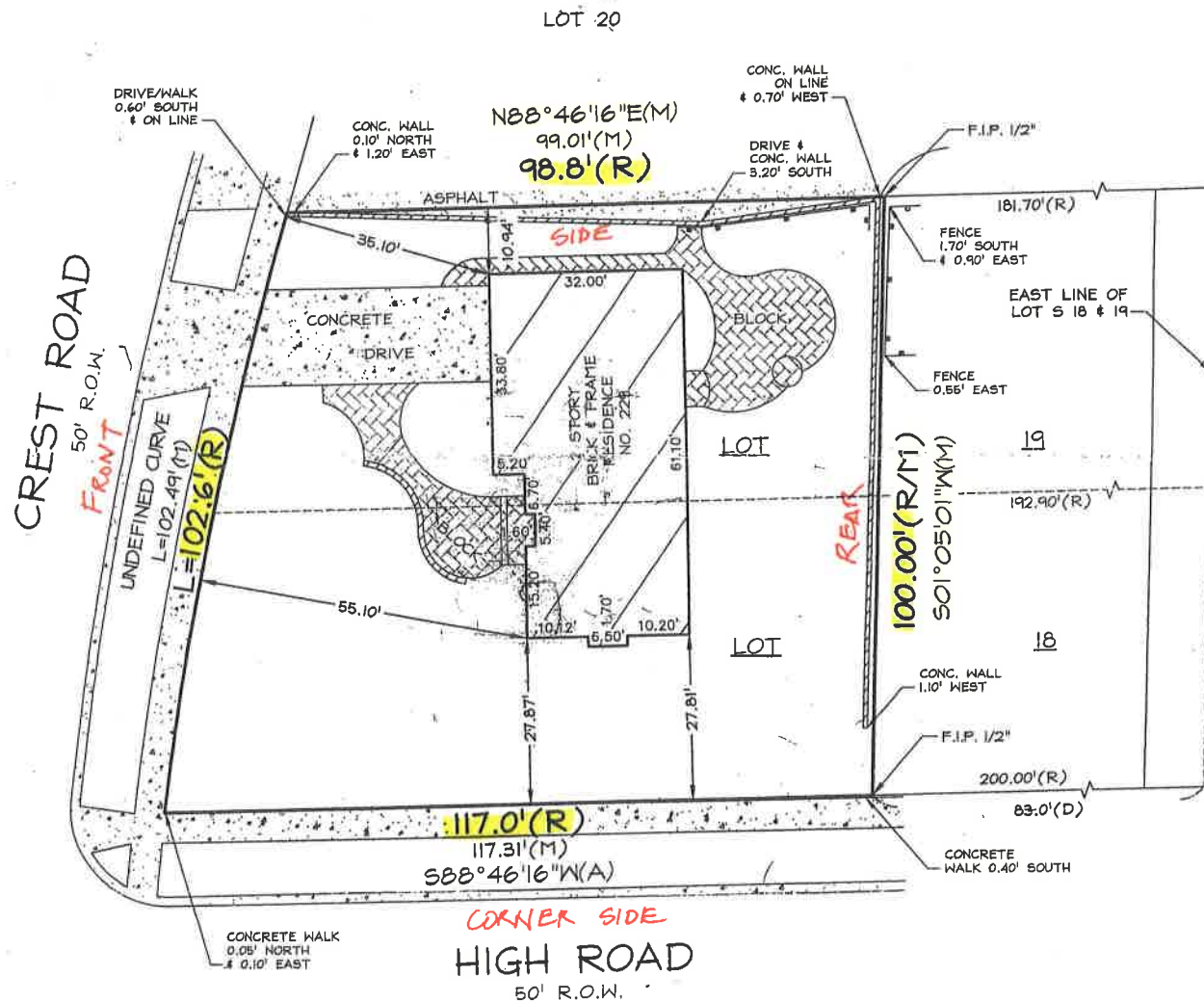
ARSS
Surveying Service LLC
 REAL ESTATE SURVEYORS
 1229 LAKEVIEW COURT
 ROMEOVILLE, ILLINOIS 60446
 PH: (630) 226-9200 FAX: (630) 226-9234
 EMAIL: SURVEY@ARSSURVEY.COM

**BASIS OF BEARING:**

NORTH LINE OF HIGH ROAD AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT S 88°46'16"W(A).

LOTS 18 AND 19 (EXCEPT THE EAST 83 FEET OF EACH LOT) IN LAKE VIEW TERRACE PARK, A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1924 AS DOCUMENT 184863, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
 "CONTAINING 10,944 SQ. FT. 0.25 ACRES MORE OR LESS"



STATE OF ILLINOIS } ss
 COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

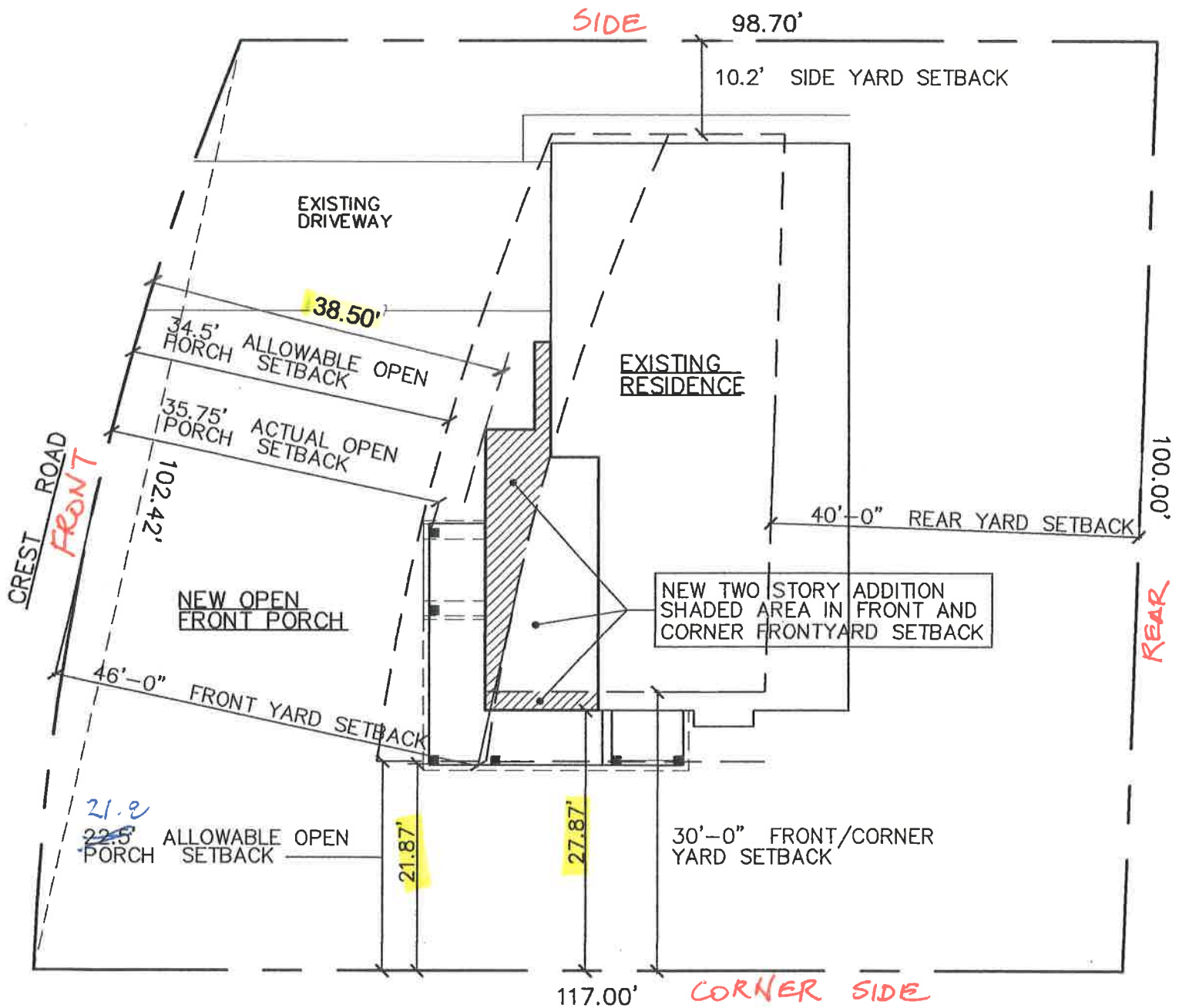
DATED, THIS 17TH DAY OF MAY, A.D., 2012, AT ROMEOVILLE, ILLINOIS.

Mark A. Lindstrom
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT GRAEBEL RELO FOR HATFIELD & STAPLES
 JOB NO. 13290-12
 FIELDWORK DATE. 05-16-12

LICENSE EXPIRES ON NOV

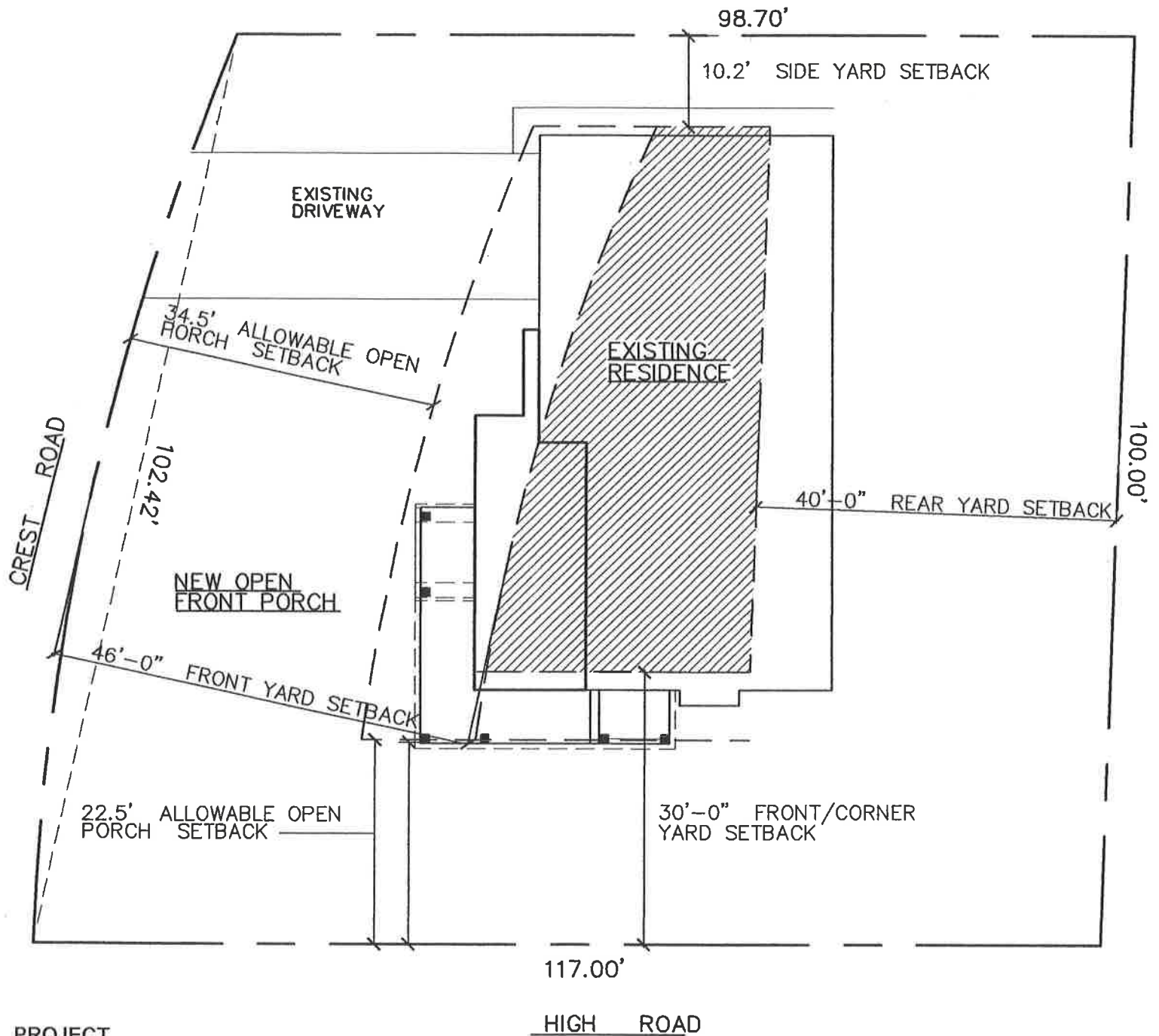


PROJECT
NORTH

SITE PLAN

SCALE: 1/16" = 1'-0"

4/27/15

PROJECT
NORTH

SITE PLAN - ALLOWABLE LOT COVERAGE

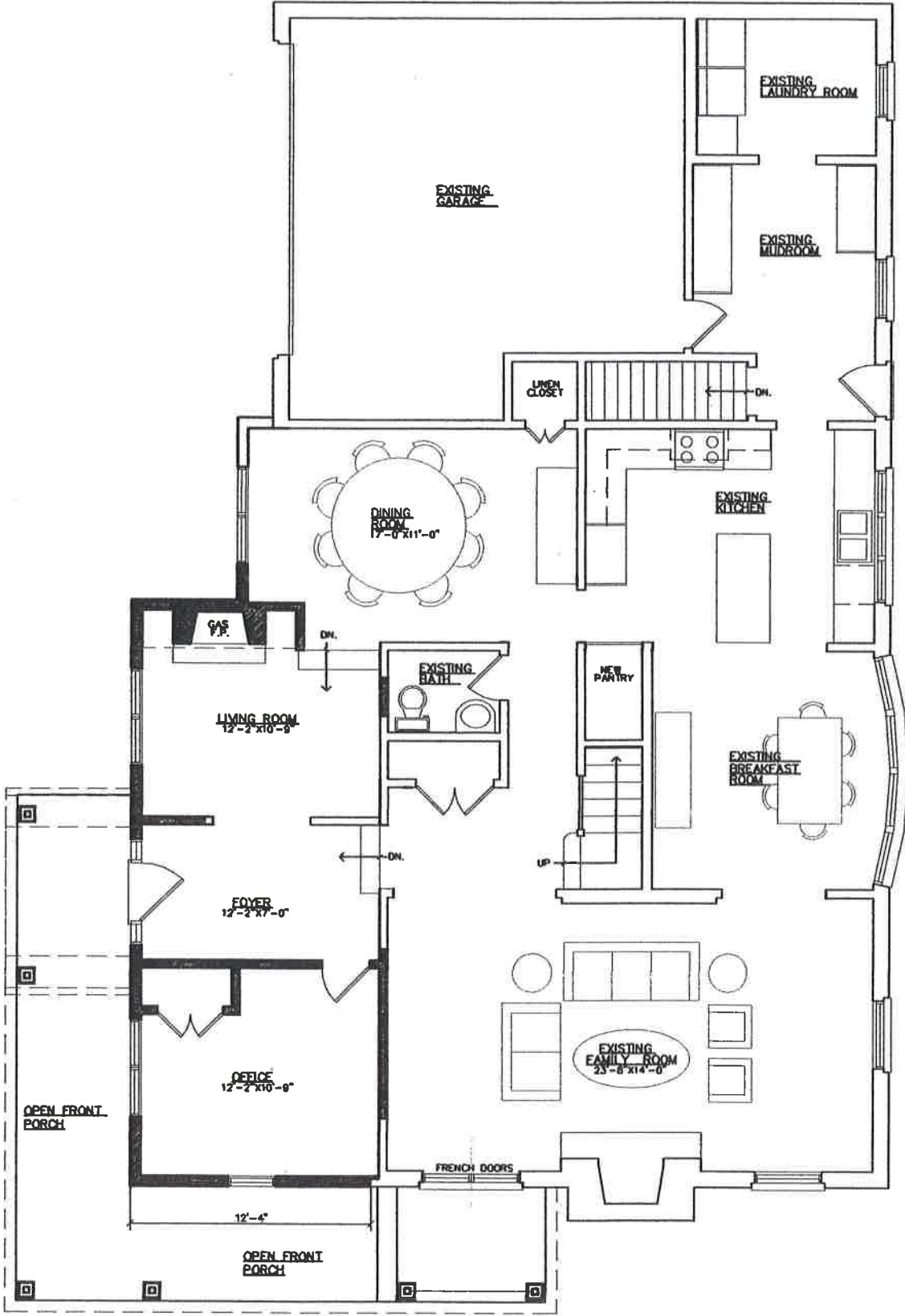
SCALE: 1/16" = 1'-0"

4/27/15

229 CREST ROAD

NOTE:

SHADED AREA IS ACTUAL BUILDING AREA (FOOTPRINT) OF LOT.
WHICH IS 1308 S.F. OR 11.86% OF LOT COVERAGE

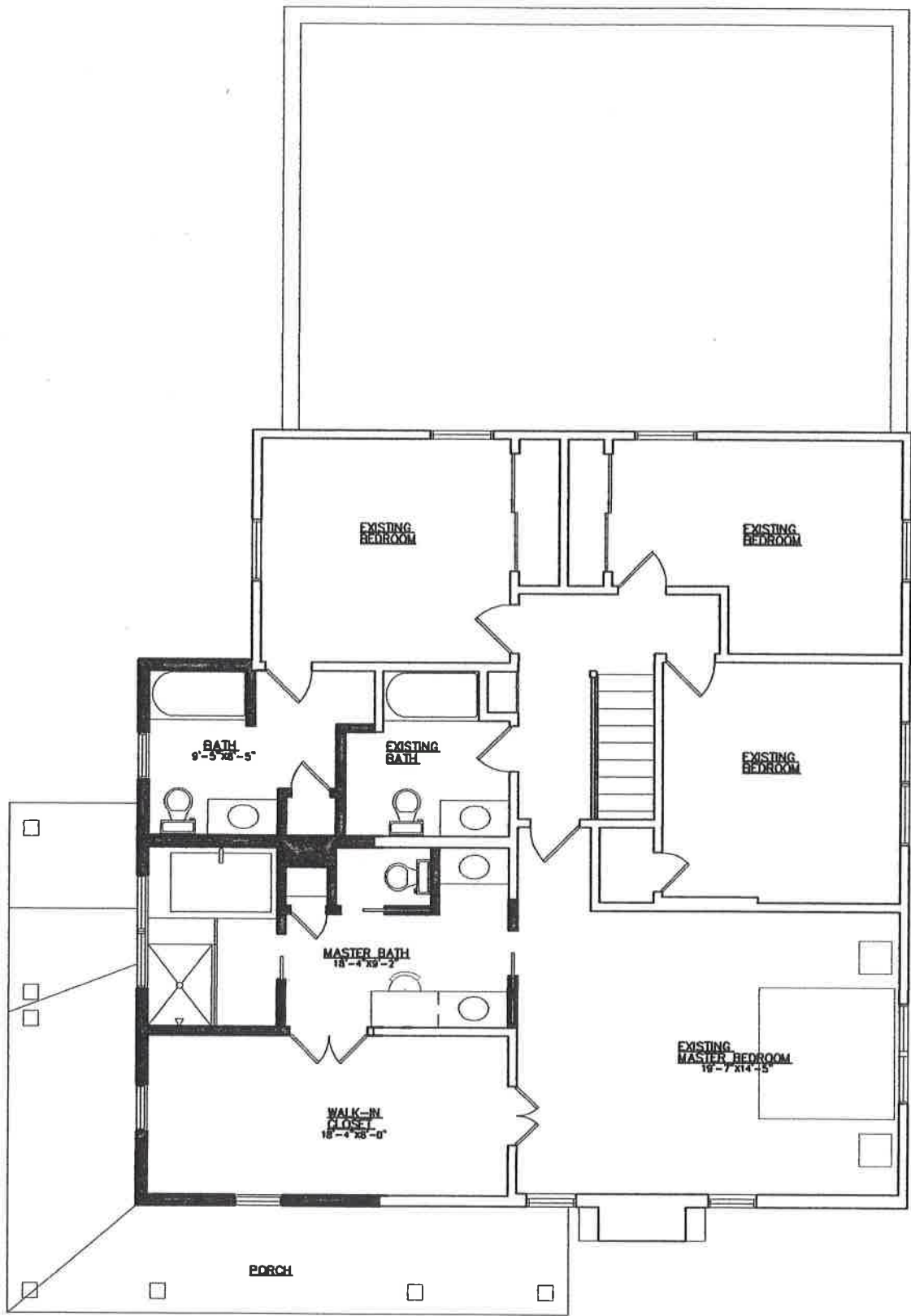


PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
229 CREST ROAD

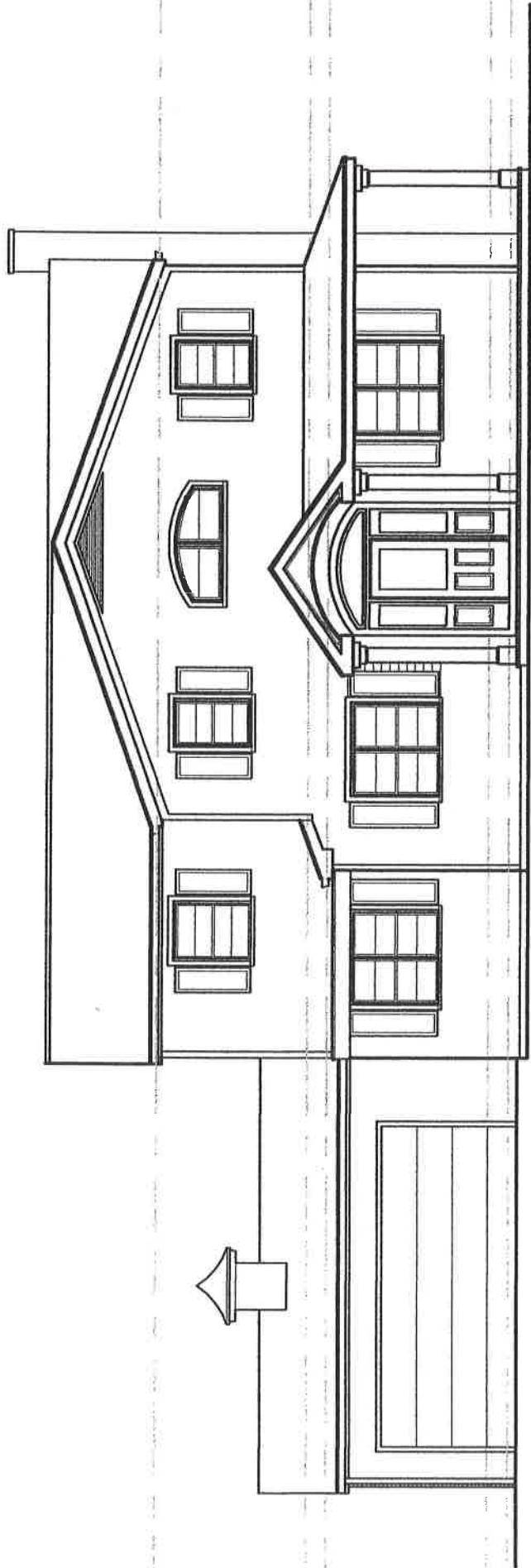
4/27/15



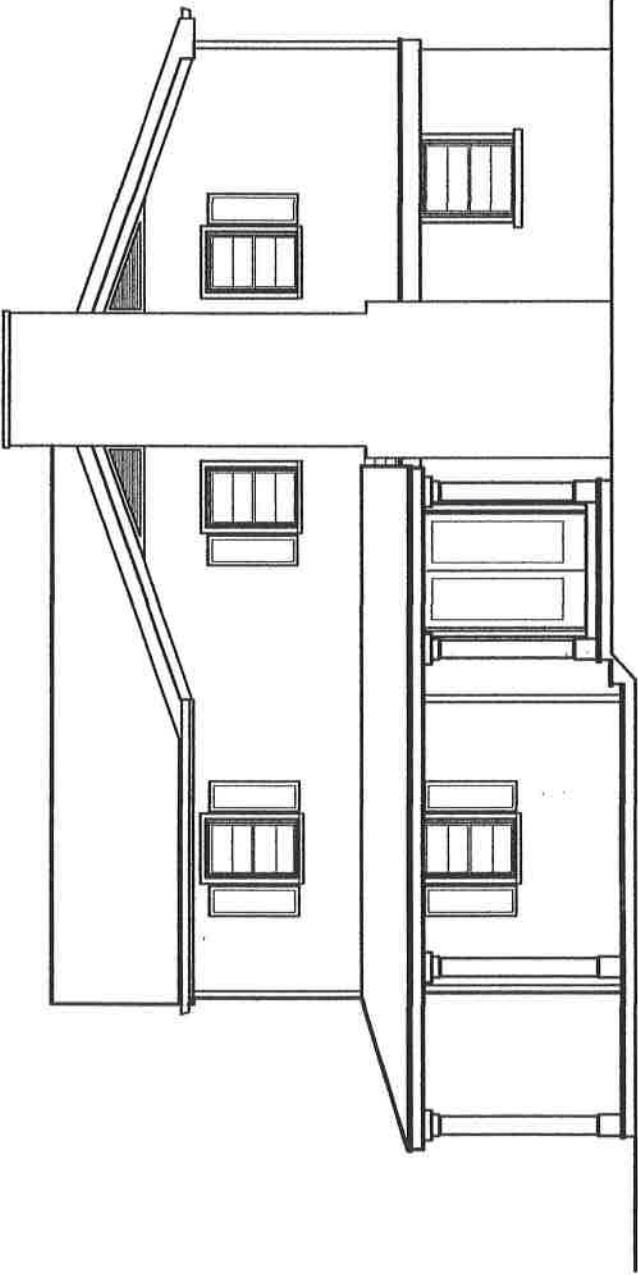


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
229 CREST ROAD





PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"
4/27/15
229 CREST ROAD



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
4/27/15
229 CREST ROAD

ZONING BOARD OF APPEALS
MINUTES
JUNE 23, 2015

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members James Bourke, Greg Constantino, Edward Kolar, Larry LaVanway, John Micheli and Chip Miller were present. Also present were Trustee Liaison Pete Ladesic, Plans Examiner Paula Moritz and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda were public hearings regarding the properties at 448 Oak Street and 229 Crest Road.

ZBA Member Bourke moved, seconded by ZBA Member Kolar, to recommend approval of the minutes from the April 28, 2015 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

PUBLIC HEARING – 448 OAK STREET

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(D)2 TO ALLOW THE CONSTRUCTION OF A ONE-STORY FRAME ADDITION WITH A REAR YARD SETBACK OF 33.8 FEET IN LIEU OF THE REQUIRED 40-FOOT MINIMUM REAR YARD SETBACK. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Roman and Carrie Wisniewski, petitioners)

Staff Presentation

Paula Moritz, Village Plans Examiner, displayed a map of 448 Oak Street which she stated is owned by Roman and Carrie Wisniewski. She stated that this property is in the R2 Zoning District and is defined as an interior lot on the north side of Oak Street between Prairie Avenue and Pleasant Avenue. Ms. Moritz stated that the zoning and land use surrounding the subject property is Single Family Residential. She stated that Village records indicate that no zoning variations have been granted for this property. She also stated that seven permits have been issued for the property, two of which are for the subject house which was constructed in 1998 and include a basement remodel in 1991. Ms. Moritz stated that this property is not located within an historic district and is not landmarked nor a significant home as designated by the Historic Preservation Commission or a home plaqued by the Historical Society. She also stated that this home is not located in a designated flood area or a local depressional area.

Zoning Board of Appeals

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June 23, 2015

Ms. Moritz stated that the owners of the subject property would like to construct a small, one-story frame sun room addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback. She indicated the area that they are proposing to build which has a depth of 12 feet 8 inches. She added that in order to be compliant with the 40-foot rear yard setback, the sun room would have to be approximately 6-1/2 feet in depth. Therefore, the petitioners are requesting approval of a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)2, to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback. Ms. Moritz displayed a zoning variation table that summarized conditions on the subject property.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Kolar asked why the 250-foot notification buffer surrounding the subject property has been changed to 350 feet, however, Ms. Moritz did not know why that change occurred.

Petitioners' Presentation

Roman and Carrie Wisniewski, owners of 448 Oak Street, and Preston Fawcett, the petitioners' builder, 1201 Norwood Avenue, Itasca, Illinois spoke on behalf of the subject request. Mr. Wisniewski stated that their existing lot is 131 feet deep which is difficult to work with because of the 40-foot setback. He stated that their kitchen and the rooms at the back of their home are rather small for their family so they looked at ways of expanding that area without taking up space in their yard. He stated that with the existing wood deck and the current size of the lot, they thought this was the best option to avoid taking up any more footprint in the yard. Mr. Wisniewski said that their house is set back on the lot and their front yard and driveway are quite a bit longer than some of their neighbors. He stated that his family loves the town of Glen Ellyn and stated they are adding value to the house and neighborhood. He also stated that his neighbors are supportive of the proposed addition and signed a petition in favor of their request. Mr. Fawcett pointed out a wood deck on the petitioners' property, and Mr. Wisniewski stated that the wood deck is approximately half of the size of the addition and the other half of the existing wood deck would then become a patio. He added that there would be no additional covered space in the yard. Ms. Wisniewski stated that the best way for them to have open area in their yard is to remove the deck area and cover it.

Additional Questions from the Zoning Board of Appeals

Mr. Wisniewski responded to ZBA Member Constantino that they intend to maintain most of the trees and shrubs in their back yard but will remove some trees that are dying on the west side of the deck. He also stated that three bushes around the deck will be removed to create some open space for their children to play in. Mr. Wisniewski responded to ZBA Member Kolar that the unique circumstance regarding his property is the depth of the lot. He stated that most lots in town are at least 150 feet deep and their lot is 131 feet deep and that if their lot

Zoning Board of Appeals

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June 23, 2015

was 150 feet deep, they would not need to request a variance. Mr. Wisniewski agreed with ZBA Member Miller that his home sits farther back on his lot than the other homes on his block and also agreed that the location of his home is a hardship because they cannot build forward. Mr. Wisniewski responded to ZBA Member Miller that the addition will be a 4-season addition and Mr. Fawcett responded to ZBA Member Miller that the proposed ceiling will be 12 feet.

Persons in Favor of or in Opposition to the Variation Requests

No persons spoke in favor of or in opposition to the variation requests.

Comments from the Zoning Board of Appeals

All of the ZBA Members were supportive of the petitioners' variation request. ZBA Member Bourke felt that the addition was a reasonable use of the property as presented. ZBA Member LaVanway stated there is a minimum amount of construction with the proposed request as it is the same footprint as the home with a room instead of the deck. He stated that the modification is modest and because the house is set farther back on the lot, there is a practical difficulty. He added that the neighbors are also in agreement with the petitioners' proposed project. ZBA Member Constantino stated that he agreed with ZBA Member LaVanway. He also stated that the present location of the significant trees and landscape will not be changed and will remain as a barrier to the neighbors and, therefore, will not affect their light or air. He added that the neighbors' signatures on a petition recommending approval of the variation indicate that there will be no adverse effect on the neighborhood. ZBA Member Kolar stated that the house with the addition will remain under the required lot coverage ratio and although he felt that the addition was a bit more than he would normally approve of, he supported this project. ZBA Member Miller was supportive of the proposed project based on the other ZBA members' comments. ZBA Member Micheli stated that although he is not convinced there is an actual hardship with this project, he supported the proposed project based on the other ZBA members' comments.

ZBA Member Miller moved, seconded by ZBA Member Kolar, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, to recommend approval of a variation for the property at 448 Oak Street from Section 10-4-8(D)2 of the Zoning Code to allow the construction of a one-story frame addition with a rear yard setback of 33.8 feet in lieu of the required 40-foot minimum rear yard setback based on the small size of the lot and the way the house sits on the lot which is farther back than other houses on the street and, therefore, there is less room to build an addition there.

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The motion carried with seven (7) yes votes and zero (0) no vote as follows: ZBA Members Miller, Constantino, Bourke, Kolar, LaVanway, Micheli and Chairperson Garrity voted yes; no ZBA Members voted no.

PUBLIC HEARING - 229 CREST ROAD

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(D)1 TO ALLOW THE CONSTRUCTION OF A TWO-STORY FRAME ADDITION WITH A FRONT YARD SETBACK OF 38.5 FEET IN LIEU OF THE REQUIRED 46.0 FOOT MINIMUM FRONT YARD SETBACK. 2. SECTION 10-2-8(D)4 TO ALLOW A CORNER SIDE YARD SETBACK OF 27.8 FEET IN LIEU OF THE REQUIRED 30 FOOT MINIMUM CORNER SIDE YARD SETBACK. 3. SECTION 10-5-5(B)4 TO ALLOW A FRONT PORCH SETBACK OF 21.8 FEET IN LIEU OF THE REQUIRED 22.5 FOOT MINIMUM FRONT PORCH SETBACK IN THE CORNER SIDE YARD. 4. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Mike and Leslie Renfro, petitioners)

Staff Presentation

Paula Moritz, Village Plans Examiner, displayed a map of 229 Crest Road and stated that the owners are Mike and Leslie Renfro and their architect is Rick Rearick. She stated that the subject property is located in the R2 Zoning District and is defined as a corner lot at the northeast corner of Crest Road and High Road and is an irregular shape. She added that the zoning and land use surrounding the subject property is single-family residential. Ms. Moritz stated that the subject home was built in 1957. She also stated that Village records indicate that no zoning variations have been granted for the subject property and that a total of eight permits have been issued for this property. Ms. Moritz displayed a plat of survey of the subject site that shows the corner lot that is irregular in shape with an angle to front to lot line which reduces the depth from 117 feet at the corner side lot line to 98.8 feet at the side lot line. She stated that the setback requirements on this irregular corner lot result in a very restrictive buildable area of 1,306 square feet which is approximately 11.86 percent lot coverage.

Ms. Moritz displayed a graphic prepared by the petitioners' architect that indicates the buildable area on the subject lot if one built only within the setbacks. She added that the house is currently nonconforming to the setback requirements. She also stated that the existing house is nonconforming with respect to the front corner side and rear setback requirements and although the existing lot coverage is in compliance at 1,825 square feet, they would be allowed approximately 2,188 square feet if built to 20%.

Ms. Moritz stated that the petitioners would like to construct a modest 2-story frame addition as well as an open front porch. She stated that they are requesting setbacks from Section

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10-4-8(D)1 of the Zoning Code to allow the construction of a 2-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46 foot minimum front yard setback. She added that the front yard setback of a house is determined by the houses on each side of said house and that, in this case, the property to the north of the subject house is set back 46 feet from the front property line. Ms. Moritz stated that the existing setback of the subject house is 35.1 feet and what the petitioner is proposing is greater than the existing setback. Ms. Moritz stated that the petitioners are also requesting a variation from Section 10-4-8(D)4 of the Zoning Code to allow a corner side yard setback of 27.8 feet in lieu of the required 30-foot minimum corner side yard setback. She added that 30 feet is the minimum for a conforming lot and this is conforming at 102.42 feet. She also stated that the existing house is nonconforming and they are proposing to be in line with the existing house. Ms. Moritz stated that the petitioners are also requesting a variation from Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front yard setback in the corner side yard.

Ms. Moritz stated that the subject property is not located in a designated flood area or local depressional area, is not within an historic district and is not considered a landmarked property nor a significant home.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Constantino asked if any type of addition could be added to the subject house without a variance, and Ms. Moritz showed a small area that could be built on without a variation. She also stated that the petitioners could build an open front porch that would encroach 25 percent into the required setback. She stated that the porch variation being requested is at the corner side yard. They are requesting 21.8 feet and the required setback for the porch would be 22.5 which is very minimal. Ms. Moritz responded to ZBA Member Kolar that the petitioners can receive a bonus of up to 240 square foot for a 3-sided open front porch that has a minimum depth of 6 feet. The petitioner's architect responded to ZBA Member Kolar that the proposed porch will be 240 square feet. ZBA Member Miller pointed out that on the Zoning Variation Table, Section 10-5-5(B)4 regarding the proposed front porch setback at the corner side was incorrect at 22.5 feet and should read 21.8 feet.

Petitioners' Presentation

Mike and Leslie Renfro, the petitioners, of 229 Crest Road, and their architect, Rick Rearick, 155 N. Park Boulevard, Glen Ellyn, Illinois spoke on behalf of the subject variation requests. Mr. Renfro stated that his wife's father was raised in Glen Ellyn and that they moved to Glen Ellyn from out of state approximately three years ago. He stated that they had planned to move back to Texas after three years but love Glen Ellyn and have decided to remain here.

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Mr. Renfro stated they need minimal variations for additional space as his two children need separate bathrooms due to his daughter's health condition and he and his wife need office space in their home. He agreed with Chairperson Garrity that the shape of their lot is their hardship. He stated that, if approved, the variations will add value to their home. Mr. Renfro also stated that they have submitted a petition with signatures of approval from all of their neighbors.

Additional Questions from the Zoning Board of Appeals

ZBA Member Miller asked the petitioners what their hardship is as he feels sharing bathrooms is not a hardship and the only hardship is an irregularly shaped lot. Mr. Renfro stated that he needs office space, his children need separate bathrooms due to his daughter's illness and they need more closet space. He also stated that they are funding the community by hiring a local architect and the proposed improvements to their home will add value to the neighborhood. Mr. Rearick responded to ZBA Member Kolar that the proposed zoning variation portion is approximately 200 square feet and the proposed porch is 240 square feet. ZBA Member Kolar stated that a variation would be unnecessary if the proposed porch was not wrapped around the house, and Mr. Rearick responded that the petitioners, however, would like the porch to wrap around in order to avoid sitting in the sun.

Persons in Favor of or in Opposition to the Variation Requests

No persons spoke in favor of or in opposition to the variation requests.

ZBA Member Bourke moved, seconded by ZBA Member Kolar, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

All of the ZBA Members were supportive of the variations requested by the petitioners. ZBA Member Bourke stated that the requests were a modest approach for an irregular lot and was supportive. ZBA Member LaVanway felt the shape of the lot was highly irregular as the petitioners were hemmed in due to the curved S of the road creating an angle and he was also supportive. ZBA Member Constantino added that the unique shape of the lot and the limitation on the setbacks and curvature created by the irregular depth limits any practical expansion and he was supportive. ZBA Member Miller stated that the buildable square footage, the irregular sized and shaped lot with an existing nonconforming home, and the fact that the proposal is modest would allow him to vote in favor of the requests. ZBA Member Micheli was also supportive as he felt the hardships are significant.

ZBA Member Miller moved, seconded by ZBA Member Bourke, to close the public hearing. The motion carried unanimously by voice vote.

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Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, to recommend approval of the following variations: 1. Section 10-4-8(D)1 to allow the construction of a two-story frame addition with a front yard setback of 38.5 feet in lieu of the required 46.0 foot minimum front yard setback. 2. Section 10-2-8(D)4 to allow a corner side yard setback of 27.8 feet in lieu of the required 30-foot minimum corner side yard setback. 3. Section 10-5-5(B)4 to allow a front porch setback of 21.8 feet in lieu of the required 22.5 foot minimum front porch setback in the corner side yard due to the buildable limit of the square footage and the irregular shape and size of the lot with an existing nonconforming house for the petitioners, Mike and Leslie Renfro of 229 Crest Road.

The motion carried with seven (7) yes votes and zero (0) no vote as follows: ZBA Members Miller, Constantino, Bourke, Kolar, LaVanway, Micheli and Chairperson Garrity voted yes; no ZBA Members voted no.

Trustee Report

Trustee Liaison Ladesic stated that the Glenbard West variations passed at the Village Board meeting last night.

Staff Report

Ms. Moritz responded to Chairperson Garrity that three (3) variation requests will be on the next ZBA agenda.

ZBA Member Micheli congratulated Chairperson Garrity on 23 years of service to the ZBA.

A motion was made and carried to adjourn the meeting at 8:14 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Paula Moritz
Plans Examiner



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: William Kolschowsky

SCHEDULED

ORDINANCE 6335

DOC ID: 1839

Ordinance No. 6335, An Ordinance Granting Approval of a Special Use Permit for Rise, Inc. to be Located at 505 Pennsylvania Avenue. (Planning and Development Director Hulseberg)

Request: Rise Inc., lessee of property located at 505 Pennsylvania Avenue is requesting approval of a Special Use Permit in accordance with Section 10-4-17.1(B) of the Glen Ellyn Zoning Code to allow a fitness studio, defined in the Code as a “health spa,” to occupy the existing building at 505 Pennsylvania Avenue. The subject property is located on the south side of Pennsylvania Avenue in the C5A Central Business District, Central Retail Core Sub-district.

Currently, Rise Inc. is operating out of 499 Pennsylvania Avenue. The petitioner plans on expanding into a second location, the 650 square foot tenant space at 505 Pennsylvania Avenue, in order to accommodate the needs of the growing business. Rise offers a variety of fitness classes using very minimal equipment. Classes would be held every day from 5 am to noon with occasional evening sessions depending on client demand. Rise class sizes currently range from fifteen to twenty-plus participants during early morning peak hours and five to six participants during mid-day sessions; classes generally last forty-five minutes to an hour.

Plan Commission Recommendation: The Plan Commission considered the request at a public hearing on July 9, 2015. By a vote of 8-1, the Plan Commission recommended approval of the request subject to the condition that the use is operated in substantial conformance with the application materials submitted and testimony presented at the July 9, 2015 Plan Commission public hearing.

Village Board Action: The Village Board may approve, approve with conditions, or deny the petitioner’s request for approval of a Special Use Permit. Village staff has prepared an Ordinance to approve the request for consideration at the July 27, 2015 Village Board meeting.

Attachments:

- Ordinance
- Location Map
- Draft minutes from July 9, 2015 Plan Commission Meeting - Exhibit “A” to Ordinance
- Findings of Fact - Exhibit “B”
- Project Narrative - Exhibit “C”
- Proposed Floor Plan - Exhibit “D”

cc: Rise Inc., Petitioner

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit for Rise, Inc.
to be Located at 505 Pennsylvania Avenue
Glen Ellyn, Illinois 60137**

Whereas, Rise, Inc., lessee of property located at 505 Pennsylvania Avenue, is requesting approval of a Special Use Permit in accordance with Section 10-4-17.1(B) of the Glen Ellyn Zoning Code to allow a health spa in the existing building on the site, and

Whereas, the subject property is located on the south side of Pennsylvania Avenue in the C5A Central Business District, Central Retail Core Sub-district and is legally described as follows:

THAT PART OF LOT 1 IN BLOCK 4 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, BEING PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF WEST LINE OF MAIN STREET WITH SOUTHERLY LINE OF PENNSYLVANIA AVENUE, AND RUNNING THENCE SOUTH ALONG WEST LINE OF SAID MAIN STREET, 53.9 FEET TO A POINT THAT IS 58.3 FEET NORTH OF SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG A LINE WEST IF EXTENDED, INTEREST THE WEST LINE OF LOT 10 IN SAID ASSESSMENT DIVISION EXTENDED NORTH, AT A POINT THAT IS 55.0 FEET WEST OF NORTHWEST CORNER OF SAID LOT 10 FOR A DISTANCE OF 65.8 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE 66.3 FEET OF SAID WEST LINE OF LOT 10 EXTENDING NORTH, THENCE NORTH ALONG SIDE WEST LINE OF LOT 10 EXTENDED 30.0 FEET TO SOUTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE NORTHEASTERLY ALONG SIDE SOUTHERLY LINE 64.6 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 55 MINUTES MEASURED FROM WEST TO SOUTH WITH LAST DESCRIBED COURSE, AND BEGINNING ALONG CENTER OF AN EXISTING BRICK WALL, FOR A DISTANCE 8.65 FEET; THENCE SOUTH ALONG CENTER LINE OF SAID WALL, BEING A LINE WHICH FORMS AN ANGLE OF 160 DEGREES 55 MINUTES MEASURED THROUGH WEST, THE LAST DESCRIBED COURSE FOR A DISTANCE OF 33.0 FEET TO A

POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-315-012; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on July 9, 2015, at which hearing the petitioner presented evidence and testimony in support of the request for approval of a Special Use Permit and no members of the public either in favor of or in opposition to the application; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the draft minutes of the July 9, 2015 Plan Commission public hearing, a copy of which is appended hereto as Exhibit "A" and, pursuant to Section 10-10-14 of the Glen Ellyn Zoning Code, by a vote of eight (8) "yes" and one (1) "no", recommended approval of the requested Special Use Permit; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings of fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that granting the requested Special Use Permit is consistent with the goals of the Glen Ellyn Zoning Code.

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

follows:

Section One: The draft minutes from the July 9, 2015 meeting of the Glen Ellyn Plan Commission meeting are attached hereto as Exhibit "A".

Section Two: Based upon a review of the evidence, exhibits and materials presented at the July 9, 2015 Plan Commission public hearing and the conclusions set forth in the preambles above, the Village President and Board of Trustees hereby adopt the findings of fact attached hereto as Exhibit "B" and grant approval of a Special Use Permit in accordance with Section 10-4-17.1(B) to allow a health spa at 505 Pennsylvania Avenue.

Section Three: This grant of approval of a Special Use Permit is subject to the condition that the use shall be operated in substantial conformance with the plans as submitted and the testimony presented at the July 9, 2015 public hearing before the Plan Commission and the petitioner's application packet stamped received June 15, 2015 including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Special Use Permit Application dated June 1, 2015
2. Special Use Narrative stamped received June 15, 2015, a copy of which is attached hereto as Exhibit "C"
3. Proposed Floor Plan - a copy of which is attached hereto as Exhibit "D"

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

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Special Use Permit approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of a Special Use Permit shall expire and become null and void within 24 months of

the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during by which an occupancy permit must be applied for.

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

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Village President of the

Ordinance 6335

Meeting of July 27, 2015

Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

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ATTACHMENTS:

- Location Map (PDF)
- Draft Plan Commission Minutes - Ordinance Exhibit "A" (PDF)
- Findings of Fact - Ordinance Exhibit "B" (PDF)
- Project Narrative- Ordinance Exhibit "C" (PDF)
- Proposed Floor Plan - Ordinance Exhibit "D" (PDF)

505 Pennsylvania Avenue



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the minimum lot width of 90 feet required. 5. A variation from Section 10-4-11(E)1 to allow a building height of 41 feet in lieu of the maximum building height of 35 feet permitted. 6. A variation from Section 10-5-5(B)4 to allow a proposed balcony in the front yard where one would not otherwise be permitted and to allow said balcony to have a 16-foot setback from the front yard property line and to allow a balcony to be located 18.92 feet from the rear property line in lieu of the minimum setback of 26 feet required and to allow all of the proposed balconies to have covered roofs. 7. A variation to allow a proposed chimney to have an 18-foot setback from the front property line in lieu of the minimum setback of 28 feet required.

The recommendation of approval was subject to the following conditions: 1. That the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the July 9, 2015 public hearing of the Plan Commission. 2. That the required developer's donations be paid prior to the issuance of any building permits. 3. That \$8,000 or one-third of improvement costs at the time of permits submitted be contributed toward the improvement of the alley. 4. That the Plat of Consolidation be finalized and recorded prior to the issuance of any building permits.

The motion carried with seven (7) yes votes and two (2) no votes as follows: Plan Commissioners Allen, Ozog, Fanella, Heming-Littwin, Lannen, Whiston and Chairperson Loch voted yes. Plan Commissioners Howard and Girling voted no.

PUBLIC HEARING – RISE FITNESS, 505 PENNSYLVANIA AVENUE

REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A HEALTH SPA AT 505 PENNSYLVANIA AVENUE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF PENNSYLVANIA AVENUE BETWEEN MAIN STREET AND GLENWOOD AVENUE IN THE C5A CENTRAL BUSINESS DISTRICT, CENTRAL SERVICE SUBDISTRICT.
(Rise, Inc. Lessee)

Plan Commissioner Allen recused himself from this agenda item.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Lannen, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Michele Stegall, Village Planner, and William Kolschowsky, Planning Intern were present to speak on behalf of the proposed request. Mr. Kolschowsky displayed a map showing the subject site and stated that Janelle Sullivan, the petitioner and owner of Rise, Inc., at 505 Pennsylvania Avenue is requesting a Special Use Permit to allow a fitness studio which is classified as a health spa at that location. Mr. Kolschowsky stated that the subject property is located on the south side of Pennsylvania Avenue between Main Street and Glenwood Avenue and the tenant space is approximately 650 square feet and is zoned C5A Central Business

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District, Central Retail Core Subdistrict. He added that the properties to the south, east and west are also zoned C5A and that property across the street to the north is zoned C5B. Mr. Kolschowsky stated that in the C5A district where the subject property is located, a health spa is listed as a special use on the ground floor according to Section 10-4-17.1 of the Glen Ellyn Zoning Code.

Mr. Kolschowsky stated that Rise, Inc. currently operates out of 499 Pennsylvania Avenue where they have been since 2014. He stated that when they moved to the 1,400-square foot space, they applied for a Special Use Permit which was granted in March of 2014. He stated that Rise, Inc. has been very successful over the past year and would like to expand their business to include 505 Pennsylvania Avenue. He added that since the business is classified as a health spa and the property is located on the ground floor of the C5A district, they are required to obtain a special use permit.

Petitioner's Presentation

Janelle Sullivan, the owner of Rise, Inc., 499 Pennsylvania Avenue, Glen Ellyn, Illinois and Carin Fanter, Operations Manager/Lead Instructor of Rise, Inc., 499 Pennsylvania Avenue, Glen Ellyn, Illinois were present to speak on behalf of the subject request. Ms. Sullivan stated that Rise, Inc. has over 1,000 likes on their Facebook page after just one year in business and the support from the community has been incredible. Ms. Sullivan stated that the owner of Ali-Kat next door told her that she has seen a high increase in traffic and sales in her store because of Rise, Inc. Ms. Sullivan also stated that she has partnerships with other businesses in town. She stated that she has eleven (11) part-time employees who live in Glen Ellyn.

Ms. Sullivan stated that regarding the fitness aspect, Rise, Inc. is helping hundreds of people in the community get or stay fit and their cliental includes women, men, teens and children.

Ms. Sullivan stated that Rise, Inc. had been charged by the Plan Commission to have a 25% retail presence and that they have brought in \$42,000 of retail sales in the year since opening their business. She listed several products available in their store and added that they are here to invest in the community. Ms. Sullivan stated that they are asking for the expansion because they are trying to meet the needs of their clients and the community. She added that they want to stay in Glen Ellyn even though they have been asked to move to other communities. She stated that they want to expand because their clients are looking for more from them and they have a lot of ideas for growth.

Questions to Staff from the Plan Commissioners

Ms. Fanter responded to Plan Commissioner Heming-Littwin that the average class size in the early morning is between 12-20 people. She added that 90% of the classes are finished by 10:30 a.m. or begin after 6:00 p.m. She added that after 10:30 a.m., the average class size is

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five or six people. Ms. Sullivan added that their busiest classes are at 5:00 a.m., 6:00 a.m. and 7:00 a.m. and the average class sizes are between 15-25 people. Ms. Sullivan responded to Plan Commissioner Heming-Littwin that the total number of clients they have access to is approximately 900 and the number of clients that come into their door each day would average between 40 to 65. Ms. Sullivan also responded to Plan Commissioner Heming-Littwin that the most common age bracket would be between 28-40 with 5% of the clients being men and some pre-school children in yoga classes and child care. Ms. Sullivan responded to Plan Commissioner Heming-Littwin that they are not sure but believe additional classes will be added early in the morning. She added that their goal is to meet the needs of their clients.

Plan Commissioner Girling asked what new concepts will be added and how those concepts will differ from the existing classes. Ms. Sullivan responded that cycles/spinning would be added and she has been partnering with the bike shop in town. She also stated they would like to grow within and outside of their current clientele. Ms. Sullivan also stated they are talking about a more intimate setting with smaller groups of people for those who are uncomfortable in larger groups. She added that they are also considering personal training sessions and sessions focusing on dietary needs. Ms. Sullivan responded to Plan Commissioner Girling that they plan to maintain the 25% retail presence at the current space. Plan Commissioner Heming-Littwin stated that the code is that one is required to have 25% retail space if one is not a retail establishment, and Ms. Stegall added that this is not a code requirement but that it is a condition has been placed on a number of non-retail spaces. Ms. Fanter stated that has not always been applied as there is a studio in town that does not have a 25% retail presence. Ms. Sullivan responded to Chairperson Loch that the bikes would be located in the new space but will be able to be moved around. Plan Commissioner Howard asked if 25% of the combined spaces would be acceptable for retail. Ms. Sullivan stated that they do not want to compete with other businesses in town and that there are costs for retail, and Ms. Fanter added that their space is small. Ms. Sullivan also stated that the layout for retail makes sense in the space it is currently in and that retail volume in the current space could be increased if more people are in the space.

Persons in Favor of or in Opposition to the Request

No persons spoke in favor of or in opposition to the request.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Whiston, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commissioners

Plan Commissioner Whiston was in favor of the proposal and appreciated that the petitioner needed more space after just one year in business. He also appreciated that 11 people are working part-time at Rise, Inc. He stated what is most impressive is what is being done with

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other merchants to stimulate business. Plan Commissioner Lannen stated she is in favor of the expansion and feels that Rise, Inc. is a great service to the community for people primarily before and after work. She also stated that as there do not appear to be any traffic or parking issues, she is in favor of the project. Plan Commissioner Ozog stated he has heard good things from people who go to Rise and was in favor of the proposal. Plan Commissioner Fanella stated she knows women who exercise at this facility and feels that a community has been created within a community. She was fully supportive of the proposed plan which is expanding after such a short period of being in business. Plan Commissioner Heming-Littwin stated that she had some concerns. She stated that the petitioner's packet states that 90% of the customers walk or ride a bike to the site instead of drive, however, she stated that they drive to the site in the winter. She added that their cars on the street cause problems with plowing in the Central Business District. Plan Commissioner Heming-Littwin stated she would be concerned regarding parking if classes were added during the day because parking during the day is heavy in town. She also stated she would require the 25% total retail in the space. She stated she was not supportive of the proposal without being sure the condition regarding retail is there and understanding what the impact will be if classes are added during the day. Plan Commissioner Whalen stated he agreed with Plan Commissioner Whiston's comments and also did not feel more retail needed to be added to the space. He also felt that a condition should be added to the motion regarding requiring retail at the site if the petitioner moved out of the space. He appreciated the owner's marketing ability and working with other business owners in town. He also did not feel that parking would be a problem with perhaps one class in the afternoon at the site. Plan Commissioner Girling stated that he agreed with Plan Commissioner Whalen's comments. Plan Commissioner Howard was in favor of the proposed project and stated this is an example of a true partnership within a small community. She did not feel that having retail to have retail is what is needed and stated that there are other businesses in town that have multiples of the same items. She also did not want the petitioner to compete with other businesses in town. She stated that as one who works directly across the street from the proposed project, she has had no issues with parking. She stated that regarding parking and snow plowing issues, Glen Oak is just down the street although she doesn't know if any conditions are in place there. She added that the project is great and she is happy to have something positive at that location with a great storefront. Chairperson Loch also was supportive of the proposed project and stated she is happy with the petitioner's success. She stated that she understood that the retail is not as much of a revenue generator as the classes and understood the desire to use additional space for classes.

Plan Commissioner Whalen inquired about placing a condition on the approval that would require the Special Use Permit to be re-evaluated if a health spa other than Rise were to want to use the 505 Pennsylvania space. Mr. Kolschowsky noted that the Village Attorney had suggested that a time limit of 5 years could be placed on the Special Use Permit. Commissioner Girling expressed concern that a rental term could be mid-lease at the end of a 5-year period. Ms. Stegall responded to Plan Commissioner Girling that a special use permit lapses after a space is vacant for 180 days. Ms. Stegall stated that a second option discussed with Village

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Attorney Mathews but that he preferred less was to condition the special use permit upon dissolution or abandonment of the property by the business. Ms. Stegall stated that typically it is not recommended to place a condition contingent on a business or its owner, however, this application is somewhat unique because it is being presented as someone who has two spaces down the street from each other. She added that typically, however, that is not recommended.

Motion

Plan Commissioner Girling moved, seconded by Plan Commissioner Whalen, to recommend approval of the requested Special Use Permit in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code. This recommendation for approval was made subject to the condition that the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission.

The motion carried with eight yes votes and one no vote as follows: Plan Commissioners Girling, Whalen, Howard, Fanella, Lannen, Ozog, Whiston and Chairperson Loch voted yes; Plan Commissioner Heming-Littwin voted no.

PUBLIC HEARING – 25678 PARK BOULEVARD, GLEN ELLYN INN MEMORY CARE
REQUESTS FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATIONS TO ACCOMMODATE A PROPOSED SINGLE-STORY 33,937 SQUARE FOOT, 46 UNIT/65-BED MEMORY CARE FACILITY ON 3.84 ACRES LOCATED AT 25678 PARK BOULEVARD. THE SUBJECT PROPERTY IS LOCATED IN UNINCORPORATED DUPAGE COUNTY ON THE WEST SIDE OF PARK BOULEVARD BETWEEN ABRUZZO LANE AND BUTTERFIELD ROAD. AS PART OF THE PROJECT, THE PROPERTY WOULD BE ANNEXED TO GLEN ELLYN AND ZONED C2 COMMUNITY COMMERCIAL ZONING DISTRICT.

(RJ Development LLC, contract purchaser)

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Whiston, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Village Planner Michele Stegall stated that RJ Development is present to seek approval of a Special Use Permit and Zoning Variations for an almost 34,000-square foot memory care facility that they are proposing to develop at 25678 Park Boulevard. She stated that the property is generally northwest of the Park Boulevard and Butterfield Road intersection and the surrounding land uses include the Glenbard South High School property to the north and west, the Arden Court Memory Care facility southwest of the property and other commercial uses to the south. She added that across the street to the east are townhomes and single-family homes are located to the northeast. Ms. Stegall stated that the subject property is currently located in unincorporated DuPage County and is separated from the Village limits by Glenbard South High School property. She added that a strip of the Glenbard South property and the

Exhibit "B"

Findings of Fact

The Village Board hereby adopts the following findings of fact for the request by RISE, Inc. for a Special Use Permit to allow a health spa in the ground floor space of 505 Pennsylvania Avenue.

- A. The proposed use will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or the Zoning Code because "a diverse mix of uses and activities" are encouraged in the downtown by the Comprehensive Plan. Similar 'health spa' uses including the current RISE studio complement downtown retail stores and draw foot traffic to the downtown area;
- B. The proposed use will be constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the appearance and general character will be enhanced by the addition of RISE as the subject space has been vacant for sometime and no significant alterations are planned to the site or building exterior;
- C. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses because the hours of operation will be from 5am-noon, with the busiest classes in the early morning mitigating any potential traffic impacts. There will be no hazardous materials exposed to the public;
- D. The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because RISE will not make any exterior changes and make only cosmetic changes in the interior, neither of which will result in needing additional public services;
- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because there are no structural changes proposed or needs for new services. RISE plans to continue partnering with other local business to positively benefit the downtown economy;
- F. The proposed use will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odor because there will be no construction which will cause any of the above mentioned and the day-to-day operations shall not create any detrimental conditions;
- G. The proposed use will have vehicular approaches to the property, which shall be so designed as not to create and undue interference with traffic on surrounding public streets or roads

because RISE will not require a change in existing parking facilities in downtown: the majority of classes are early in the morning, there is sufficient public parking nearby, and most classes are short, lasting approximately 45 minutes;

- H. The proposed use will not increase the potential for flood damage to adjacent property owners or require additional public expense for flood protection, rescue or relief because no exterior changes which may alter storm water management are being made; and
- I. The proposed use will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance of the community because RISE is not making any exterior alterations and is only making minor, cosmetic interior alterations.



One year ago, we opened up the doors to a new, purpose-built studio in downtown Glen Ellyn. And as we reflect on our 1 year anniversary of opening our dedicated space at 499 Pennsylvania Ave, it is fun to think about just how far we've really come.....together! We have worked really hard to build our unique brand and deliver a great customer experience and are so proud of our results so far. In just one year, we have significantly grown our class offerings, number of local instructors, client membership, community partnerships and programs, breadth of retail products, and even our social media presence from just 1 like to over 1,000 likes. This growth has resulted in a need for additional space to further expand our offerings and be able to accommodate the growing requests and interests of our clients.

Therefore, it is with great excitement that we submit our request for occupancy of an additional space (650 square feet) located at 505 Pennsylvania Ave in Glen Ellyn. If special use is permitted, we would be updating the interior by creating an open space with new flooring, lighting, and décor to complement our main RISE studio located just a few doors down on Pennsylvania Ave. The proposed space has one neighbor to the East and an alley directly to the West. The neighbor, Lewek Photography and Frame Studio has hours of operation between 12 pm and 6 pm., which is ideal considering the majority of our classes will take place between the hours of 5 am and 10 am. Anticipated core business hours for the new RISE space will be from 5am to 12pm with occasional evening sessions (6pm – 8pm) as requested by clients. From a traffic perspective, we anticipate minimal to no impact given the considerable amount of street and public parking available around the location. With over a year of operation we have yet to have any negative feedback on parking availability or traffic.

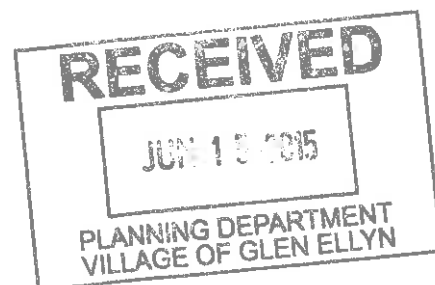
The vision of our new space is to create a more intimate class setting for small groups and children, as well provide RISE the opportunity to expand our class offerings and client services during peak hours. The class size is expected to be approximately 15 students or less. We plan to feature inspirational music and instruction along with visual elements that are consistent with our brand standards and overall look and feel.

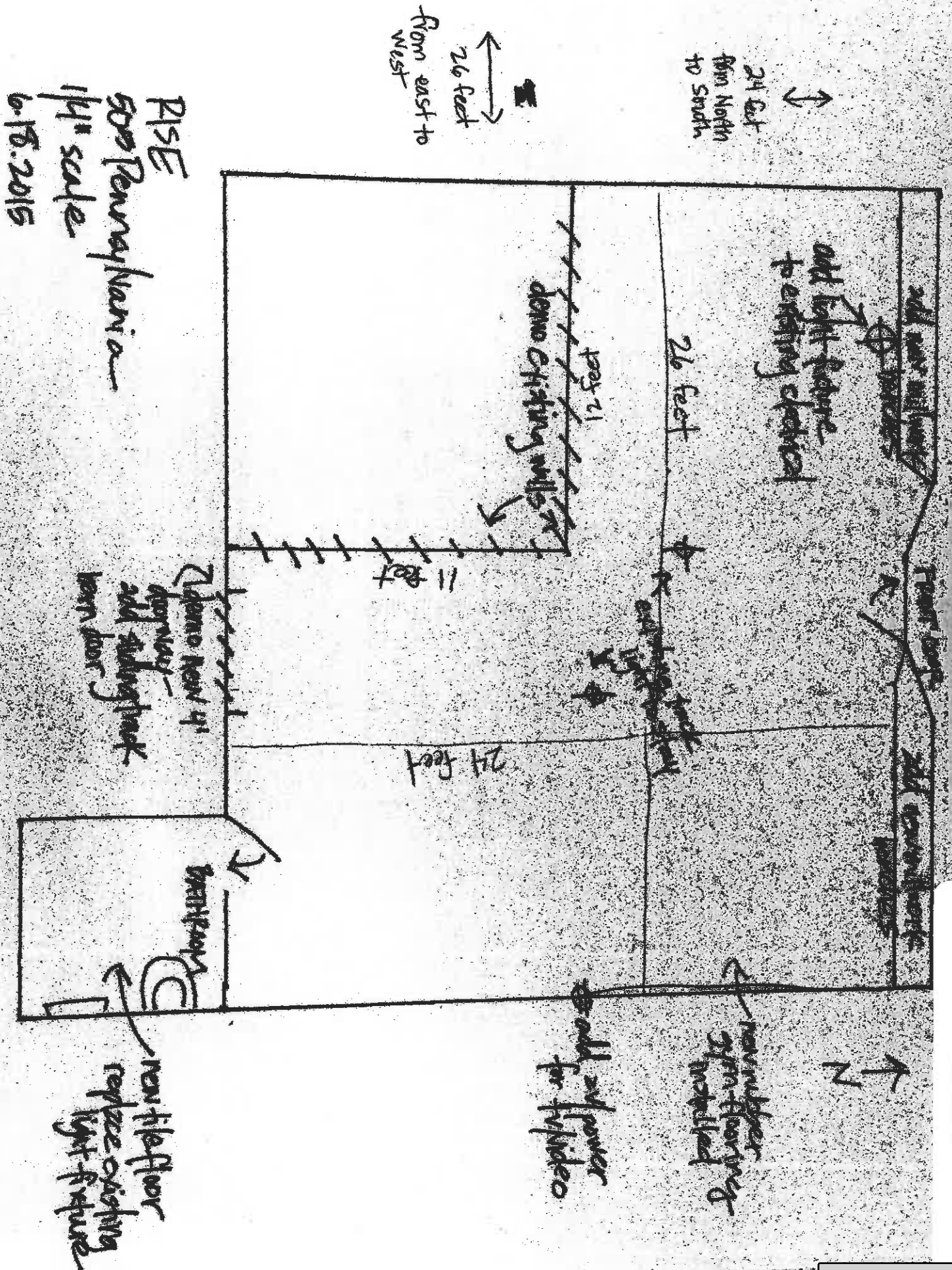
We are excited about this next phase in our journey to establish a successful and sustainable fitness experience in the heart of downtown Glen Ellyn. We thank you for your support and consideration.

Best Regards,

A handwritten signature in black ink that reads "Janelle Sullivan". The signature is fluid and cursive, with the first name "Janelle" and last name "Sullivan" clearly distinguishable.

Janelle Sullivan
Owner, RISE Inc.







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

Meeting: 07/27/15 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Robert Greenberg

SCHEDULED

AGENDA ITEM (ID # 1852)

DOC ID: 1852

Approve the remaining two years of a contract for the Cottage Avenue Water Tower, with Utility Service Co., Inc., of Perry, Georgia, at \$24,055 per year for a total of \$48,110, to be expensed to the Water Fund. (Public Works Director Hansen)

Background

The Cottage Avenue Water Tower, (our 500,000 gallon elevated tank built in 1992), was repainted and physically rehabbed for the first time in 2009. On April 14, 2008 the Village Board awarded a six-year contract with Utility Service Co., Inc. of Perry, Georgia. Year one (2009) of the contract provided for the sand blasting, repair and painting of the water tower. The cost of this portion of the contract was \$205,269, and was funded over the three fiscal years of FY09, FY10 and FY11 in equal payments of \$68,423. In addition, the Village Board approved a three-year \$21,672 per annum supplementary GASB compliant maintenance agreement for the budget years of FY12, FY13 and FY14 equaling \$65,016. This portion of the contract pays for the annual inspection and the bi-annual washout and disinfection, and any repairs needed to the water tower, (including providing future funding for the next time the tower would need to be painted and rehabbed).

Utilizing the organized service program contract with Utility Service optimizes the maintenance to the water tower through scheduled professional maintenance, flattens budgetary expenditures, shifts responsible maintenance accountability to the contractor, and provides a perpetual warranty on the water tower paint coating. An additional service offered that originally brought this company to staff's attention is that the firm has engineers and inspectors on staff that have extensive construction experience with cellular providers. During the controversial installation of the T-Mobile pod, Utility Services Company reviewed the initial plans and called out for significant engineering changes to strengthen the pod to ensure that no damage would come to the storage tank of the tower. Utility Services provided thorough project oversight and engineering consultation throughout the T-Mobile project, which, in staff's opinion, contributed to the ultimate success of that project from the Village's perspective. Since 2008, all cellular providers must meet the rigid engineering review requirements of Utility Services before Public Works signs off on any new cellular construction installation or upgrades on or inside Cottage Avenue Water Tower. (Attached to this document is a Cottage Avenue Service Schedule showing work that has been performed on Cottage Avenue by Utility Service Company since 2008).

Per the contract agreement for the seventh year (last year 2014) ---and every third anniversary thereafter---the annual contract maintenance fee shall be adjusted to reflect the current cost of services. The annual fee shall be limited to a maximum of 5% per annum. The contract rate set in

2014 increases by a compounded rate of 3.54% each year. Calculated at a compounded rate of 3.54% per annum over three years, the annual fee for SY14 because of the short 9 month budget year paid for only three quarters at \$6,013.75/year for a total of \$18,041.25. The budget years CY15 and CY16 will be \$24,055.00 per year paid at the quarterly rate of \$6,013.75. The cost for all three years is \$66,151.25.

In CY 2015 (the eight year of the contract) there are four equal payments of \$6,013.75 due for annual total of \$24,055.00. Likewise in CY 2016 (the ninth year of the contract) there are four equal payments of \$6,013.75 due for an annual total of \$24,055.00. In CY 2017 the contract will be assessed again for a three year rate increase not to exceed 5% per annum. It is important to remember that the annual payments associated with this maintenance program covers virtually all maintenance to the tower. From FY 2010 through CY 2018 the Village will have made \$198,358.26 in maintenance payments which covered the full cost of all annual inspections, bi-annual washouts and the scheduled 2018 repainting of the tower. The goal of staff, as well as Utility Service Inc., is to maintain the tower in excellent condition through this long term maintenance plan. Attached to this memo is the service schedule showing maintenance to date as well as future planned maintenance events. Also attached to this memo is a spreadsheet showing the payments to date for all services provided under this contract.

Action Requested

Staff requests the Village Board to approve the remaining two years of the contract at \$24,055.00 per year for a total of \$48,110.00. In addition staff requests execution of the purchase order in the amount of \$24,055.00 payable to Utility Service Co., Inc. of Perry, Georgia, to fund the four quarterly payments of \$6,013.75 due in CY 2015. This purchase order should be charged to Water Division Fund, Maintenance Building & Grounds 50100-520970.

Attachment

Cottage Avenue Service Schedule

Cottage Avenue Fee Schedule

CY 2015 Budget Detail

Agenda Item (ID # 1852)

Meeting of July 27, 2015

ATTACHMENTS:

- Cottage Ave. Maintenance and Fee Schedule, CY15 Budget (PDF)

VILLAGE OF GLEN ELLYN, IL

Project	Tank Name	Tank Information	Task Name	Start Date	Sr Status
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	8/6/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	EXTERIOR PAINT	8/25/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	INTERIOR PAINT	8/25/2008	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	6/2/2009	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	REPAIR	10/8/2009	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	6/23/2010	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	4/29/2011	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	5/22/2012	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	5/7/2013	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	5/29/2014	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	4/23/2015	Closed
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL CLEAN	2016	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2017	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	EXTERIOR PAINT	2018	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	2018	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2019	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL CLEAN	2020	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2021	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	INTERIOR PAINT	2022	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2022	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2023	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	WASHOUT	2024	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2025	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	CHEMICAL CLEAN	2026	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	VISUAL	2027	Future
119217	COTTAGE AVE TANK	500,000 PEDISPHERE	EXTERIOR PAINT	2028	Future

VILLAGE OF GLEN ELLYN, IL

Project	Tank Name	Amount	Inv #	Inv Date	Description
119217	COTTAGE AVE TANK	68422.78	202225	10/14/2008	UPON COMPLETION WORK PERFORMED - Annual
119217	COTTAGE AVE TANK	13608.00	208110	12/30/2008	CHANGE ORDER FOR MOLD REMOVAL WORK PERFORMED
119217	COTTAGE AVE TANK	17105.69	215125	5/1/2009	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	221368	8/1/2009	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	227400	11/1/2009	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	233620	2/1/2010	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	239453	5/1/2010	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	245864	8/1/2010	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	251105	11/1/2010	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	17105.69	258092	2/1/2011	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	264403	5/1/2011	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	270703	8/1/2011	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	276844	11/1/2011	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	283970	2/1/2012	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	289973	5/1/2012	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	296493	8/1/2012	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	303034	11/1/2012	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	309665	2/1/2013	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	316158	5/1/2013	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	322304	8/1/2013	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	328637	11/1/2013	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	5417.79	334992	2/1/2014	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	341036	5/1/2014	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	347764	8/1/2014	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	354280	11/1/2014	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	361171	2/1/2015	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	366548	5/1/2015	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	8/1/2015	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	11/1/2015	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	2/1/2016	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	5/1/2016	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	8/1/2016	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	11/1/2016	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6013.75	-	2/1/2017	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	5/1/2017	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	8/1/2017	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	11/1/2017	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	2/1/2018	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	5/1/2018	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	8/1/2018	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	11/1/2018	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	2/1/2019	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	5/1/2019	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	8/1/2019	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	11/1/2019	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly
119217	COTTAGE AVE TANK	6675.26	-	2/1/2020	500,000 PEDISPHERE COTTAGE AVE TANK-Quarterly



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

Meeting: 07/27/15 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Robert Greenberg

SCHEDULED

AGENDA ITEM (ID # 1853)

DOC ID: 1853

Approve the remaining second year of a contract for the Newton Avenue Tower, with Utility Service Co., Inc., of Perry Georgia, in the amount of \$135,260, to be expensed to the Water Fund. (Public Works Director Hansen)

Background

The Newton Avenue Tower is a 750,000 gallon elevated steel pedestal style tank built in 1954. It was last painted in 2005 using the traditional procurement model of hiring a tank industry engineering consulting firm to develop and put out for bid a contract for painting and maintenance services. An asset condition inspection of the tank in 2009 by Utility Service Company revealed premature coating failure to both the interior and exterior coating systems. The Village contacted the engineering firm and contractor to pursue corrective actions. Unfortunately, the failing of the paint coating was beyond the one year warranty associated with the traditional procurement contract.

A second asset condition inspection conducted in 2012 indicated that while the paint had not yet totally failed, it would be more cost effective to address the coating failures before serious damage occurred to the steel tank. Repairing paint coatings proactively, as opposed to waiting for total failure, saves the Village approximately \$200,000 in additional coatings costs associated with removal of the exterior coating and structural repairs to the steel tank due to impending corrosion damage of the interior tank surfaces. In September of 2013, the Village Board approved a five year contract at a cost of \$135,260 per year over five years to paint Newton Avenue Water Tower. A purchase order for year one of the contract in the amount of \$135,260 dollars was issued in the name of Utility Service Company of Perry, Georgia in September of 2013.

Recommendation

The contract with Utility Services, Inc. spreads the payments for the interior and exterior surface painting scope in Year 1, covers the cost of any structural repairs, as needed, and also covers the installation of a vortex style mixer to improve water quality over five years at a cost of \$135,260 per year. In year six the agreement becomes an annual renewable or cancellable agreement and the payment decreases to \$53,083 per year. The rate remains the same for year seven and eight. In the ninth year, and every third year thereafter, the contract is renegotiated and will not increase any more than 5%. This type of procurement allows the Village to stabilize the annual budget expenditures associated with the maintenance of its water towers, while also providing a perpetual warranty on both coatings and repairs for the life of the tank.

Since 2008, the Village has enjoyed a similar contractual maintenance agreement with Utility Services for the painting and maintenance of Cottage Avenue Water Tower. As part of the original 2008 Cottage Avenue Utility Services contract development, staff created a twenty year life cycle analysis that compared Utility Service's Management Program to a traditional procurement model. The amount quoted in 2008 to paint Cottage Avenue Water Tower was \$164,116. Staff's analysis outlined the actual dollar cost for both methods over a twenty year life cycle, as well as a comparison of both methods over twenty years in present dollars. The analysis indicated that going with Utilities Service maintenance program for Cottage Avenue Water Tower saved the Village over \$131,000 over ten years and nearly \$238,000 over twenty years.

Utility Services Company, based in Perry, Georgia is the largest water tank maintenance company in the world. They maintain over 5,000 tanks owned by 2,000 municipalities. Staff has been very pleased with the firm's service to date, and has been instrumental in providing engineering services on behalf of Glen Ellyn Public Works and Planning and Development to review cellular installations at Cottage Avenue Water Tower. Also, most recently, the Village experienced low chlorine residual at Wilson Avenue Reservoir, and Utility Service Company representatives responded within one day of staff draining the reservoir to successfully clean and treat the reservoir walls within IEPA approved guidelines.

Newton Avenue Water Tower was not painted during year one of the contract due to maintenance scheduling concerns Public Works had with taking the tower out of service. The scheduling concerns have since been resolved, and staff would like to paint the tower late summer to early fall this year.

Action Requested

Staff requests that the Village Board approve the second year contract amount of \$135,260 to be expensed to the Water Fund.

Attachments

CY 2015 Water Fund Budget foot note #12

ATTACHMENTS:

- Newton Tower CY15 Budget (PDF)

6. Elm-Cottage-Geneva Connectors Improvements (#14004) – Consultant expenditures to design water main improvements for project to resurface Elm between Western and Main and Euclid between Oak and Elm and rehabilitate Cottage between Western and Pleasant; Prairie between Oak and Elm; and sections of Prairie, Pleasant, Euclid and Highland between Elm and Geneva.	\$2,000
Total for line item:	\$951,500

CY 15 Budget	
Project Description	Estimated Cost
a. Elm-Cottage-Geneva Connectors Improvements (#14004) – Planned water system improvements in the project to rehabilitate about 1.1 miles of roadways include new water mains on Prairie between Oak and Elm and Pleasant between Elm and Geneva; a new fire hydrant at Elm and Geneva; and water service transfers on Cottage.	\$355,000
b. Glenwood-Arbor-Ridgewood Improvements (#14005) – Water mains will be replaced on Glenwood and Ridgewood as part of the project to rehabilitate 0.8 miles of roadways in the central part of the Village (Arbor Court does not have a water main).	\$685,000
c. Route 53 Water Main Lining – Design engineering and installation of a potable water lining in the 12-inch main on the south side of Route 53 between Spring and Surrey where two breaks were experienced in 2013.	\$530,000
d. Roosevelt Road Water Main Replacement (#13008) – Detailed design and initial year of a construction project to rehabilitate Roosevelt Road water mains between the Wheaton border and Route 53.	\$1,000,000
e. Newton Water Tank Recoating – Year three of five higher payments to Utility Service Company in a long-term arrangement for maintenance of the Newton Avenue elevated tank. The payments cover distributed costs for tank improvements and recoating performed in 2014.	\$136,000
f. Cumnor Water Main Extension – Associated with the Enclaves of Glen Oak Subdivision construction, the Village will contribute \$35,000 toward a water main extension along Cumnor Avenue north of Hill in lieu of an alternate route in order to provide potable water hook-up potential for corridor residents.	\$35,000
g. Route 53 Culvert at Glen Crest Creek – IDOT will be replacing an existing culvert on Route 53 north of Bemis Road in 2015. An existing Village water	\$25,000



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: William Kolschowsky

SCHEDULED

ORDINANCE 6336

DOC ID: 1840

Ordinance No. 6336, An Ordinance Vacating Right-of-Way to 525 Emerson Avenue.

Background.

Ms. Katie Baker, owner of property at 525 Emerson Avenue, is requesting vacation of the unimproved 16-foot wide alley located immediately south of, and adjacent to, her property. In May of 2015, Ms. Baker purchased the property with the intention of building a new single-family residence. Ms. Baker subsequently submitted her request to have the adjacent right-of-way vacated to her in its entirety. She has requested the vacation so that the property will conform to the minimum buildable lot requirement for a new single family dwelling. The petitioner also anticipates requesting a variance to allow a rear yard setback of less than 40 feet.

Issues.

Village staff has reviewed the request and does not believe there is any public need or purpose to retain the alley right-of-way. The property to the south is unincorporated and if the land is vacated in its entirety to 525 Emerson Avenue it could potentially allow a Village resident to construct a new home on her property. The minimum required lot area in the R2 Residential District, where the property is located, is 8,712 square feet. However, the Code does provide for the potential construction of a new home on pre-existing lots with a minimum lot area of 6,534. Ms. Baker's current property is only 6,070 square feet. If the alley right-of-way is vacated to 525 Emerson in its entirety, the total lot area would be 7,015 square feet. If only the adjacent 8 foot wide half of the right-of-way were vacated to the property the total lot area would be less 6,534 square feet. For these reasons, staff is recommending that the right-of-way be vacated in its entirety to 525 Emerson Avenue. A letter was sent to the property owner immediately south of the right-of-way notifying him of the vacation request and July 27, 2015 Board meeting.

In accordance with State Statute, the Village can vacate right-of-way property entirely to one adjoining property owner if the owner compensates the Village for the land. In addition, the Village has traditionally charged single family homeowners for the vacation of rights-of-way when the vacation results in an additional buildable lot. In this instance, the property owner has stated that she seeks the entire right-of-way in order to accommodate the construction of a new single family residence. Based on the advice of appraiser Gadd, Tibble & Associates, Inc., staff is recommending that the property be vacated at a cost of \$10.51 per square foot, or \$9,931.95 total. It is further recommended that the Village maintain a blanket utility and drainage easement over the vacated property as is typical.

The petitioner anticipates that she will also need a variance from the rear yard setback requirement to build a new home on the property. As such, the recording of the vacation would be delayed until any variance has been reviewed and acted on by the Zoning Board of Appeals and Village Board. Having the Board consider the vacation request ahead of time will allow the petitioner to know how much land she will own so that the extent of any subsequent variations can be determined.

Recommendation.

At this time, Village staff recommends that the Board approve the vacation of the entire 16 foot wide, unimproved alley right-of-way, comprised of 945 square feet, to the adjoining property at 525 Emerson Avenue for \$9,931.95, or \$10.51 per square foot.

Action Requested.

The Village Board is requested to consider the vacation of the right-of-way to 525 Emerson Avenue. An Ordinance approving the vacation has been prepared for consideration at the July 27, 2015 Village Board meeting.

Attachments.

- Proposed Ordinance
- Aerial photo
- Map of right-of-way and adjacent properties
- Letter to Neighbor dated July 14, 2015
- Plat of Vacation dated July 3, 2015 - Ordinance Exhibit "A"

cc: Greg Mathews, Village Attorney
Julius Hansen, Public Works Director
Bob Minix, Village Professional Engineer
Paula Moritz, Plan Reviewer
Steve Witt, Building and Zoning Official

X:\Plandev\PLANNING\ROW Vacations\Emerson\VB Memo 061715.doc

Ordinance No. _____

An Ordinance Vacating a Right-of-Way to

525 Emerson Avenue

Glen Ellyn, Illinois 60137

Whereas, Katie Baker, owner of property located at 525 Emerson Avenue, has requested that the Village vacate a 16-foot wide unimproved public alley right-of-way comprised of 945 square feet to her adjacent property to the north, commonly known as 525 Emerson Avenue; and

Whereas, the subject portion of the right-of-way requested to be vacated is shown on the Plat of Vacation attached hereto as Exhibit "A" and is legally described as follows:

OF THAT PART OF THE ALLEY LYING SOUTH OF LOTS 22 AND 23 IN BLOCK 6 IN W.I. RUSH AND CO'S NORTH GLEN ELLYN. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23. THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 22 AND 23 TO THE SOUTHEAST CORNER OF LOT 22; THENCE SOUTHERLY AT A RIGHT ANGLE, 16.0 FEET TO THE SOUTHERLY LINE OF SAID ALLEY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A SOUTHEAST CORNER OF LOT 27 IN SAID BLOCK 6; THENCE NORTHEASTERLY ALONG SAID ALLEY TO THE PLACE OF BEGINNING BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2. TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1881 AS DOCUMENT 45671 IN DUPAGE COUNTY. ILLINOIS; and

Whereas, the vacation is being requested in association with the planned construction of a new single-family residence on the petitioner's property located at 525 Emerson Avenue; and

Whereas, the property on the south side of the alley, commonly known as 540 St. Charles Rd. is not incorporated in the Village of Glen Ellyn; and

Whereas, it is the opinion of the corporate authorities of the Village of Glen Ellyn that it is in the best interest of the Village to vacate the aforementioned 16-foot wide right-of-way legally described hereinabove and depicted on Exhibit “A” attached hereto in its entirety to the property at 525 Emerson Avenue and to retain a public utility and drainage easement over the vacated right-of-way all in exchange for \$9,931.95 which has been determined to be the fair market value of the property; and

Whereas, pursuant to Chapter 65, Section 5/11-91-1 of the Illinois Municipal Code, at least three-quarters of the corporate authorities of the Village of Glen Ellyn are of the opinion that the public interest will best be served by vacating the subject portion of the public alley right-of-way described herein.

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

Section One: The findings of fact and conclusions set forth hereinabove are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the powers granted in Chapter 65, Section 5/11-91-1 of the Illinois Municipal Code, the Village of Glen Ellyn hereby vacates the aforementioned 16 foot wide public alley right-of-way comprising 945 square feet to the adjacent property to the north known as 525 Emerson Avenue as shown on the Plat of Vacation prepared by Steinbrecher Land Surveyors, Inc. dated July 3, 2015 a copy of which is attached hereto as Exhibit “A” in exchange for \$9,931.95.

Section Three: The Village of Glen Ellyn expressly reserves a public utility and drainage easement over the vacated right-of-way for the benefit of the Village and those public utility companies operating under franchise with the Village in accordance with the easement provisions

set forth on the Plat of Vacation.

Section Four: Upon receipt of the \$9,931.95 payment for the right-of-way, the Village President and Village Clerk are hereby authorized to execute the Plat of Vacation certifying that it has been approved by the affirmative vote of at least three-quarters of the corporate authorities of the Village now holding office and that the vacation has been approved by the Village President.

Section Five: This Ordinance and the aforementioned Plat of Vacation shall be recorded with the Recorder of Deeds of DuPage County, Illinois.

Section Six: This Ordinance shall be published in pamphlet form within thirty (30) days after its passage and approval, in the manner provided by law, and shall be in full force and effect ten (10) days after completion of such publication.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20 ____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

 __Village President of the Village
 of Glen Ellyn, Illinois

Attest:

 Village Clerk of the Village of
 Glen Ellyn, Illinois

Ordinance 6336

Meeting of July 27, 2015

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

ATTACHMENTS:

- Aerial Photo - 525 Emerson (PDF)
- Map of right-of-way and adjacent properties (PDF)
- Letter to Owner of 540 St. Charles Road Dated July 14, 2015 (PDF)
- Plat of Vacation dated July 3, 2015 - Ordinance Exhibit "A" (PDF)



525 Emerson Avenue

525 Emerson Avenue Right-of-Way Vacation





July 14, 2015

Michael Regan
Or Current Owner
540 St. Charles Road
Glen Ellyn, IL 60137

Village President
Alexander W. Demos

RE: Right-of Way Vacation Notice

Trustees
Dean Clark
Timothy Elliott
John Kenwood
Pete Ladesic
Tim O'Shea
Mark Senak

Dear Mr. Regan:

You may or may not be aware that there is an unimproved alley right-of-way owned by the Village of Glen Ellyn adjacent to your northerly property line. This letter is being sent to you as a courtesy to let you know that the owner of 525 Emerson Avenue has submitted a request to have the right of way vacated or granted in its entirety to her property at 525 Emerson Avenue.

Village Manager
Mark T. Franz

The vacation request will be considered at the Glen Ellyn Village Board meeting on July 27th. The meeting will begin at 7:00 pm in the Galligan room at the Glen Ellyn Civic Center located at 535 Duane St. Glen Ellyn IL 60137.

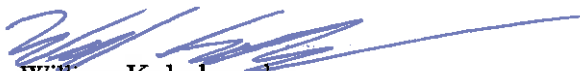
Village Attorney
Gregory S. Mathews

If you have any questions please feel free to contact me at
wkolschowsky@glenellyn.org or 630-547-5248.

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Sincerely,

Administration
630-469-5000


William Kolschowsky
Planning Intern

Finance
630-547-5235

Planning and Development
630-547-5250

Enclosure: Map

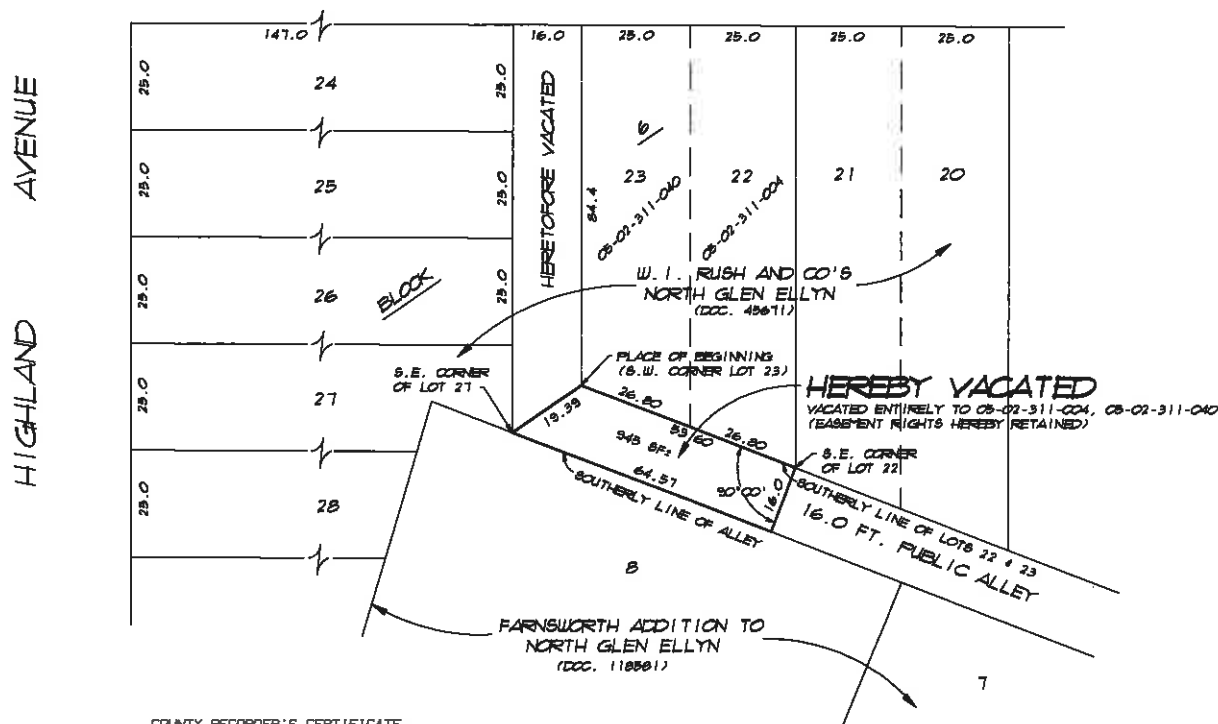
Police
630-469-1187

CC: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137

PLAT OF VACATION

EMERSON AVENUE



EASEMENTS ARE RESERVED AS SHOWN HEREON FOR THE VILLAGE OF GLEN ELLYN AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GLEN ELLYN, INCLUDING BUT NOT LIMITED TO SBC AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, THE CABLE COMMUNICATION FRANCHISE OPERATING WITHIN THE VILLAGE AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS, AS MAY BE DEEMED NECESSARY BY THE SAID VILLAGE OF GLEN ELLYN, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS TO THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SENERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, AND NO EASEMENT SHALL BE USED FOR GARDEN, PORCHES, OR ANY OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES, OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND FOR/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION LOCATION SHALL BE SUBJECT TO APPROVAL BY THE VILLAGE OF GLEN ELLYN.



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Michele Stegall

SCHEDULED

ORDINANCE 6337

DOC ID: 1838 A

Ordinance No. 6337, An Ordinance Granting Approval of Zoning Variations and the Exterior Appearance of a 4-Unit Attached Single Family Development to be Located at 344 Pennsylvania Avenue.

Background. New Leaf Development Company, owner of property located at 344 Pennsylvania Avenue, has submitted requests for exterior appearance and zoning variation approvals. The requests are being made to accommodate the construction of a new 4-unit row house development on the site. The subject property is located at the northwest corner of Newton Avenue and Pennsylvania Avenue in the R4 Residential zoning district. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.
- B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-4-11(D)1(a) to allow a front yard setback of 20 feet along Pennsylvania Avenue in lieu of the minimum front yard setback of 30 feet required.
 - 2. A variation from Section 10-4-11(D)2 to allow a rear yard setback of 22 feet 11 inches adjacent to the public alley to the north in lieu of the minimum rear yard setback of 30 feet required.
 - 3. A variation from Section 10-4-11(D)8(a) to allow 4 attached dwelling units on the property in lieu of the maximum number of 2 attached units permitted.
 - 4. A variation from Section 10-4-11(D)8(b) to allow a lot width of 79.5 feet in lieu of the minimum lot width of 90 feet required.
 - 5. A variation from Section 10-4-11(E)1 to allow a building height of 41 feet in lieu of the maximum building height of 35 feet permitted.
 - 6. A variation from Section 10-5-5(B)4 to allow a proposed balcony in the front yard where one would not otherwise be permitted and to allow said balcony to have a 16 foot setback from the front yard property line and to allow a balcony to be located 18.92 feet from the rear property line in lieu of the minimum setback of 26 feet required and to allow all of the proposed balconies to have covered roofs.
 - 7. A variation to allow a proposed chimney to have an 18 foot setback from the front property line in lieu of the minimum setback of 28 feet required.

Architectural Review Commission Recommendation. The Architectural Review Commission considered the petitioner's request for exterior appearance approval at a public meeting on June 24,

2015. One person spoke at the meeting and expressed opposition to the request. By a vote of 6-0, the Commission recommended approval of the request subject to the following conditions:

1. That the rectangular bay window on the Newton Avenue façade with siding extend all the way up to the roof above the bay window.
2. That windows be added to all four entry doors.
3. That a third-floor window be added on the front façade with stone.
4. That if the petitioner wishes to substitute the copper shown on the plans with another material, such as metal, that a substitution may be permitted with the review and approval of the Architectural Review Commission.

The petitioner has amended the plans as recommended by the Architectural Review Commission and the changes are reflected in the attached plans.

Plan Commission Recommendation. The Plan Commission considered the petitioner's request for approval of zoning variations at a public hearing on July 9, 2015. One person spoke at the hearing in opposition to the request. By a vote of 7-2, the Plan Commission recommended approval of the requests with the following conditions:

- A. That the project is constructed in substantial conformance with the plans submitted and the testimony presented at the July 9, 2015 Plan Commission public hearing.
- B. That the required developer's donations be paid prior to the issuance of any building permits.
- C. That prior to the issuance of any building permits, \$8,000 or 1/3 of the alley improvement costs at the time of permit, whichever is greater, shall be contributed toward improvement of the adjacent alley to the north.
- D. That the Plat of Consolidation shall be finalized and recorded prior to the issuance of any building permits.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of the proposed exterior appearance and requested zoning variations. Village staff has prepared an Ordinance approving the requests for consideration at the July 27, 2015 Village Board meeting.

Attachments:

- Draft Ordinance
- Aerial Photo
- Surrounding Zoning
- Minutes from June 24, 2015 Architectural Review Commission Meeting
- Draft Minutes from July 9, 2015 Planning Commission Meeting

Ordinance 6337

Meeting of July 27, 2015

- Letter from Dawn Morange dated June 25, 2015
- Select Materials from Petitioner's Application Packet

Cc: Perry Janke, President New Leaf Development

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Pennsylvania\Pennsylvania, 344\VB Memo.doc

Ordinance No. _____

**An Ordinance Granting Approval of
Zoning Variations and the Exterior Appearance of a 4-Unit
Attached Single Family Development
to be Located at 344 Pennsylvania Avenue
Glen Ellyn, Illinois 60137**

Whereas, New Leaf Development Company, owner of property located at 344 Pennsylvania Avenue has petitioned the Village President and Board of Trustees for approval of the following:

- A. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.
- B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-4-11(D)1(a) to allow a front yard setback of 20 feet along Pennsylvania Avenue in lieu of the minimum front yard setback of 30 feet required.
 - 1. A variation from Section 10-4-11(D)2 to allow a rear yard setback of 22 feet 11 inches adjacent to the public alley to the north in lieu of the minimum rear yard setback of 30 feet required.
 - 2. A variation from Section 10-4-11(D)8(a) to allow 4 attached dwelling units on the property in lieu of the maximum number of 2 attached units permitted.
 - 3. A variation from Section 10-4-11(D)8(b) to allow a lot width of 79.5 feet in lieu of the minimum lot width of 90 feet required.
 - 4. A variation from Section 10-4-11(E)1 to allow a building height of 41 feet in lieu of the maximum building height of 35 feet permitted.
 - 5. A variation from Section 10-5-5(B)4 to allow a proposed balcony in the front yard where one would not otherwise be permitted and to allow said balcony to have a 16 foot setback from the front yard property line and to allow a balcony to be located 18.92 feet from the rear property line in lieu of the minimum setback of 26 feet required and to allow all of the proposed balconies to have covered roofs.
 - 6. A variation to allow a proposed chimney to have an 18 foot setback from the front property line in lieu of the minimum setback of 28 feet required.

all to allow the construction of a new 4-unit, attached single-family home development on the site; and

Whereas, the subject property is located at the northwest corner of Newton Avenue and Pennsylvania Avenue in the R4 Residential zoning district, and is legally described as follows:

LOTS 2 AND 3 OF FLEMING'S DIVISION OF LOT 3 OF FLEMING'S ASSESSMENT PLAT OF THE EAST HALF OF THE EAST 250 FEET (AS MEASURED ON THE NORTH LINE THEREOF) OF LOT 35 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID FLEMINGS' DIVISION PLAT RECORDED JUNE 18, 1957 AS DOCUMENT 846170, SITUATED IN THE VILLAGE OF GLEN ELLYN, COUNTY OF DUPAGE AND STATE OF ILLINOIS.

P.I.N.s: 05-10-409-041 and 05-10-409-042; and

Whereas, the Architectural Review Commission conducted a public meeting to consider the proposed Exterior Appearance on June 24, 2015, at which meeting the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval and one person spoke in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the June 24, 2015 Architectural Review Commission public meeting, by a vote of six (6) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the proposed Exterior Appearance with conditions as set forth in the June 24, 2015 minutes of the Architectural Review Commission, a copy of which is attached hereto as Exhibit "A"; and

Whereas, the petitioner has since amended the plans in response to the conditions recommended by the Architectural Review Commission; and

Whereas, following due and proper publication of notice in The Daily Herald not less

than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on July 9, 2015, at which hearing the Plan Commission considered the petitioner's request for approval of the requested Zoning Variations; and

Whereas, at the July 9, 2015 Plan Commission public hearing, the petitioner presented evidence and testimony in support of the requested Zoning Variations and one person spoke in opposition to the requests; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the July 9, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "B", and by a vote of seven (7) "yes" and two (2) "no", the Plan Commission recommended approval of the requested Zoning Variations; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 24, 2015 Architectural Review Commission public meeting and the July 9, 2015 Plan Commission public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines and that granting the requested Zoning Variations is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: The minutes from the June 24, 2015 Architectural Review Commission public meeting, a copy of which is attached hereto as Exhibit “A”, and the minutes from the July 9, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact attached hereto as Exhibits “C”, as well as the findings in the preambles above are all hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the June 24, 2015 public meeting of the Architectural Review Commission and the July 9, 2015 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Exterior Appearance and requested Zoning Variations to allow the construction of a new 4-unit, attached single-family development to be located at the northwest corner of Pennsylvania Avenue and Newton Avenue on property commonly known as 344 Pennsylvania Avenue.

Section Three: This grant of approval of proposed Exterior Appearance and requested Zoning Variations is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the June 24, 2015 public meeting of the Architectural Review Commission and the July 9, 2015 public hearing before the Plan Commission and with the petitioner’s application packet stamped received June 15, 2015 including the following plans

and documents referenced below, as though they were attached to this Ordinance:

1. Exterior Appearance Review Application signed May 29, 2015
2. Application for Zoning Variation signed June 1, 2015
3. Declaration of Ownership and of Covenants, Conditions, Easements and Restrictions and By-laws for Newton Rowhomes stamped received June 15, 2015
4. Narrative Statement dated March 23, 2015
5. Quantitative Summary dated March 23, 2015
6. Plat of Survey dated November 20, 2014
7. Existing Conditions & Tree Survey Plan dated March 23, 2015
8. Site Plan (Sheet S1.1) dated June 4, 2015, a reduced copy of which is attached hereto as Exhibit "D"
9. Landscape Plan (Sheet L1.1) dated June 4, 2015, a reduced copy of which is attached hereto as Exhibit "E"
10. Tree Preservation Action Plan Description stamped received June 15, 2015
11. Preliminary South, East, North and West Building Elevations (Sheet A3.0) dated July 7, 2015, a reduced copy of which is attached hereto as Exhibit "F"
12. Preliminary East Elevations (Sheet A3.1) dated July 7, 2015
13. Preliminary South and North Building Elevations (Sheet A3.2) dated July 7, 2015
14. Preliminary West Elevation (Sheet A3.3) dated July 7, 2015
15. Preliminary East Elevation (Sheet A3.1a) dated July 7, 2015
16. Preliminary South and North Elevations (Sheet A3.2a) dated July 7, 2015
17. Preliminary West Elevation (Sheet A3.3a) dated July 7, 2015
18. First Floor Plan (Sheet A2.1) dated June 4, 2015
19. Second Floor Plan (Sheet A2.2) dated June 4, 2015
20. Third Floor Plan (Sheet A2.3) dated June 4, 2015
21. Preliminary Roof Plan (Sheet A2.4) dated June 4, 2015
22. Preliminary East Elevation for Material List only (Sheet A3.1a) dated June 1, 2015
23. Preliminary South and North Elevations for Material List Only (Sheet A3.2a) dated June 1, 2015
24. Preliminary West Elevation for Material List Only (Sheet A3.3a) dated June 1, 2015
25. Color Building Elevations stamped received June 15, 2015 with architectural changes shown on the July 7, 2015 plan set.
26. C.H.K Carriage House Garage Door Detail stamped received June 15, 2015
27. Door Design for garage door stamped received June 15, 2015
28. Direct Door detail stamped received June 15, 2015 to be modified with window openings
29. RAD WPLED13N Light Fixture Cut Sheet stamped received June 15, 2015
30. Preliminary Plat of Consolidation stamped received June 15, 2015
31. Engineering Plan (Sheet C-1.1) dated June 1, 2015

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

B. The required developer's donations identified below shall be submitted to the Village prior to

the issuance of any building permits:

Glen Ellyn Park District:	\$13,134.00 (\$3,283.50 for each 3-bedroom unit)
School District 41	\$6,096.00 (\$1,524.00 for each 3-bedroom unit)
School District 87	\$1,789.20 (447.30 for each 3-bedroom unit)
Glen Ellyn Volunteer Fire Company	\$6,000 (1,500 per unit)
Glen Ellyn Public Library	\$3,286.08 (\$821.52 per unit)

- C. Prior to the issuance of any building permits, \$8,000 or 1/3 of the alley improvement costs at the time of permit, whichever is greater, shall be contributed by the developer toward improvement of the adjacent alley to the north.
- D. The Plat of Consolidation shall be finalized and recorded prior to the issuance of any building permits.
- E. The metal roof material identified on the plans approved herein above, in place of the previously proposed copper, shall be reviewed and approved by the Architectural Review Commission.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Exterior Appearance and requested Zoning Variations approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for.

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

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such

Ordinance 6337

Meeting of July 27, 2015

Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

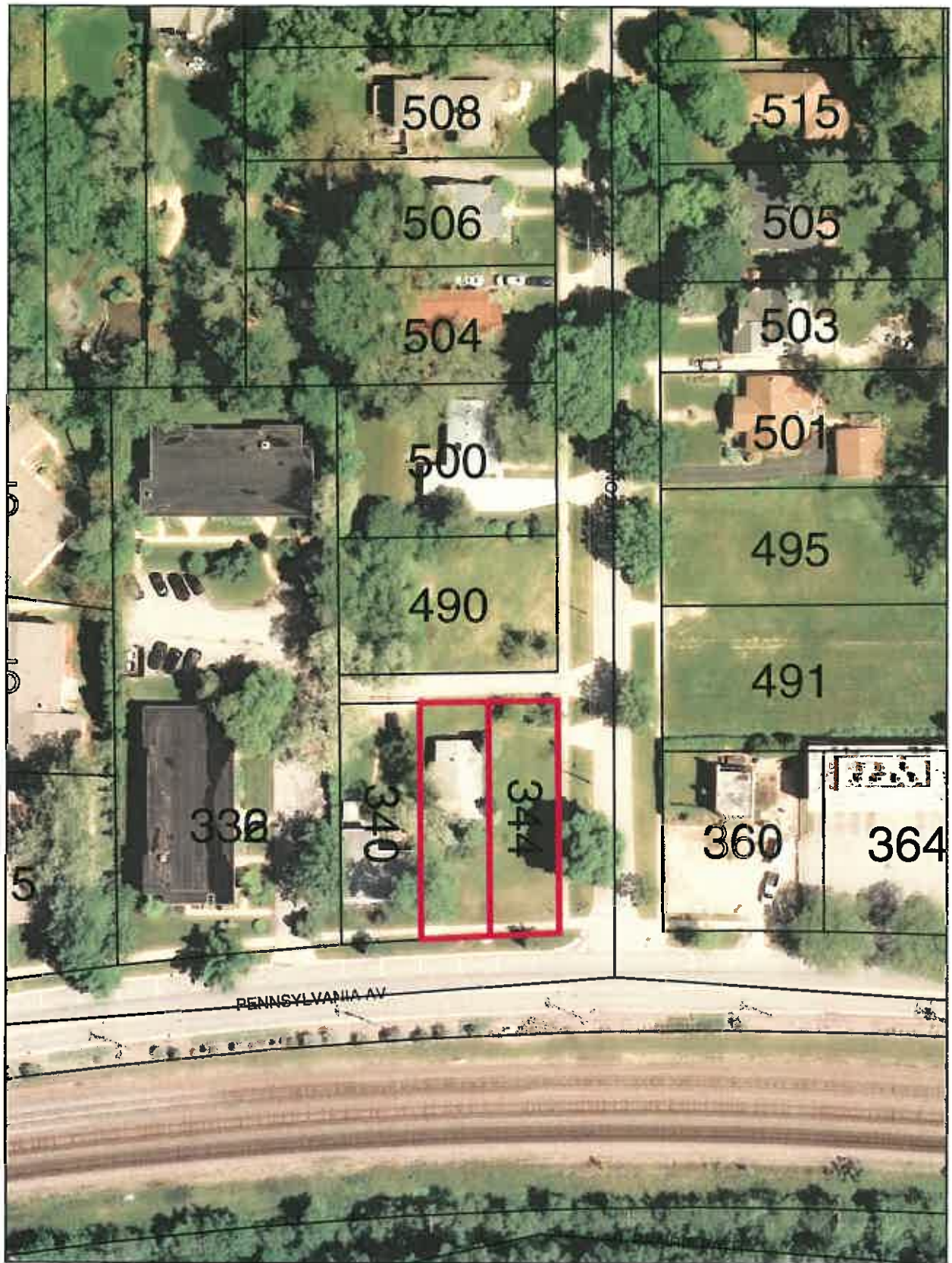
Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

ATTACHMENTS:

- Aerial Photo (PDF)
- Surrounding Zoning (PDF)
- Letter from Dawn Morange dated June 25, 2015 (PDF)
- Minutes from June 24, 2015 Architectural Review Commission Meeting - Ordinance Exhibit A (PDF)
- Draft Minutes from July 9, 2015 Plan Commission Meeting - Ordinance Exhibit B (PDF)
- Findings of Fact - Ordinance Exhibit C (PDF)
- Select Materials from Petitioner's Application Packet - Including Ordinance Exhibits D-F (PDF)

344 Pennsylvania Avenue

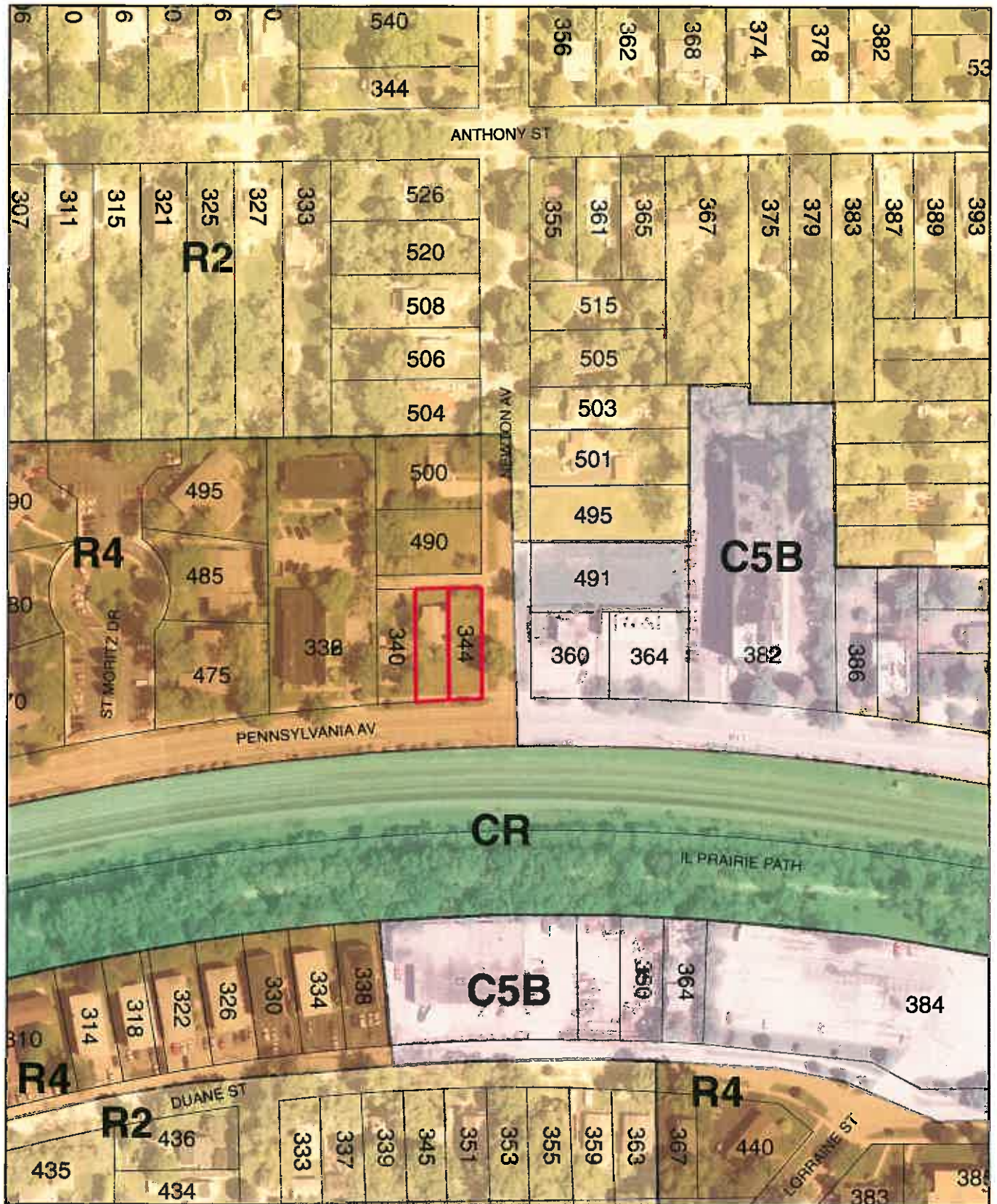


Prepared By: Planning and Development
Aerial Photo 2011

0 50 100 200 Feet



Surrounding Zoning 344 Pennsylvania Avenue



Prepared By: Planning and Development
2011 Aerial Photo

0 175 350 700 Feet



June 25, 2015

Glen Ellyn Plan Commission:

I am here tonight to voice my objections regarding the proposed development at 344 Pennsylvania Avenue in Glen Ellyn.

My objections are based on the increase in density of the proposed development to four (4) townhomes as opposed to two (2) and the additional variations requested based on the plans proposed.

The purpose of a variation is to provide relief from the zoning code bulk regulations that cannot be met when hardships or unique circumstances exist. NONE EXIST.

A.1. Based on the requirements in the R-4 section of the Glen Ellyn Zoning Code, the lot width requirement is the only variation required for the development of this property.

A.2.a. With only the lot width variation, the property is able to yield a reasonable return, and follow the Zoning Code, with respect to density.

A.2.b. There are no unique circumstances or hardships related to the property and the fact that there are three (3) access points to the property, would be an asset for development. However it's obvious this larger development exceeds what the property will support based on the number of access points needed to enter the property. With a development of the appropriate size only one (1) access point off the alley would be needed. This would provide more green space and make the yards more aesthetically pleasing. This would also avoid disturbing two (2) different streets and sidewalks. I would think, this is something the Plan Commission would want to promote.

A.3. If these variations are granted, regardless of what some Plan Commission members may think, there will be a major impact on the character of the neighborhood. This property and the three (3) additional vacant lots on Newton Avenue all had single family dwellings on them until they were demolished.

B.1. The physical surroundings, shape, or topographical conditions of the property provide no hardship or inconvenience.

B.2. Any property developed on a corner would have the same zoning requirements, which include front, rear and corner side yards. There is nothing unique about this property to warrant additional variations as proposed.

B.3. Based upon the plans submitted the purpose of the variations requested is to build a larger building, with more units, which will yield a higher monetary return on the property. This also exceeds what the Zoning Code will allow based on the 4,950 sq. ft. lot area required per single family dwelling.

B.4. The alleged difficulty or particular hardship has been created by the petitioner based on the design of the building. The property CAN be developed, with just the lot width variation.

B.5. The building, as designed, with no question, will alter the character of the neighborhood. Due to its added mass and height it will create a barrier which has never existed. For Plan Commission members to really appreciate our concerns, you have to imagine your own home in close proximity to this development and there is no attachment to it, unless you do.

B.6. Based on the elevations seen, the building will not be a good fit in the neighborhood.

The property owners in the neighborhood have the right to expect the Village to respect its own Zoning Code. The neighborhood has always expected the property to be redeveloped; but, not with a development exceeding what would typically be allowed by the Zoning Code, which in turn, could trigger a trend of development that would further deviate from the established "ground rules" as referenced in Glen Ellyn's Comprehensive Plan.

In closing, the Plan Commission needs to reconsider any decision on how to develop the property at 344 Pennsylvania and to stay within the guidelines of the Glen Ellyn Zoning Code which would make a more

cohesive transition in an already established residential neighborhood.
Thank you, Dawn L. Morange

BOARD/COMMISSION:	Architectural Review	DATE:	6/24/15
MEETING:	Regular	CALLED TO ORDER:	7:00 p.m.
QUORUM:	Yes	ADJOURNED:	8:24 p.m.
MEMBER ATTENDANCE:	PRESENT: Chairman Burdett, Commissioners Albrecht, Burket, Dickie, Loftus, Wussow		
	ABSENT: Commissioners Dieter, Thompson		
ALSO PRESENT:	Village Planner Stegall, Trustee Liaison Kenwood, Recording Secretary Solomon		

Resident Eleanor Saliamonas stated the petitioner is requesting seven variations from the Plan Commission, and she is concerned about the increased density of this proposal. She stated she lives at 626 Newton which is up the street from the proposed development. Ms. Stegall stated the property is zoned for two units currently, and the petitioner went before the Plan Commission for a pre-application meeting a few months ago, and the Plan Commission indicated preliminary support of the 4-unit variation as the density is within the range recommended by the Comprehensive Plan for the location and the property is located close to the downtown, with the edge of the C5B downtown zoning district located directly across the street.

Perry Janke, President of New Leaf Development, stated he presented two different schemes to the Plan Commission at the pre-application meeting, and the scheme he is presenting is the one the Plan Commission recommended. Mr. Janke showed a rendering of the proposed building as well as four different sample boards for the four different facades. He stated he is proposing to use siding, stone and masonry in two different colors which is in keeping with what is currently being used in the Village. He stated he is proposing using copper for the entrances and featured elements as the copper will turn darker brown over time. He stated there is a topography change from the north to the south end of the property. He stated each unit will be three bedrooms with two-car garages.

Commissioner Wussow stated the bay windows seem to be rectangular boxes protruding from the building without adding aesthetics. Mr. Janke stated each façade modulates in and out so the bay windows are there to add interest, variety and articulation to each façade. Commissioner Wussow stated some of the windows seem small to which Mr. Janke stated there are some narrow windows in the proposal as these windows are by interior staircases.

Commissioner Burket asked about the copper gable over the one façade to which Mr. Janke stated this gable will extend over the windows and help to keep water out.

Commissioner Albrecht stated she likes the brick on the chimneys. Commissioner Albrecht asked about the siding type to which Mr. Janke stated it will be a smooth siding, and he will definitely not use vinyl.

Chairman Burdett asked about the roof shingles to which Mr. Janke stated the shingles would be a dark-brown architectural-grade shingle for a mansard type of roof.

Commissioner Wussow asked if the siding color could be lightened up to which Mr. Janke stated he likes the color of the proposed siding, but would reconsider the color if needed.

Commissioner Dickie asked about the entrance doors to which Mr. Janke stated the doors will be painted fiberglass. Chairman Burdett stated the doors seem plain and would like to see the doors dressed up some. Mr. Janke stated there will be light fixtures over the doors, under the small roofs over the doors. Commissioner Burket asked if doors with a window would be a security risk to which Mr. Janke stated he has heard this feedback about front doors.

Chairman Burdett asked about sidelight windows by the front doors to which Mr. Janke stated he does not want to do this as he would need to extend the copper roofs above the doors then as well.

Commissioner Wussow asked if the rectangular box around the siding-façade upper windows could go all the way up to the roof to which Mr. Janke stated he could do this if needed.

Mr. Janke stated there will be a rain garden on the property to help with the water run-off.

Ms. Saliamonas stated she showed the rendering to several neighbors, and they found the exterior front elevation to be unattractive and dark. Ms. Saliamonas stated they are also concerned about the density of the building and the narrow windows.

Commissioner Burket stated he is fine with the building design and materials; however, he is concerned about the façade with the stone and suggested that there should be another window be added to the third floor. He stated he would like to see the doorway lightened up.

Commissioner Wussow stated she does like some things in the proposed plan such as the landscape plan, the masonry and stone and the copper usage. She stated the front doors would be improved with windows. She stated she dislikes the dark siding as it will stand out as too much of a contrast. She stated she dislikes that so many windows are so small and thinks this is detrimental to the look of the building. She stated she would like to see the entryways more prominent. She stated the rendering was very far off from the actual sample material colors.

Commissioner Dickie stated he would like to see windows in the front doors for safety and interior-lighting purposes. He stated he would like to see the scuppers revisited as they should be smaller. He stated the sample material board colors helped as the rendering's colors were not good.

Chairman Burdett stated the material boards were great, and he likes the stone chimneys. He stated the proposed building design is within the Appearance Guidelines. He stated he would like to see some elaboration on the doors. He stated he agrees that the façade with the stone should have a window added on the third floor.

Commissioner Wussow made a motion to recommend exterior appearance approval of the project as presented with the following modifications:

1. On the façade with the siding, that the rectangular bay-window unit extend all the way up to the roof above the bay window.
2. That windows be added to all four entry doors.
3. On the façade with the stone, that a third-floor window will be added.
4. That if the petitioner wishes to use another material than copper, that may be substituted provided that a sample of the new proposed material is reviewed and approved by the Architectural Review Commission.

The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

4. Chairman's Report

None

5. Trustee's Report

Trustee Kenwood stated that the Village Board did approve the Glenbard West High School addition and did approve all six variations for this addition.

6. Staff Report

Ms. Stegall stated there will be a meeting on July 8 and that an assisted living facility at 2S678 Park Boulevard will be discussed. She stated there is also a retail building project on Roosevelt Road that should come before the Commissioners soon.

7. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Wussow to adjourn the meeting at 8:24 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

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The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners David Allen, Terra Costa Howard, Angela Fanella, Jeff Girling, Tracy Heming-Littwin, Heidi Lannen, James Ozog, Ray Whalen and Lyn Whiston were present. Plan Commissioner Phillip Hartweg was excused. Also present were Trustee Liaison Dean Clark, Village Planner Michele Stegall, William Kolschowsky, Planning Intern, and Recording Secretary Barbara Utterback.

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

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Allen, to approve the minutes of the May 14, 2015 Plan Commission meeting. The motion carried unanimously by voice vote.

Three items were on the agenda: 1. New Leaf Row House Development at 344 Pennsylvania Avenue. 2. Rise Fitness at 505 Pennsylvania. 3. Glen Ellyn Inn Memory Care at 25678 Park Blvd.

 PUBLIC HEARING – NEW LEAF ROW HOUSE DEVELOPMENT, 344 PENNSYLVANIA AVENUE
REQUEST BY NEW LEAF DEVELOPMENT FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE THE CONSTRUCTION OF A 4-UNIT ROW HOUSE DEVELOPMENT AT 344 PENNSYLVANIA AVENUE. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF PENNSYLVANIA AVENUE AND NEWTON AVENUE IN THE R4 RESIDENTIAL ZONING DISTRICT. (Perry Jenke, petitioner)

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Allen, to open the public hearing. The motion carried unanimously by voice vote.

Plan Commissioner Whalen recused himself from this agenda item.

Staff Presentation

Village Planner Michele Stegall stated that Perry Jenke, President of New Leaf Development Company, is requesting approval of zoning variations for a new 4-unit row house development that is proposed at 344 Pennsylvania Avenue which is at the northwest corner of Pennsylvania Avenue and Newton Avenue in the R4 Residential Zoning District. Ms. Stegall described the surrounding uses which include multi-family uses west of the site, a public alley, a vacant lot and single-family homes north of the site and vacant land and commercial property to the east of the property. She added that zoning in the surrounding area also includes R4 zoning to the

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west and to the north and directly to the east of the development is the C5B downtown zoning district. Ms. Stegall stated that the petitioner appeared before the Plan Commission last February at a pre-application meeting where they presented two (2) concept plans. She added that the project being presented at this meeting is the preferred plan from that pre-application meeting.

Ms. Stegall stated that seven (7) variations are being requested as part of the proposed project and that four (4) of those variations were discussed preliminarily at the pre-application meeting. Ms. Stegall displayed and described a site plan of the four (4) row house unit development and described the four (4) variations discussed at that meeting as follows: The petitioner is requesting a variation to allow a 20-foot front yard setback from Pennsylvania Avenue in lieu of the 30-foot setback required. She stated that a rear yard setback variation is also being requested to allow a 20-foot 11-inch rear yard setback from the public alley in lieu of the 30 feet required. She stated that a variation discussed at that meeting included a variation for lot width and added that this property has a pre-existing lot width of 79.5 feet that complied with the code when this property was previously developed with a single-family home. She stated, however, that the code requires 90 feet for multi-family use at this site. Ms. Stegall also stated that a variation for density was discussed at that meeting. She stated that four (4) attached single-family units are proposed for the subject site, however, the code would allow two (2) units on the site. She stated that at the pre-application meeting, it was noted that the density of roughly 16 units per acre is within the density recommended by the Comprehensive Plan which recommends 10-18 units per acre. She added that the site is near the downtown and 50 percent green space is proposed for this development.

Ms. Stegall stated that the three new variations not discussed at the pre-application meeting were regarding the setbacks for the balcony, chimney and building height. She stated that the balcony and chimney setbacks are a result of the overall front and rear yard setbacks that are proposed. She stated that the code allows balconies to project up to 4 feet into the required yards and chimneys to project up to 2 feet into the required yard; therefore, there is a balcony setback of 16 feet being requested along the front, 18.92 feet in the rear and a chimney setback of 18 feet being requested. She stated that a building height of 35 feet is permitted for the subject property and a variation is being requested to allow a building height of 41 feet. She added that that height is measured to the tallest point of the structure which is the top of the chimney. She added that the height of the building from ground level to the top of the roof is 35-1/2 feet.

Ms. Stegall stated that the Architectural Review Commission has reviewed this project and unanimously recommended approval of the project.

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Petitioner's Presentation

Perry Jenke, the petitioner, is the President of New Leaf Development, 57 East Hattendorf, Roselle, Illinois. He stated that their company has done a number of projects in Roselle and this is their first project in Glen Ellyn. He stated they purchased this property for development and are proposing four (4) row house units that are three (3) stories between 1,700 to 2,400 square feet of living space with 2-car garages that are approximately 600 square feet. The exterior of the two end units will be masonry brick with one of the middle units being stone and the other middle unit being siding. He added that all units have bay windows and architectural shingles with a price range of the units between \$350,000 to \$400,000.

Responses to Questions from the Plan Commission

Mr. Jenke verified for Plan Commissioner Allen that two units will have side by side parking spaces and two units will have tandem parking spaces so both parking spaces will be enclosed for all of the units. Mr. Jenke responded to Plan Commissioner Girling that regarding hardships, the property is narrow at 79-1/2 feet wide. He also stated that the corner side creates unique conditions regarding which sides of the property are considered front, rear and side yards. He stated that the Newton façade which is the primary entrance for the project is considered a side yard but will be the front door to the building and all of the units. He also stated that the front yard on Pennsylvania is actually the side yard. He added that the tight configuration and the setback requirements make the building footprint tight if some relief wasn't requested. He also stated that regarding the variations on the chimney and balcony, they are still respecting the 2-foot and 4-foot setbacks within the setbacks, however, need to ask again for a variance. Mr. Jenke stated that the site has quite a bit of topography with extreme sloping issues affecting one unit which requires the request for a variation for a higher height. He added that the units are typically 35-feet 9-inches because they prefer 8-foot 6-inch high ceilings in some of the interior spaces and a mansard roof for articulation. He added that the height of the building will be 41 feet in relation to what is considered the grade average. Mr. Jenke verified for Plan Commissioner Heming-Littwin that the 41 feet is to the top of the chimney on the north side of the property and that it is about 2 feet from the top of the peak of the roof to the top of the chimney from the north unit which is required per code.

Persons in Favor of or in Opposition to the Proposed Request

Jim Morange stated he was representing his grandmother who lives at 500 Newton Avenue, Glen Ellyn, IL which is across the street from the proposed project. He stated they object to the proposed development at 344 Pennsylvania Avenue based on the increased density of (four) 4 townhomes as opposed to two (2) townhomes. He stated they did not feel that hardships or unique circumstances exist in this case and that the only variation requested should be for lot width which would yield a reasonable return and follow the zoning code with respect to density. He stated that the three (3) access points to the property would be an asset for

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development, however, felt the larger development exceeds what the property will support based on the number of access points needed to enter the property. He stated that with the development of the appropriate size project, only one access point off the alley would be needed which would provide more green space, would make the yards more aesthetically pleasing and would avoid disturbing two different streets and sidewalks. He added that there will be a major impact on the neighborhood if the proposed project is approved and that there was a single-family home on the properties before it was demolished. He also stated that there is nothing unique about the subject property to warrant additional variations and that the petitioner's plan is to build a larger building with more units which would yield a higher monetary return on the property. He stated that the building will alter the character of the neighborhood by creating a barrier that has never before existed. He also stated that the neighbors never expected the property to be developed with anything other than what would be allowed by the Zoning Code that would further deviate from the established ground rules per the Comprehensive Plan.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Whiston, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Plan Commission Girling stated he had mixed feelings on the subject project. He stated he would like to see a development on this site but felt that the developer has created his own hardships due to the scale of the project. He stated that hardships exist as the site is not as deep as a typical lot and topographical issues exist, however, other variation requests would not exist but for the scale of the project. He stated that he was leaning toward not recommending approval of this project.

Plan Commissioner Allen felt that the petitioner has adjusted the plans according to comments made at the pre-application meeting and was comfortable with the variations being requested. He asked if there could be a condition on the request regarding improvements to the alley that would be an overall development cost or a percentage of the overall development cost, and Ms. Stegall responded yes.

Plan Commissioner Heming-Littwin thanked the community member for voicing his concerns. She added that the subject property is unique because of multi-family dwellings located in the area and toward the downtown. She stated that the Comprehensive Plan states this is a transitional area moving from single-family to multi-family dwellings. She stated that removal of a house from a lot in a transitional area does not always mean that a single-family home will reappear on that lot. She also felt that hardships have been created by the petitioner creating so much density on the site. She added that although the petitioner made changes recommended by the Plan Commissioners at the pre-application meeting, there are more

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changes now as compared to the original plan. She stated she was undecided but would not have had a problem with three (3) units being on the site.

Plan Commissioner Fanella stated she was comfortable with the proposal. She stated she felt it is important to add density close to the train station and added that Pennsylvania Avenue is a busier street than other residential streets. She felt it is important to add more units like this proposal to the Village.

Plan Commissioner Ozog stated that density is a good thing especially in a development near the downtown. He stated he is aware of families in Glen Ellyn who are now empty nesters and have moved out of town as there are no appropriate townhomes in the Village of Glen Ellyn. He added that this type of development represents the future and the redevelopment of the downtown. He stated he is in favor of the proposed development.

Plan Commissioner Lannen stated she is in favor of encouraging more multi-family types of residential in town and felt that the cost of the proposed units was affordable which will be a benefit to the community. She added that she is in favor of the proposed development.

Plan Commissioner Whiston stated he had been concerned about the height variation but is supportive of the proposed project because of other multi-family developments in the area.

Plan Commissioner Howard stated she is on the fence regarding this project and would be supportive if the project was three (3) units instead of four (4) units. She expressed concern regarding green space as related to water retention. She stated she does not see a hardship and has issues regarding setbacks.

Chairperson Loch stated she supported the proposed project and felt a nice job was done regarding the design of the building. She stated that multi-family housing will be good in this area because it is a transitional area. She also stated that the building will be a nice visual as one is driving down Pennsylvania Avenue. She stated that she is in support of this project which she feels is very favorable.

Motion

Plan Commissioner Allen moved, seconded by Plan Commissioner Ozog, to recommend approval of the following variations as submitted: 1. A variation from Section 10-4-11(D)1(a) to allow a front yard setback of 20 feet along Pennsylvania Avenue in lieu of the minimum front yard setback of 30 feet required. 2. A variation from Section 10-4-11(D)2 to allow a rear yard setback of 22 feet 11 inches adjacent to the public alley to the north in lieu of the minimum rear yard setback of 30 feet required. 3. A variation from Section 10-4-11(D)8(a) to allow 4 attached dwelling units on the property in lieu of the maximum number of 2 attached units permitted. 4. A variation from Section 10-4-11(D)8(b) to allow a lot width of 79.5 feet in lieu of

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the minimum lot width of 90 feet required. 5. A variation from Section 10-4-11(E)1 to allow a building height of 41 feet in lieu of the maximum building height of 35 feet permitted. 6. A variation from Section 10-5-5(B)4 to allow a proposed balcony in the front yard where one would not otherwise be permitted and to allow said balcony to have a 16-foot setback from the front yard property line and to allow a balcony to be located 18.92 feet from the rear property line in lieu of the minimum setback of 26 feet required and to allow all of the proposed balconies to have covered roofs. 7. A variation to allow a proposed chimney to have an 18-foot setback from the front property line in lieu of the minimum setback of 28 feet required.

The recommendation of approval was subject to the following conditions: 1. That the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the July 9, 2015 public hearing of the Plan Commission. 2. That the required developer's donations be paid prior to the issuance of any building permits. 3. That \$8,000 or one-third of improvement costs at the time of permits submitted be contributed toward the improvement of the alley. 4. That the Plat of Consolidation be finalized and recorded prior to the issuance of any building permits.

The motion carried with seven (7) yes votes and two (2) no votes as follows: Plan Commissioners Allen, Ozog, Fanella, Heming-Littwin, Lannen, Whiston and Chairperson Loch voted yes. Plan Commissioners Howard and Girling voted no.

PUBLIC HEARING – RISE FITNESS, 505 PENNSYLVANIA AVENUE

REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A HEALTH SPA AT 505 PENNSYLVANIA AVENUE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF PENNSYLVANIA AVENUE BETWEEN MAIN STREET AND GLENWOOD AVENUE IN THE C5A CENTRAL BUSINESS DISTRICT, CENTRAL SERVICE SUBDISTRICT.

(Rise, Inc. Lessee)

Plan Commissioner Allen recused himself from this agenda item.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Lannen, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Michele Stegall, Village Planner, and William Kolschowsky, Planning Intern were present to speak on behalf of the proposed request. Mr. Kolschowsky displayed a map showing the subject site and stated that Janelle Sullivan, the petitioner and owner of Rise, Inc., at 505 Pennsylvania Avenue is requesting a Special Use Permit to allow a fitness studio which is classified as a health spa at that location. Mr. Kolschowsky stated that the subject property is located on the south side of Pennsylvania Avenue between Main Street and Glenwood Avenue and the tenant space is approximately 650 square feet and is zoned C5A Central Business

Exhibit “C”

Findings of Fact for Requested Zoning Variations

The Village Board hereby adopts the following findings of fact for the requested Zoning Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which the property is located because, even combined, the width of the two existing previously platted lots, would not allow for the development of the property without a variation. Furthermore, the property is an existing through lot and corner lot with increased setbacks required on three sides and given the existing grade of the property, the height of building from ground level would only be 6’ rather 6 feet greater than permitted. In addition, the proposed density is within the range recommended by the Comprehensive Plan.
2. The variations if granted will not alter the essential character of the locality because the property is zoned for multi-family use and a multi-family development is proposed, the existing properties to the west are also developed with multi-family uses and the property to the north is zoned for multi-family use. The property across the street to the east is zoned for more intensive commercial use. The proposed use therefore provides a transition between the downtown commercial district and single-family homes and districts located to the north and northeast. Furthermore, the proposed density is within the range recommended by the comprehensive plan and roughly 50% of the site will remain greenspace.
3. The plight of the owner is due to unique circumstances as the lot width is existing, the property in question fronts on three rights-of-way and the site is located in a transitional area immediately across from a downtown commercial zoning district.

The Board further adopts the following supplemental findings:

1. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district due to the property’s existing narrow width and its frontage on three public rights-of-way.
2. The alleged difficulty or particular hardship has not been created by any person presenting having and interest in the property or by the applicant as the narrow width of the lot is an existing condition as is its frontage on three public rights-of-way.
3. Granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located because the use is permitted by the Zoning Code, the proposed density complies with the comprehensive plan and the property is located across the street from a downtown commercial district and as designed provides an appropriate transition between the downtown and single-family homes north of the property. It is also compatible with the multi-family zoning and uses to the west and multi-family zoning to the north.

Findings of Fact
Exhibit "C"
Page 2 of 2

4. The variations if granted will not impair an adequate supply of light and air to adjacent property as the site is directly adjacent to three public rights-of-way and approximately 50% of the site will be maintained as green space.
5. The variations if granted will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property as the requested variations will not impact the otherwise required construction means and methods and the proposed units will have fire sprinklers.
6. The variations if granted will not unduly increase traffic congestion in the public streets as the development would add only four residential units which should generate minimal traffic and the density is in keeping with the comprehensive plan.
7. The variations if granted will not result in an increase in public expenditures as the petitioner will be contributing toward the improvement of the adjacent alley to the north.

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A NEW LEAF

DEVELOPMENT COMPANY
57 EAST HATTENDORF AVENUE
ROSELLE, ILLINOIS 60172

March 23, 2015

To: Planning & Zoning Commission
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Narrative Statement
Newton Rowhomes

This subject property is located at the northwest corner of Pennsylvania Avenue and Newton Avenue. It is approximately 79 feet wide (east to west) and 129 feet deep (south to north).

A smaller single family house was demolished in January of this year. The property is presently zoned R4 Residential. The surrounding zoning and land uses are as follows:

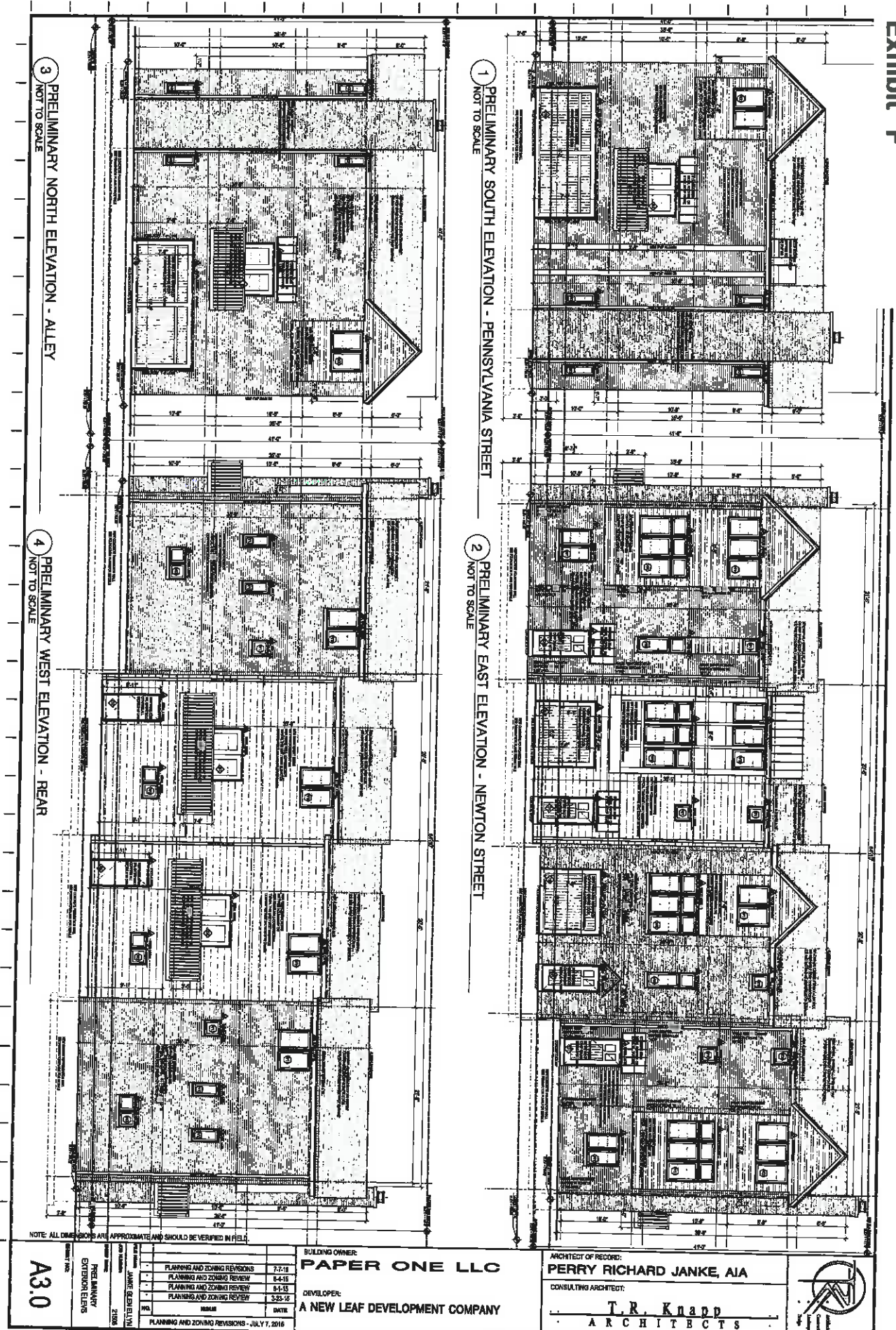
<u>Land Use:</u>	<u>Zoning:</u>
North: Public Alley and Vacant Lot	R4
West: Apartments	R4
South: Union Pacific Railroad	CR
East: Commercial	C5B

The proposed building is a new 4-unit attached single-family residential development. This use is in keeping with the existing land use. The four rowhouses, three stories high, would each be approximately 2,000 square feet. The building façades are primarily wrapped in masonry and accentuated with bay windows. The building is placed within the required sideyard setbacks, but infringes on the front and rear yard setbacks. The buildings setback along Pennsylvania Avenue is set slightly more than the neighboring building to the west.

The property has an area of approximately 10,168 square feet or .23 acres. Therefore, the proposed project would have a density of roughly 16 units per acre. The proposal is in keeping with the 2001 Comprehensive Plan which recommends a medium-density residential development with a density of 10-18 acres. The Comprehensive Plan also recommends that the Village "Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population."

The proposed medium-density development is close to the downtown and train station. It is a good noise buffer use between the railroad tracks to the south and the single family homes to the north. The new development will not involve excessive production of any glare, odor, fumes or vibration.

Exhibit "F"



1 PRELIMINARY EAST ELEVATION - NEWTON STREET
NOT TO SCALE



NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.

A3.1a PRELIMINARY EAST ELEVATION DATE: 2/1/2018	DATE: 2/1/2018 BY: JANE CLARK	DATE: 3-22-18 BY: [Signature]	DATE: 12-18-17 BY: [Signature]	PLANNING AND ZONING REVIEW - MARCH 22, 2018	BUILDING OWNER: PAPER ONE LLC DEVELOPER: A NEW LEAF DEVELOPMENT COMPANY	ARCHITECT OF RECORD: PERRY RICHARD JANKE, AIA CONSULTING ARCHITECT: T.R. Knapp ARCHITECTS	



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Caron Bricks

SCHEDULED

ORDINANCE 6338

DOC ID: 1832

Ordinance No. 6338, An Ordinance Annexing a 350-Foot Strip of Land Located Along Park Boulevard and Occupied by Glenbard South High School at 23W200 Butterfield Road.

Background. Glenbard School District #87 is the owner of property at 23W200 Butterfield Road, which is occupied by Glenbard South High School. School District #87 entered into an annexation agreement with the Village of Glen Ellyn on January 25, 2010, by the adoption of Ordinance No. 5847 to annex a strip of Glenbard South's property located along Park Boulevard. The total width of the property to be annexed is 350-feet and includes 300-feet of "school" property and 50-feet of Park Boulevard as the school's property line extends to the centerline of the road. In accordance with State Statute, upon annexation, the entire portion of Park Boulevard adjacent to property would nonetheless be annexed.

Although this property has been contiguous to the Village limits since the approval of the annexation agreement, the Village has not acted on the annexation as the Village also has an annexation agreement with the property immediately to the south known as 2S678 Park Boulevard which required the Village to annex that property upon contiguity. There is little benefit to annexing the 350-foot strip of Glenbard South's property other than to achieve continuity with other properties in the area. There have been concerns over previous development proposals for 2S678 Park Boulevard. Therefore, holding off on the annexation of the Glenbard South property allowed 2S678 Park Boulevard to remain unincorporated and gave the Village more development control over the 2S678 Park Boulevard than if it was annexed and granted certain zoning rights.

The property at 2S678 Park Boulevard has a contract purchaser interested in redeveloping the property as a memory care facility and annexing to the Village. The proposed project has been reviewed by the Architectural Review Commission and Plan Commission, both of who unanimously recommended approval of the development. The proposed use of 2S678 Park Boulevard is compatible with the area and appropriate for the site. Therefore, it is recommended that the Village Board proceed with the annexation of the 350-foot strip of Glenbard South's property to accommodate the development of 2S678 Park Boulevard and its annexation to the Village.

Action Requested. The Village Board is being asked to consider the annexation of the 350-foot strip of Glenbard South's property located at 23W200 Butterfield Road into the Village of Glen Ellyn in order to annex and approve plans for redevelopment at 2S678 Park Boulevard. An Ordinance approving the request has been prepared for the Village Board's consideration at the July 27, 2015 regular meeting.

Attachments

- Ordinance
- Location Map

Ordinance 6338

Meeting of July 27, 2015

- Petition for Annexation - Ordinance Exhibit A
- Plat of Annexation - Ordinance Exhibit B

CC: Phil Norton, Police Chief
Julius Hansen, Public Works Director
Christina Coyle, Finance Director
Chris McClain, Assistant Superintendent
Jeff Yates, RJ Development

Ordinance No. _____

**An Ordinance Annexing
a 350-Foot Strip of Land Located Along Park Boulevard and Occupied by
Glenbard South High School at 23W200 Butterfield Road
Glen Ellyn, IL 60137**

Whereas, Glenbard Township High School District #87, (hereinafter “School District #87”), owner of property commonly known as 23W200 Butterfield Road, entered into an annexation agreement with the Village on January 25, 2010 by the adoption of Ordinance No. 5847; and

Whereas, in accordance with the aforementioned annexation agreement, the Village has notified School District #87 of its intent to proceed with the annexation of the property and the School District has submitted to the Village Clerk, pursuant to and in accordance with the aforementioned annexation agreement and Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, a Petition for Annexation in the prescribed form, which Petition for Annexation is attached hereto as “Exhibit A”; and

Whereas, the subject property is a 350-foot strip of land located along Park Boulevard and is not currently located within the corporate limits of any municipality and is adjacent and contiguous to the corporate limits of the Village of Glen Ellyn; and

Whereas, School District #87 has agreed to annex the subject property in order for the Village to annex additional land by extending the jurisdiction of the Village; and

Whereas, the Village has issued, delivered, and published all statutorily required notices of the pending annexation of the subject property; and

Whereas, it is deemed to be in the best interest of the Village of Glen Ellyn that the subject

property be annexed; and

Whereas, the Planning and Development Director has determined that the R1 Residential zoning district is the best suited zoning classification for the property and that in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code, and subject to the annexation agreement approved by Ordinance No. 5847, the property is to be automatically zoned R1 Residential zoning district upon annexation.

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 foregoing recitals shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section One.

Section Two: Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the subject property, legally described below is hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois

THE EASTERLY 350.0 FEET OF LOT 1, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 1, BEING ALSO THE CENTER LINE OF PARK BOULEVARD, OF A.T. McINTOSH & CO'S. PARK BOULEVARD ASSESSMENT PLAT, BEING IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1960 AS DOCUMENT 955957, AND ALSO THAT PART OF THE EASTERLY HALF OF PARK BOULEVARD LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 AS EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, AND LYING NORTHERLY OF A SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF LOT 1 OF GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT AS EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-26-306-001; and

Section Three: The Village President and Village Clerk are hereby authorized to execute

the Plat of Annexation for the above described 350-foot strip of land located at 23W200 Butterfield Road, a reduced copy of which is attached hereto as Exhibit "B".

Section Four: The Village Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the DuPage County Recorder.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

X:\Plandev\PLANNING\ANNEXATIONS\Butterfield Rd 22W320 Voluntary, Glenbard South\Ordinance.doc

ATTACHMENTS:

- Location Map (PDF)

Ordinance 6338

Meeting of July 27, 2015

- [Petition for Annexation - Ordinance Exhibit "A"](#) (PDF)
- [Plat of Annexation - Ordinance Exhibit "B"](#) (PDF)

Location Map



Exhibit "A"

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as Glenbard South High School Partial Annexation and P.I.N. 05-26-306-001 (Subject Realty).
2. That this petition is executed by all of the owner(s) of record of the Subject Realty.
3. That no electors reside on the Subject Realty or, in the alternative, at least fifty-one percent (51%) of the electors residing on the Subject Realty have executed this petition.
4. That no portion of the property is within the corporate limits of any municipality.
5. That the Subject Property is either contiguous to the Village of Glen Ellyn, will be at the time of annexation, or may be contiguous when combined with other property annexing to the Village of Glen Ellyn.
6. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.
7. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the applicants' petition that the property be annexed by ordinance to the Village of Glen Ellyn, Illinois, is in accordance with the appropriate statutes.

The undersigned, on oath, state that the undersigned have read the foregoing Petition for Annexation, have knowledge of the allegations contained therein, and that said allegations are true and correct to the best of the Petitioners' knowledge.

Owners of Record of Subject Property:

Signature: [Signature]
 Print Name: David Carson
 Date: 6/29/15

Signature: [Signature]
 Print Name: Richard Kern
 Date: 7-9-15

Signature: _____
 Print Name: _____
 Date: _____

Subscribed and sworn to before me this
29th day of June, 2015
Roberta Crowe
 NOTARY PUBLIC

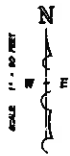
Subscribed and sworn to before me this
9th day of July, 2015
Roberta Crowe
 NOTARY PUBLIC

Subscribed and sworn to before me this
 _____ day of _____, 20____

 NOTARY PUBLIC

OFFICIAL SEAL
 ROBERTA CROWE
 Notary Public - State of Illinois
 My Commission Expires June 04, 2018

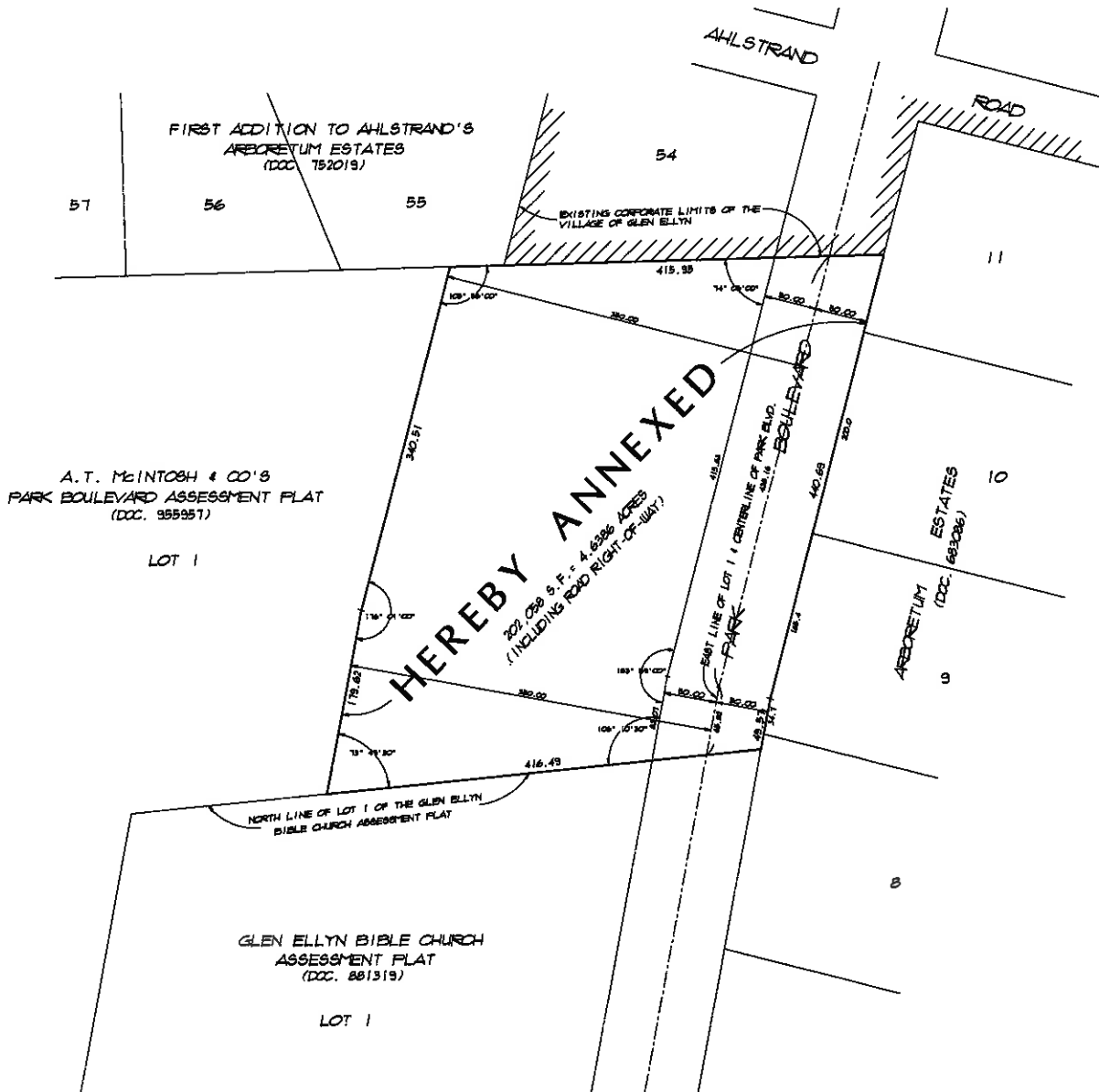
OFFICIAL SEAL
 ROBERTA CROWE
 Notary Public - State of Illinois
 My Commission Expires June 04, 2018



PLAT OF ANNEXATION TO THE VILLAGE OF GLEN ELLYN, ILLINOIS

Exhibit "B"

OF THE EASTERLY 350.8 FEET OF LOT 1, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 1, BEING ALSO THE CENTER LINE OF PARK BOULEVARD, OF A.T. McINTOSH & CO.'S PARK BOULEVARD ASSESSMENT PLAT, BEING IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1998 AS DOCUMENT 955957, AND ALSO THAT PART OF THE EASTERLY HALF OF PARK BOULEVARD LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 AS EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, AND LYING NORTHERLY OF A SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF LOT 1 OF GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT AS EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, ALL IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
(ss.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT ME, STEINBRECHER LAND SURVEYORS, INC., PROFESSIONAL LAND SURVEYING DESIGN FIRM NO. 184-000126, HAVE PLATTED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF GLEN ELLYN, THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A CORRECT REPRESENTATION THEREOF.

WEST CHICAGO, ILLINOIS, NOVEMBER 25, 2008.



RICHARD J. STEINBRECHER
PROFESSIONAL ILLINOIS LAND SURVEYOR 2003
MY LICENSE EXPIRES NOVEMBER 30, 2010

Steinbrecher Land Surveyors, Inc.
Professional Land Surveying
Design Firm Corporation No. 184-000126
141 S. Halsted Street, West Chicago, IL 60185-2844
(830) 293-8900 Fax 293-8902

SUBMITTED BY AND RETURN TO:
VILLAGE OF GLEN ELLYN
535 DEANE STREET
GLEN ELLYN, IL 60137

PREPARED FOR:
VILLAGE OF GLEN ELLYN
535 DEANE STREET
GLEN ELLYN, IL 60137

STATE OF ILLINOIS)
(ss.
COUNTY OF DU PAGE)

THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY ATTESTED ON THE _____ DAY OF _____, 2008, AT _____ O'CLOCK _____ A.M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

COUNTY RECORDER

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(ss.
COUNTY OF DU PAGE)

VILLAGE BOARD OF TRUSTEES' CERTIFICATE

THE ANNEXED PLAT IS IDENTIFIED AS REPRESENTATIVE OF THE PROPERTY INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF GLEN ELLYN, AS PER ORDINANCE NO. _____, AND THE PROPERTY SHOWN AND DESCRIBED HEREIN IS HEREBY INCORPORATED INTO AND MADE PART OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, BY SAID ORDINANCE.

DATED AT GLEN ELLYN, ILLINOIS, THIS _____ DAY OF _____, 2008.

ATTEST:
VILLAGE CLERK

PRESIDENT



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Caroline Conlon
Category: Ordinance
Prepared By: Michele Stegall

SCHEDULED

ORDINANCE 6339

DOC ID: 1841

Ordinance No. 6339, An Ordinance Annexing and Zoning Property Commonly Known as 2S678 Park Boulevard.

Background. The Village has an annexation agreement for the property at 2S678 Park Boulevard which is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road (see attached map). The agreement calls for annexation of the property to the Village of Glen Ellyn upon it becoming contiguous to the Village limits and designates the property as C2 Community Commercial district zoning upon annexation.

With the annexation of a portion of the Glenbard South High School property located directly adjacent to and north of 2S678 Park Boulevard, which is discussed in a separate memorandum, the property will now be contiguous to the Village limits. In accordance with the previously approved annexation agreement, the Church of God Great Lakes Regional Board of Trustees, current owner of the property, has therefore submitted the required annexation petition to the Village. The request for annexation is being made at this time to facilitate the sale of the property to RJ Development LLC who is planning to construct a new 33,947 square foot memory care facility on the site.

Action Requested. The Village Board is being asked to consider the annexation of 2S678 Park Boulevard to the Village of Glen Ellyn. An Ordinance approving the request has been prepared for the Village Board's consideration at the July 27, 2015 regular meeting.

Attachments

- Ordinance
- Aerial Photo
- Petition for Annexation – Ordinance Exhibit A
- Plat of Annexation – Ordinance Exhibit B

CC: Phil Norton, Police Chief
Julius Hansen, Public Works Director
Christina Coyle, Finance Director
Bishop Martin, Property Owner Representative
Jeff Yates, RJ Development
Tracy Kasson, Attorney for RJ Development

X:\Plandev\PLANNING\ANNEXATIONS\Park Blvd 2S678 Voluntary\VB Memo.doc

ORDINANCE NO. _____**AN ORDINANCE ANNEXING AND ZONING
Property Commonly Known as 2S678 Park Boulevard
Glen Ellyn, IL 60137**

Whereas, on September 23, 1985 by the adoption of Ordinance 3149, the Village entered into an annexation agreement for property located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road commonly known as 2S678 Park Boulevard (hereinafter “Property”); and

Whereas, the aforementioned agreement expired on September 23, 2005 and on December 19, 2005 by the adoption of Ordinance 5421, the Village entered into a new annexation agreement for the Property; and

Whereas, the annexation agreement approved by Ordinance 5421 provides for annexation of the Property to the Village of Glen Ellyn upon achieving contiguity with the Village limits; and

Whereas, following due and proper publication of notice, the Plan Commission held a public hearing on December 11, 2008 where it considered the zoning of the Property upon annexation to the Village and the aforementioned agreement was amended on April 13, 2009 by the adoption of Ordinance 5743 to provide for C2 Community Commercial district zoning of the Property upon annexation to Glen Ellyn; and

Whereas, the property at 2S678 Park Boulevard is now contiguous to the Village limits; and

Whereas, the current property owner of record has submitted to the Village Clerk, pursuant to and in accordance with the aforementioned annexation agreement and Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, a Petition for Annexation in the prescribed form, which Petition for Annexation is attached hereto as “Exhibit A” in order to facilitate the sale of the

Property to contract purchaser, RJ Development LLC, who is planning to construct a new 33,947 square foot memory care facility on the Property; and

Whereas, the Village has issued, delivered, and published all statutorily required notices of the pending annexation of the subject property; and

Whereas, it is deemed to be in the best interest of the Village of Glen Ellyn that the subject property be annexed; and

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 foregoing recitals shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section One.

Section Two: Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the subject Property legally described below is hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois:

LOT 1 IN GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1958 AS DOCUMENT NUMBER 881319, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-26-306-002

Section Three: The Village President and Village Clerk are hereby authorized to execute the Plat of Annexation for 2S678 Park Boulevard, a reduced copy of which is attached hereto as Exhibit "B".

Section Four: The Village Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the

Ordinance 6339

Meeting of July 27, 2015

DuPage County Recorder.

Section Five: Upon annexation, the Property shall be automatically zoned C2 Community Commercial zoning district in accordance with the first amendment to the annexation agreement approved on April 13, 2009 by the adoption of Ordinance 5743 and the Director of the Planning and Development Department shall cause the Zoning District Map of the Village of Glen Ellyn to be amended to place the Property in the C2 Community Commercial zoning district.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

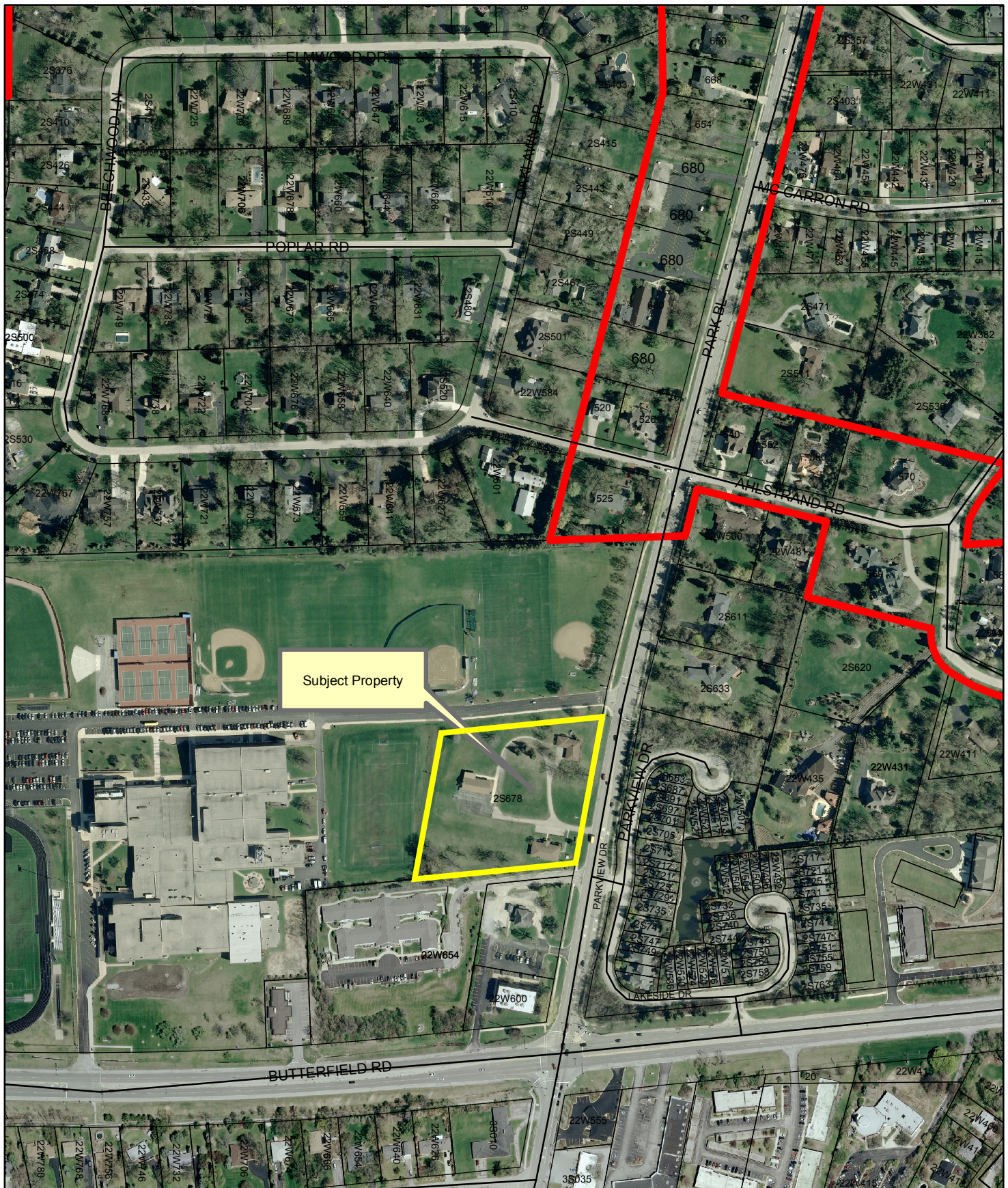
- Aerial Photo (PDF)
- Annexation Petition - Ordinance Exhibit "A" (PDF)

Ordinance 6339

Meeting of July 27, 2015

- Plat of Annexation - Ordinance Exhibit "B" (PDF)

2S678 Park Boulevard



Prepared By: Planning and Development
 2011 Aerial Photo
 July 15, 2015

0 175 350 700
 Feet



Exhibit A**Page 1 of 2**

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as 25678 PARK Blvd, Glen Ellyn, IL and P.I.N. 05-26-6306-002 (Subject Realty).
2. That this petition is executed by all of the owner(s) of record of the Subject Realty.
3. That no electors reside on the Subject Realty or, in the alternative, at least fifty-one percent (51%) of the electors residing on the Subject Realty have executed this petition.
4. That no portion of the property is within the corporate limits of any municipality.
5. That the Subject Property is either contiguous to the Village of Glen Ellyn, will be at the time of annexation, or may be contiguous when combined with other property annexing to the Village of Glen Ellyn.
6. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.
7. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the applicants' petition that the property be annexed by ordinance to the Village of Glen Ellyn, Illinois, is in accordance with the appropriate statutes.

The undersigned, on oath, state that the undersigned have read the foregoing Petition for Annexation, have knowledge of the allegations contained therein, and that said allegations are true and correct to the best of the Petitioners' knowledge.

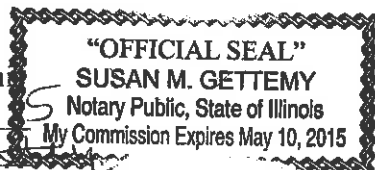
Owners of Record of Subject Property:

Signature: Ronald K. Martin
 Print Name: Ronald K. Martin
 Date: 3/13/15 Administrative Bishop

Signature: _____
 Print Name: _____
 Date: _____

Signature: _____
 Print Name: _____
 Date: _____

Subscribed and sworn to before me this 13th day of March, 2015
Susan M. Gettemy
 NOTARY PUBLIC



Subscribed and sworn to before me this _____ day of _____, 20____

 NOTARY PUBLIC

Subscribed and sworn to before me this _____ day of _____, 20____

 NOTARY PUBLIC

EXHIBIT A

Page 2 of 2

ATTACHMENT A

TO PETITION FOR ANNEXATION

Legal Description

The Property is more particularly described as follows:

LOT 1 IN GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1968 AS DOCUMENT NUMBER 881319, IN DUPAGE COUNTY, ILLINOIS.

Pin: 05-26-6306-002

Exhibit "B"

PLAT OF ANNEXATION

TO

THE VILLAGE OF GLEN ELLYN

LOT 1 IN GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1958 AS DOCUMENT NUMBER 861319, ALSO ALL THAT PART OF PARK BOULEVARD LYING EASTERLY OF AND ADJACENT TO NOT PREVIOUSLY ANNEXED, IN DUPAGE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
25678 PARK BOULEVARD, GLEN ELLYN, IL
PIN: 05-26-306-002

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
File No. 229-14
P22914 ANNEXATION.DWG

Lot "1"
AREA TO BE ANNEXED

County Recorder's Certificate
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.
THIS _____ DAY OF _____ A.D. 2015.

County Recorder _____

Village Board Certificate
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.
THE ANNEXED PLAT IS IDENTIFIED AS REPRESENTATIVE OF THE
PROPERTY INCORPORATED INTO AND MADE A PART OF THE VILLAGE
OF GLEN ELLYN, ILLINOIS.
AS PER ORDINANCE NO. _____ AND THE PROPERTY SHOWN AND
DESCRIBED HEREON IS HEREBY INCORPORATED INTO AND MADE A
PART OF THE VILLAGE OF GLEN ELLYN, ILLINOIS BY SAID ORDINANCE.
DATED THIS _____ DAY OF _____ A.D. 2015.

Attest: _____
VILLAGE CLERK _____ VILLAGE PRESIDENT _____

Fieldwork Completed: _____
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 West Winchester Road, Suite 205
Libertyville, IL 60048

Notes:
PLAT IS VOID if the Imprinted Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision
Map or from a Recorded Document are shown herein; check local
ordinances before building.
Compare your description and site markings with this plat and
AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
1015
GR
PHONE: 8

Packet Pg. 192

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.
I, Bryan J. Lee, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED
THE PLAT OF ANNEXATION FROM EXISTING RECORDS AS
OF THIS DATE AND THE PLAT HEREON DRAWN IS A
CORRECT REPRESENTATION OF SAID ANNEXATION.
DATED AT GRAYSLAKE, ILLINOIS THIS 29th DAY OF
February, A.D. 2015.

Bryan J. Lee
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732

ADDED CERTIFICATE 06-24-15 B.J.L.



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

Meeting: 07/27/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Michele Stegall

SCHEDULED

ORDINANCE 6340

DOC ID: 1842

Ordinance No. 6340, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Memory Care Facility to be Located at 2S678 Park Boulevard.

Background. RJ Development LLC, contract purchaser of property located at 2S678 Park Boulevard, is requesting approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a new 33,937 square foot 46-unit/65-bed memory care facility on the property. The subject site is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road in unincorporated DuPage County. The site is made up of 3.84 acres. As part of the project, the property is to be annexed to Glen Ellyn and zoned C2 Community Commercial zoning district. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.
- B. A Special Use Permit in accordance with Section 10-4-14(B) of the Glen Ellyn Zoning Code to allow a congregate housing facility for the elderly on the property.
- C. The following Variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 12 feet along the north and south property lines in lieu of the minimum impervious surface setback of 20.02 feet (5% of the lot width) required.
 - 2. A variation from Section 10-5-5(B)4 to allow a retaining wall setback of 10 feet along the west and south property lines in lieu of the minimum setback of 40.3 feet (10% of the lot width) required.
 - 3. A variation from the shielding requirements in Section 10-5-13(M)1(c) to allow light fixtures that are not completely shielded on the top and sides and only direct light in a downward direction. This variation is limited to bollards proposed along planned walking paths for the residents.
 - 4. A variation to allow a proposed fence along the western and southern property lines to have a height of 10 feet in lieu of the maximum height of 6 feet permitted. This variation would allow a 6-foot tall fence to be placed on top of a 4-foot tall retaining wall planned along the western and southern property lines.
 - 5. A variation from Section 10-5-13(L)(3) to allow the absence of an opaque screen along portions of the north and west property lines where this commercially zoned property would be adjacent to Glenbard South high school's residentially zoned property.

Architectural Review Commission Recommendation. The Architectural Review Commission considered the petitioner's request for exterior appearance approval at a public meeting on July 8, 2015. One member of the public spoke at the meeting and asked general questions about the project. By a vote of 6-0, the Commission recommended approval of the proposed exterior appearance as presented.

Plan Commission Recommendation. The Plan Commission considered the petitioner's request for approval of a special use permit and zoning variations at a public hearing on July 9, 2015. One person spoke at the hearing and asked general questions about the project. By a vote of 10-0, the Plan Commission recommended approval of the requests with the following conditions:

- A. That the project is constructed in substantial conformance with the plans submitted and the testimony presented at the July 9, 2015 Plan Commission public hearing.
- B. That the required developer donations to the Glen Ellyn Volunteer Fire Company be paid prior to the issuance of any building permits.
- C. That the final design of the Park Boulevard access drive be reviewed and approved by the DuPage County Division of Transportation prior to the issuance of any building permits.
- D. That the turning radius for fire trucks at the northwest corner of the site in the area of the dumpster be reviewed and approved by the Fire Chief prior to the issuance of any building permits.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of a special use permit, zoning variations and the exterior appearance. Village staff has prepared an Ordinance approving the requests for consideration at the July 27, 2015 Village Board meeting.

Attachments:

- Draft Ordinance
- Aerial Photo
- Draft Minutes from July 8, 2015 Architectural Review Commission Meeting
- Draft Minutes from July 9, 2015 Planning Commission Meeting
- Findings of Fact
- Select Materials from Petitioner's Application Packet

CC: Jeff Yates, RJ Development
Tracy Kasson, Attorney for RJ Development

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\2S678 Park, Koelsch Senior Memory Care\VB Memo.doc

Ordinance No. _____**An Ordinance Granting Approval of
a Special Use Permit, Zoning Variations and the Exterior Appearance for
a Memory Care Facility to be Located at 2S678 Park Boulevard
Glen Ellyn, Illinois 60137**

Whereas, RJ Development LLC, contract purchaser of property located at 2S678 Park Boulevard, has petitioned the Village President and Board of Trustees for approval of the following:

- A. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.
- B. A Special Use Permit in accordance with Section 10-4-14(B) of the Glen Ellyn Zoning Code to allow a congregate housing facility for the elderly on the property.
- C. The following Variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 12 feet along the north and south property lines in lieu of the minimum impervious surface setback of 20.02 feet (5% of the lot width) required.
 - 2. A variation from Section 10-5-5(B)4 to allow a retaining wall setback of 10 feet along the west and south property lines in lieu of the minimum setback of 40.3 feet (10% of the lot width) required.
 - 3. A variation from the shielding requirements in Section 10-5-13(M)1(c) to allow light fixtures that are not completely shielded on the top and sides and only direct light in a downward direction. This variation is limited to bollards proposed along planned walking paths for the residents.
 - 4. A variation to allow a proposed fence along the western and southern property lines to have a height of 10 feet in lieu of the maximum height of 6 feet permitted. This variation would allow a 6-foot tall fence to be placed on top of a 4-foot tall retaining wall planned along the western and southern property lines.
 - 5. A variation from Section 10-5-13(L)(3) to allow the absence of an opaque screen along portions of the north and west property lines where this commercially zoned property would be adjacent to Glenbard South high school's residentially zoned property.

all to allow the construction of a new 33,947 square foot memory care facility on the site; and

Whereas, the subject site is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road in the C2 Community Commercial zoning district and is legally described as follows:

LOT 1 IN GLEN ELLYN BIBLE CHURCH ASSESSMENT PLAT IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1958 AS DOCUMENT NUMBER 881319, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-26-306-002; and

Whereas, the Architectural Review Commission conducted a public meeting to consider the proposed Exterior Appearance on July 8, 2015, at which meeting the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval and one person spoke and asked general questions about the project; and

Whereas, based upon the evidence, testimony, and exhibits presented at the July 8, 2015 Architectural Review Commission public meeting, by a vote of six (6) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the proposed Exterior Appearance with conditions as set forth in the July 8, 2015 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “A”; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on July 9, 2015, at which hearing the Plan Commission considered the

petitioner's applications for approval of the requested Special Use Permit and Zoning Variations; and

Whereas, at the July 9, 2015 Plan Commission public hearing, the petitioner presented evidence and testimony in support of the requested Special Use Permit and Zoning Variations and one person spoke and asked general questions about the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the July 9, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "B", and by a vote of ten (10) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested Special Use Permit and Zoning Variations; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the July 8, 2015 Architectural Review Commission public meeting and the July 9, 2015 Plan Commission public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines and that granting the requested Special Use Permit and Zoning Variations is consistent with the goals of the Glen Ellyn Zoning Code.

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

follows:

Section One: The minutes from the July 8, 2015 Architectural Review Commission public meeting, a draft of which is attached hereto as Exhibit “A”, and the minutes from the July 9, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact attached hereto as Exhibits “C”, as well as the findings in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the July 8, 2015 public meeting of the Architectural Review Commission and the July 9, 2015 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Exterior Appearance and requested Special Use Permit and Zoning Variations to allow the construction of a 33,947 square foot memory care facility on property commonly known as 2S678 Park Boulevard.

Section Three: This grant of approval of proposed Exterior Appearance and requested Special Use Permit and Zoning Variations is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the July 8, 2015 public meeting of the Architectural Review Commission and the July 9, 2015 public hearing before the Plan Commission and with the petitioner’s application packet stamped received June 26, 2015 including the following plans and documents referenced below, as though they were attached to this Ordinance:
 1. Letter from Jeff Yates dated June 26, 2015
 2. Proposed Glen Ellyn Memory Care Operational Statement stamped received June 26, 2015
 3. Special Use Permit application stamped received June 26, 2015

4. Supplement to Special Use Permit application stamped received June 26, 2015
5. List of Variations stamped received June 26, 2015
6. Exterior Appearance application stamped received June 26, 2015
7. Supplement to Exterior Appearance Review application stamped received June 26, 2015
8. Application for Variation stamped received June 26, 2015
9. Supplement to Zoning Variation Application stamped received June 26, 2015
10. ALTA/ACSM Land Title Survey dated November 24, 2014
11. Site Plan prepared by LJB Designs, LLC (Sheet A1.0) dated June 18, 2015, a reduced copy of which is attached hereto as Exhibit "D"
12. Landscape Plan Cover Sheet prepared by Allen L. Kracower revised June 24, 2015
13. Landscape Plan prepared by Allen L. Kracower revised June 24, 2015 (Sheet LP-1), a reduced copy of which is attached hereto as Exhibit "E"
14. Plant List and Detention Basin Plant List prepared by Allen L. Kracower revised June 24, 2015 (Sheet LP-2)
15. Landscape Details prepared by Allen L. Kracower revised June 24, 2015 (Sheet LP-3)
16. Landscape Specifications prepared by Allen L. Kracower revised June 24, 2015 (Sheet LP-4)
17. Tree Survey and Removal Plan prepared by Allen L. Kracower dated March 16, 2015
18. Roof Plan prepared by LJB Designs, LLC (Sheet A5.0)
19. Exterior Elevations prepared by LJB Designs, LLC (Sheet A6.0), a reduced copy of which is attached hereto as Exhibit "F"
20. Color Rendering stamped received June 26, 2015
21. Color Building Elevations prepared by LJB Designs, LLC (Sheet A6.0) dated February 10, 2015
23. Exterior Court Elevations prepared by LJB Designs, LLC (Sheet A6.1)
24. Floor Plan prepared by LJB Designs, LLC (Sheet A3.0)
25. GraybaR Lithonia LF8N 2/26-42TRT MVOLT F8LTB44 Light Fixture Cut Sheets (2 pages) stamped received June 26, 2015
26. Lithonia Lighting Z125MV Light Fixture Cut Sheets (2 pages) stamped received June 26, 2015
27. RUUD Lighting Crown Weld Pole Detail (2 pages) stamped received June 26, 2015
28. RUUD Lighting PRS-12 Series Parking/Roadway Light Detail (2 pages) stamped received June 26, 2015
29. RUUD Lighting HC Series Ground Bollard (2 pages) stamped received June 26, 2015
30. Electrical Photometric Site Plan prepared by Athay & Associates dated March 11, 2015
31. Sign and Flag Pole Details prepared by LJB Designs (Sheet A1.4) dated February 10, 2015
32. Site Details prepared by LJB Designs (Sheet A1.1) dated February 10, 2015
33. Site Details prepared by LJB Designs (Sheet A1.2) dated February 10, 2015
34. Fence Plan and Details prepared by LJB Designs (Sheet A1.3) dated February 10, 2015
35. Traffic Study prepared by KLOA dated February 19, 2015
36. Preliminary Engineering Plan prepared by Pearson, Brown & Associates, Inc (Sheet 2) revised June 24, 2015
37. Demolition Plan prepared by Pearson, Brown & Associates, Inc (Sheet 1) revised June

24, 2015

- 38. Reading Rock Retaining Wall Catalog Sheet and Specifications stamped received June 26, 2015 (6 pages)
- 39. Response to 1st Submittal Comments prepared by Jeff Yates dated June 25, 2015
- 40. Response to June 11, 2015 James J. Benes review stamped received June 26, 2015
- 41. Auto-Turn Exhibit Fire Truck Aerial Platform prepared by Pearson, Brown & Associates, Inc (Sheet B) dated June 18, 2015
- 42. Auto-Turn Exhibit prepared by Pearson, Brown & Associates, Inc (Sheet C) dated June 18, 2015

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

- B. The required developer's donations to the Glen Ellyn Volunteer Fire Company of \$22,500 (\$500 per unit) shall be submitted to the Village prior to the issuance of any building permits.
- C. The final design of the Park Boulevard access drive shall be reviewed and approved by the DuPage County Division of Transportation prior to the issuance of any building permits.
- D. The turning radius for fire trucks at the northwest corner of the site in the area of the dumpster shall be reviewed and approved by the Fire Chief prior to the issuance of any building permits.

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

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

Section Six: Failure of the owners or other party in interest or a subsequent owner or

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

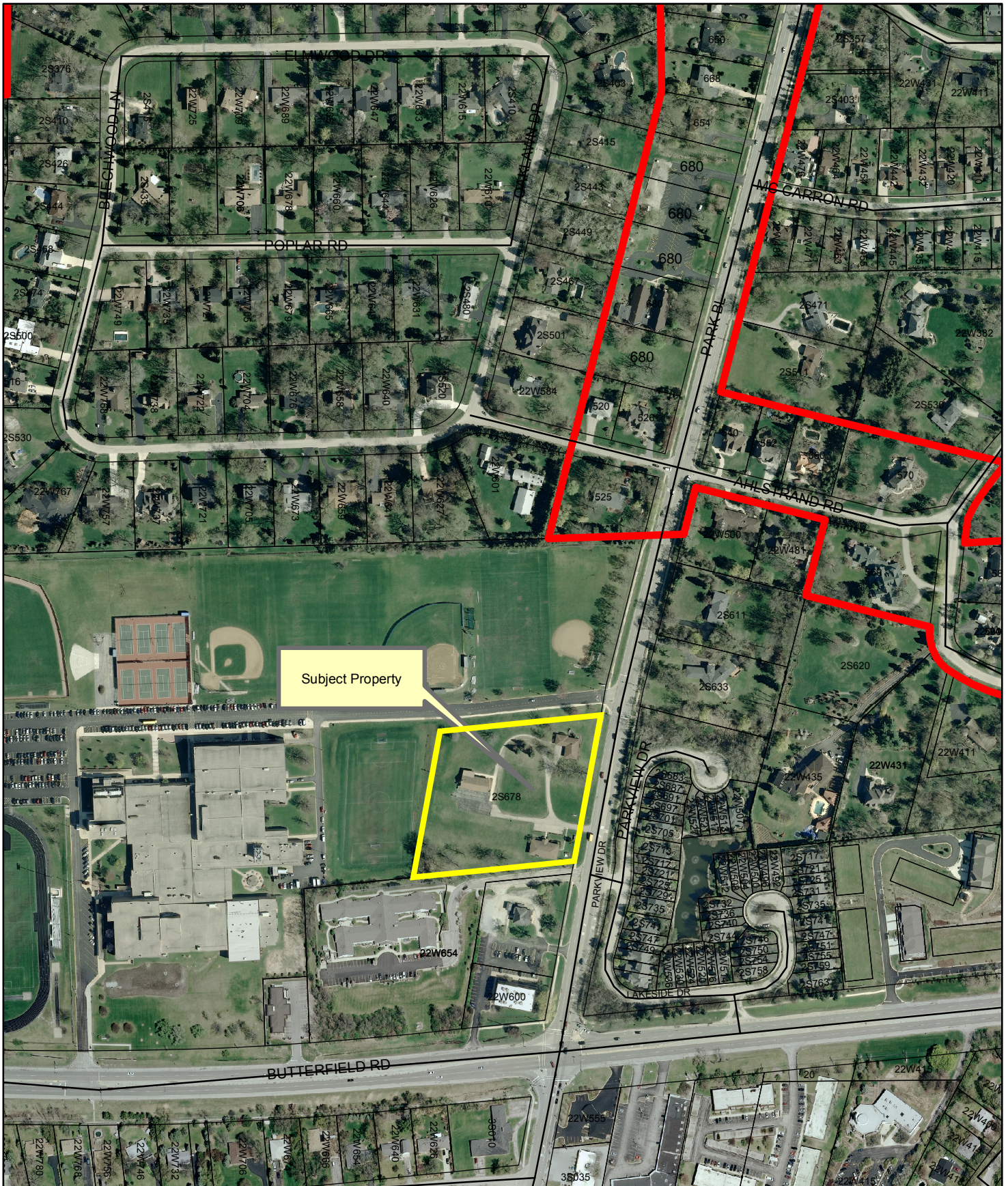
Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- Aerial Photo (PDF)
- Draft Minutes from July 8, 2015 Architectural Review Commission Meeting - Ordinance Exhibit A (PDF)
- Draft Minutes from July 9, 2015 Plan Commission Meeting - Ordinance Exhibit B (PDF)
- Findings of Fact - Ordinance Exhibit C (PDF)
- Petitioner's Narrative-Operational Statement (PDF)
- Select Plans from Petitioner's Application Packet (PDF)

2S678 Park Boulevard



Prepared By: Planning and Development
2011 Aerial Photo
July 15, 2015

0 175 350 700 Feet



buildings in development around Chicagoland. He stated they have used this proposed-building design many times, and it has worked well in different states. Mr. Groves showed a material sample board and stated the proposed building would be done in a modular brick with limestone at the base of the building, and the trim done in hardy board. He stated the name of the facility may be changed to Glen Oak Memory Care instead.

Chairman Burdett asked if the sidewalk would remain to which Mr. Groves stated it would.

Commissioner Loftus asked about the rooftop screening to which Mr. Groves showed a picture of the proposed rooftop screening and stated the screening would be made of hardy board siding painted to match the color of the shingles so it will blend in. Commissioner Loftus asked about the generator and sound screening for this. Mr. Groves stated the generator is only there for emergencies and should not run often.

Commissioner Albrecht entered the meeting at 7:25 p.m.

Mr. Groves stated there will be an interior courtyard, and they will be using the same materials in the courtyard as are proposed on the exterior of the building. He stated there will be a trellis in the courtyard as well.

Chairman Burdett asked about the columns to which Mr. Groves stated the columns will be a fiberglass product painted to match the limestone base on the building.

Mr. Groves stated the ground sign will be located on the south side of the driveway that connects to Park Boulevard. Commissioner Loftus suggested it would be better if the sign is on the north side of the driveway so it is not blocked by any cars turning onto Park Boulevard from the driveway. Mr. Groves stated he liked this suggestion. Chairman Burdett asked about how much traffic will be coming and going in this facility. Mr. Groves stated since it is a memory-care facility, the residents do not drive so traffic would consist of staff, visitors and deliveries. Mr. Groves showed a rendering of the proposed ground sign and stated the materials on the sign will match those used on the building. He stated the sign would have external illumination, and there will be two flag poles, one of each side of the sign.

Mr. Groves stated the trash enclosure will be around the back. He stated the enclosure's materials will match the materials proposed for the building, and the enclosure will have metal doors. He stated a 4-foot retaining wall is proposed along the west and south property lines. He stated a 6-foot tall wrought iron fence would be located on top of the wall.

Mr. Groves stated for the lighting plan, there will be lighting by the flag poles and in the parking lot as well as bollard lighting by the path in back of the building.

An audience member asked about the square footage of the proposed sign as she is concerned about the sign's visibility. Mr. Groves stated the sign is 38 square feet on the face, but this square footage does not include the columns on the side of the sign. Mr. Groves stated he did not have the total square footage of the sign with him. He stated this will be a 2-sided sign seen from both the north and the south on Park Boulevard.

Commissioner Dieter asked if the developer had talked to Glenbard South High School about any impact on its property. Mr. Groves stated they have not spoken with anyone from the school, but a recent newspaper article quoted that the school has no issue with the proposed project. Ms. Stegall stated the Village sent a courtesy copy of the plan to the school district a few months ago, but the Village has had no specific response from the school district. Ms. Stegall stated that with this proposed development, the Village plans to annex a 300-foot strip of the high school's property which will give the property at 2S678 Park Boulevard contiguity to the Village limits and that upon requesting the required paperwork to process the Glenbard South annexation in order to facilitate the proposed project, it was promptly return to the Village from District 87.

Commissioner Burket stated he is fine with the design as the building is functional. He stated he has no problem with where the building sits on the property.

Commissioner Albrecht stated this was a thoughtfully put-together design. She stated this is a great building which will look good on the property.

Commissioner Loftus asked about shutters across the windows to which Mr. Groves stated the shutters are yet to be determined. Commissioner Loftus stated the building looks nice, and it will be a welcome addition to the Village.

Commissioner Thompson stated she appreciated the good presentation and thanked the petitioner for the landscape plans and traffic studies.

Commissioner Dieter stated the design is good and suggested the petitioner look into sound-silencers for the generator. He stated he would like the sidewalk to stay.

Chairman Burdett stated the petitioner was respectful of the Appearance Review Guidelines. He stated he likes the low-slung look to the building and the landscape plan.

An audience member asked if the petitioner's presentation is on the Village's website to which Ms. Stegall stated it is not on the website, but the audience is welcome to look at the hard copies of the plans.

Commissioner Thompson made a motion to recommend approval of the proposed plan for exterior appearance as presented. The motion was seconded by Commissioner Dieter and carried unanimously by a vote of 6-0.

6. Chairman's Report

None

7. Trustee's Report

None

8. Staff Report

Ms. Stegall stated there is nothing on the July 22nd agenda yet, but there will likely be a meeting on August 12th to discuss a possible retail building on Roosevelt Road.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Albrecht to adjourn the meeting at 8:05 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

Exhibit "B"**DRAFT**

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Attorney Mathews but that he preferred less was to condition the special use permit upon dissolution or abandonment of the property by the business. Ms. Stegall stated that typically it is not recommended to place a condition contingent on a business or its owner, however, this application is somewhat unique because it is being presented as someone who has two spaces down the street from each other. She added that typically, however, that is not recommended.

Motion

Plan Commissioner Girling moved, seconded by Plan Commissioner Whalen, to recommend approval of the requested Special Use Permit in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code. This recommendation for approval was made subject to the condition that the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission.

The motion carried with eight yes votes and one no vote as follows: Plan Commissioners Girling, Whalen, Howard, Fanella, Lannen, Ozog, Whiston and Chairperson Loch voted yes; Plan Commissioner Heming-Littwin voted no.

PUBLIC HEARING – 2S678 PARK BOULEVARD, GLEN ELLYN INN MEMORY CARE

REQUESTS FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATIONS TO ACCOMMODATE A PROPOSED SINGLE-STORY 33,937 SQUARE FOOT, 46 UNIT/65-BED MEMORY CARE FACILITY ON 3.84 ACRES LOCATED AT 2S678 PARK BOULEVARD. THE SUBJECT PROPERTY IS LOCATED IN UNINCORPORATED DUPAGE COUNTY ON THE WEST SIDE OF PARK BOULEVARD BETWEEN ABRUZZO LANE AND BUTTERFIELD ROAD. AS PART OF THE PROJECT, THE PROPERTY WOULD BE ANNEXED TO GLEN ELLYN AND ZONED C2 COMMUNITY COMMERCIAL ZONING DISTRICT.

(RJ Development LLC, contract purchaser)

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Whiston, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Village Planner Michele Stegall stated that RJ Development is present to seek approval of a Special Use Permit and Zoning Variations for an almost 34,000-square foot memory care facility that they are proposing to develop at 2S678 Park Boulevard. She stated that the property is generally northwest of the Park Boulevard and Butterfield Road intersection and the surrounding land uses include the Glenbard South High School property to the north and west, the Arden Court Memory Care facility southwest of the property and other commercial uses to the south. She added that across the street to the east are townhomes and single-family homes are located to the northeast. Ms. Stegall stated that the subject property is currently located in unincorporated DuPage County and is separated from the Village limits by Glenbard South High School property. She added that a strip of the Glenbard South property and the

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subject property would be annexed as part of the project. She also stated that there are prior annexation agreements with both properties and that based on the annexation agreement for the subject property it would be zoned C2 when it comes into the Village.

Ms. Stegall displayed a rough site plan for the development that showed two detention basins with a parking lot setback approximately 122 feet from the road and the building setback 189 feet from the road. She added that the building does comply with or exceed all of the setbacks in the C2 District, however, there are some impervious surface setback variations being requested. She stated that the petitioner is requesting variations for the impervious surface setback of driveway along the north property line to allow the setback to be 12 feet in lieu of the 20+ feet required and also for some walkways on the south side of the property to allow a setback of 13 feet. She stated that both of the setbacks at 12 and 13 feet exceed that of many properties in town. Ms. Stegall stated that a retaining wall setback of 10 feet in lieu of the minimum setback of 40.3 feet is being requested along the south and west property lines. Ms. Stegall stated that two (2) lighting variations had been requested by the petitioner, however, the variation for spacing of the light poles has been amended and eliminated. She added that the variation still being requested is for light fixture shielding and is limited to bollards proposed around the walking paths for residents. She added that this lighting will be minimal and primarily for safety purposes and that a shield will be placed on top of the bollards so that light will not be directed up, however, the code requires complete shielding on the top and sides. She added that all other fixtures comply with the code. Ms. Stegall stated that a 6-foot tall fence is proposed on top of the retaining wall so if one is looking at the property from the outside, the total fence height is 10 feet—a 4-foot tall retaining wall plus a 6-foot tall fence—so a variation is required to allow a fence height of 10 feet as opposed to 6 feet. She added that there is a code requirement that if one has a non-residential use adjacent to a residential district that opaque screenings are required along those lot lines and that a variation is being requested to allow the absence of an opaque screen along the north and west property lines which is adjacent to the school property.

Ms. Stegall stated that in addition to the recommended conditions in the staff report that the Village Fire Chief has also stated he would like to again look at the fire truck turning radius near the dumpsters.

Ms. Stegall stated that in addition to the requested variations, the petitioner is also requesting a special use permit to allow the congregate care facility.

Questions to Staff from the Plan Commissioners

Ms. Stegall responded to Plan Commissioner Allen that the bollard variation is for the light going out to the sides. Ms. Stegall responded to Plan Commissioner Ozog that a turning radius exhibit can be found in the petitioner's packet, and Plan Commissioner Heming-Littwin added

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that the Fire Chief would want to be sure that fire trucks can make a 3-point turn at the subject location.

Petitioners' Presentation

Austin Groves, Project Manager, RJ Development, 401 Central Street SE, Olympia, Washington; Michael Werthmann, PE, PTOE, KLOA, 9575 West Higgins Road, Westmont, Illinois; Ron Adams, Civil Engineer, Pearson Brown & Associates, 1850 W. Winchester Road, Libertyville, Illinois; Kevin Carrara, Attorney, Rathje/Woodward, 300 E. Roosevelt Road, Wheaton, Illinois and Jeff Yates, Partner, RJ Development, 401 Central Street SE, Olympia, Washington were present on behalf of the subject project.

Mr. Groves stated that his company's marketing department works with the Chamber of Commerce in all of the cities that they develop in order to make sure that they have a good name. Mr. Groves clarified that they are not tied to the facility name, Glen Oak Memory Care, as displayed on their presentation documents.

Mr. Groves stated that the subject parcel is under contract and will be annexed into the Village of Glen Ellyn. He also stated that their use is assisted living memory care use. He stated that Arden Court which is adjacent to their facility operates under a shelter care license which serves a different need to a different part of the population. Mr. Groves stated that the facility will be licensed by the Illinois Department of Public Health as an assisted living facility. They plan to have 46 units and 65 beds in the facility which will be just under 34,000 square feet and they are a Senior Housing Specific developer. He stated that they have built this facility approximately 25 times all over the country and use the same footprint for the residents' safety. Mr. Groves stated that the operator for the building will be Koelsch Senior Communities from Olympia, Washington who is a second generation operator. He stated that this same building is under construction in Northbrook, Illinois with preliminary approvals in Bloomingdale and Arlington Heights.

Mr. Groves stated that the subject property slopes 10-12 feet upwards from the street and he described various buildings on the subject site and in the surrounding area. He stated that due to the elevation change, the subject building will be built to the rear of the parcel to achieve a flat building pad and a retaining wall will also be located at the rear of the property. Mr. Groves stated that as one pulls into the site, there will be two large stormwater detention basins. He also stated they have preliminary approval from DuPage County that as one heads south on Park Boulevard, there will be a right in, right out and a left out of the facility and as one heads north on Park Boulevard, no access will be available to the property.

Mr. Groves stated that a traffic study was done while school was in session and they feel comfortable that the numbers are accurate. He added that the number of trips generated by the facility will be very low and none of the residents will drive. He stated that traffic will be

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generated only by staff members, delivery trucks and an occasional ambulance (1 to 2 per month). He added that nurses are on site 24 hours per day which greatly reduces strain on the 911 system. Mr. Groves stated that 49 parking stalls will be available on site instead of the required 33 parking stalls. He also displayed a tree survey and tree removal plan and stated that trees will need to be removed from the site in order to build the facility in the desired location. He added that only two trees on the site are in good condition. He displayed a color rendering of what is proposed regarding landscaping and stated that bright colors will be used to bring life to the site for the residents and visitors. He stated that trees will be located around the sides of the facility and Abruzzo Lane. He stated that the west side of the site slopes down and a natural berm is located there which will create screening from the high school.

Mr. Groves displayed and described the colors and materials to be used for the building and provided an overview of what the building elevations will look like. He also displayed and described the floor plan which has been used in other buildings as well as a courtyard and the rooftop plan which includes screening. He stated that the sign was initially proposed to be located south of the drive and will be brick faced with smooth limestone with two lights that shine on the sign. He stated that they have flagpoles by the signs at all of their locations. Mr. Groves stated that the brick and limestone trash enclosure will be located at the side of the building where it is screened from public view. He also stated that the generator and any mechanical equipment will be screened with brick and limestone to match the other enclosures. Mr. Groves indicated the proposed 4-foot retaining wall with a 6-foot wrought iron fence on the top along the west side of the property. He also stated that trellises are located in all of their locations and displayed a photograph of one of the trellises. He also displayed a photograph of one of their buildings that the subject building will look like and stated that a raised planter, seats, artificial turf and plantings would be located in the courtyard. Mr. Groves displayed a lighting plan and indicated the locations of light poles and bollards that will face downward and light a path where the residents will walk on a path at night. He stated that strip lighting will be located underneath the eaves and porte cochere in front of the building and indicated the location of the parking lot lights on the site. Mr. Groves displayed emergency vehicle exhibits which indicated that the fire truck hangs over on the turning radius. He stated that they will be accommodating to whatever they need to do and to be sure that the fire company has the access that they need. Mr. Groves stated that the impervious setbacks are due to the abnormally long width of the subject site and that impervious setbacks are being requested for the drive lane and the walking path. He added that a variation is also being requested for the setback of a retaining wall in the rear of the property.

Mr. Carrara responded to the Village of Glen Ellyn special use standards as follows: 1. The subject development will be harmonious and acceptable with the general objectives of the municipality and the comprehensive plan. Mr. Carrara stated that this property is subject to a pre-existing annexation agreement and, upon annexation, the property will become C2 zoning in the Village which is more intense than R2 uses. He added that because this use will not be as intense as many uses under the C2 zoning it will be in compliance with the surrounding

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properties. 2. The subject development will be designed, constructed and maintained so as to be harmonious with the surrounding properties. Mr. Carrara stated that the petitioner has gone to great lengths to make the property attractive and harmonious in the neighborhood. 3. The subject property will not be hazardous or disturbing to existing or future neighborhood uses as the subject use will generate minimal traffic to the area. Mr. Carrara added that a similar use is located to the south and a school is located to the west of this facility. He stated that regarding safety, landscaping and a fence will be installed to be sure that there are no issues with the retaining wall because of the topography on the site. 4. The proposed use will be adequately served by the existing public services as the ambulance run rates at this facility will be minimal and ambulance fees will be paid to the Village. 5. There will be no additional requirements at public cost as no additional staffing needs will be required by the police or fire departments at the facility. He added that there also will be no additional stormwater issues at the facility and they believe that water impacts will be lessened at the site because they will be required to keep more water on the site after development than currently is there. 6. The use will not involve activities, processes, materials or equipment that will be detrimental to the public. Mr. Carrara stated that traffic at the site will be minimal, no noxious fumes will be present and food/services deliveries will be typical. 7. Vehicular approaches to the property will be designed to not create undue interference. Mr. Carrara stated that the DuPage County Transportation Department has preliminarily approved the three-quarter access. 8. The potential for flood damage to adjacent property owners will not increase. Mr. Carrara stated that because of the way the building will need to be set in the back of the site, water will continue to flow to the front to the detention ponds and would, therefore, not immediately run to the street or stormwater systems as it currently does. 9. Mr. Carrara stated that the use will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community as the existing church buildings at the site are not historic and the existing trees are lacking with regard to health and well being. He added that more trees and landscaping will be brought to the site.

Questions from the Plan Commissioners

Plan Commissioner Allen referred to a memorandum dated May 19, 2015 from Village Engineers Bob Minix and Ray Ulreich that indicated some concerns regarding utility services and stormwater management at the subject site. He stated that he wanted to be sure those concerns are addressed prior to the building permit process. Mr. Austin stated all issues will be addressed prior to the issuance of a building permit. Mr. Austin responded to Plan Commissioner Howard that their license is an assisted living license which includes memory care and is private pay, and the license for the nearby shelter care which is an assisted living and memory care facility is for lower income residents with Medicaid/Medicare. Chairperson Loch asked why the petitioner feels they need 48 parking spaces on site instead of 33 parking as required per code. Mr. Austin responded that they have the extra spaces because the site allows it, their other facilities have extra parking spaces and there can be additional traffic at the sites during holidays. Mr. Austin responded to Plan Commissioner Allen that a fire truck has

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a longer turning radius than other trucks that will deliver to the subject site; therefore, trucks will have no difficulty turning on the site. He added that their other facilities have this same type of turning radius and there have been no issues. Mr. Austin responded to Plan Commissioner Ozog that there is no left-in entrance heading northbound at the site and that a sign will be located south of the driveway to help identify the entrance. He added there will be no signage at Butterfield Road. Mr. Werthmann with KLOA stated that the facility provides directional information to their employees and could post information on their web page. He stated that DuPage County will only permit the three-quarter access drive at that location. He added that the subject facility is probably the lowest traffic generating use that can be put on the subject property and most of the visitors are repeat visitors who will be familiar with entering/exiting the site.

Persons in Favor of or in Opposition to the Request

Bill Cesario, 25747 Park Boulevard, Glen Ellyn, Illinois stated that he lives across the street from the subject site. He stated he is President of the Homeowners Association for the Arboretum Estates Townhomes and was present to represent 53 other people from the townhomes. Mr. Cesario responded to Plan Commissioner Ozog that his home is on the east side of Park Boulevard. He stated that their major concerns are landscape screening and stormwater issues. He stated that per the landscape plan he received from the Village, there is some screening along Park Boulevard in the parkway that appears to be part of the township right-of-way and asked if the eight (8) trees in the parkway will be part of the landscape plan. He stated they are used to a dark area in their neighborhood and would like some consideration regarding landscape screening. Ms. Stegall responded to Mr. Cesario that the parkway is County property and the Village is waiting for a response from the County regarding those trees. Mr. Yates with RJ Development stated that if the County does not allow the trees, they will amend their plan and move the trees onto the subject property. Mr. Cesario responded to Plan Commissioner Ozog that the Homeowner's Association would desire enough trees for screening purposes.

Mr. Cesario added that the stormwater information he received from staff and as was explained at this meeting was very informative.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Allen, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commissioners

All of the Plan Commissioners were in favor of the proposed plan. Plan Commissioner Heming-Littwin felt that the petitioner's presentation was wonderful and she was 100% in favor. She felt that the proposed use is a need in the community and appreciated the petitioner developing the subject site. Plan Commissioner Allen was supportive of the plan and commented that the building and landscape plans were great. Plan Commissioner Whalen

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stated that he agreed with the two previous Plan Commissioners' comments. He added that he was in favor of the special use permit and felt the requirements were met for the proposed variations. Plan Commissioner Girling was also in favor of the proposed plan. Plan Commissioner Howard was supportive of the plan. She stated that she questioned the subject facility being so close to another memory care facility, however, believes the subject facility meets the requirements as presented. She expressed concern regarding the growing number of these types of facilities. Plan Commissioner Fanella had concerns regarding adding another memory care facility in Glen Ellyn, however, because the nearby school has no interest in the property, she appreciated that a high quality project would be located at the subject site. Plan Commissioner Ozog stated that the proposed project is well planned and he was in favor of the plan. Plan Commissioner Lannen also stated she was in favor of the proposed project. Plan Commissioner Whiston was also in favor of the proposed project and felt that the project and presentation were excellent. Chairperson Loch was also very supportive of the proposed project and appreciated that the petitioner had a building that they know works.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Ozog, to recommend approval of the following requests based on the findings of fact in the petitioner's application packet dated June 26, 2015 and presented by the petitioner at the July 9, 2015 Plan Commission public hearing as well as the findings included in the deliberations of the Plan Commission: A. A Special Use Permit in accordance with Section 10-4-14(B) of the Glen Ellyn Zoning Code to allow a congregate housing facility for the elderly on the property. B. The following Variations from the Glen Ellyn Zoning Code: 1. A variation from Section 10-10-5(C)1 to allow an impervious surface setback of as little as 12 feet in lieu of the minimum impervious surface setback of 20.02 feet (5% of the lot width) required. 2. A variation from Section 10-5-5(B)4 to allow a retaining wall setback of 10 feet in lieu of the minimum setback of 40.3 feet (10% of the lot width) required. 3. A variation from the shielding requirements in Section 10-5-13(M)1(c) to allow light fixtures that are not completely shielded on the top and sides and only direct light in a downward direction. This variation is limited to bollards proposed along planned walking paths for residents. 4. A variation to allow a proposed fence along the western and southern property lines to have a height of 10 feet in lieu of the maximum height of 6 feet permitted. 5. A variation from Section 10-5-13(L)(3) to allow the absence of an opaque screen along the north and west property lines. The recommendation for approval was subject to the following conditions: A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting. B. That the required impact fees be paid prior to the issuance of any building permits. C. That the final design of the Park Boulevard access drive be reviewed and approved by the DuPage County Division of Transportation prior to the issuance of any building permits. D. That the turning radius for fire trucks at the northwest corner of the site in the area of the dumpster be reviewed and approved by the Fire Chief prior to the issuance of any building permits.

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The motion carried unanimously with ten (10) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Ozog, Allen, Howard, Fanella, Girling, Lannen, Whalen, Whiston and Chairperson Loch voted yes.

Trustee Report

Trustee Clark reported on the Glenbard West project and an easement agreement regarding stormwater runoff at 279-281 Geneva Road.

Chairperson's Report

No Chairperson Report was given.

Staff Report

Ms. Stegall stated that the next Plan Commission meeting may be canceled and that the Grandma Sally's property may be on the August 13, 2015 schedule.

Plan Commissioner Fanella moved, seconded by Plan Commissioner Heming-Littwin, to adjourn the meeting at 9:27 p.m. The motion carried unanimously by voice vote.

Prepared by:
Barbara Utterback
Recording Secretary

Reviewed by:
Michele Stegall
Village Planner

Exhibit “C”

Findings of Fact for Requested Special Use Permit and Zoning Variations

In regard to the petitioner’s request for a Special Use Permit to allow a congregate care facility for the elderly on the property, the Village Board finds that:

1. The proposed use will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or the Zoning Code because upon annexation the property will become C2 zoning which is more intense than R2 uses and the proposed use will not be as intense as many uses permitted under C2 zoning.
2. The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the same area because the project and building are being designed, constructed and operated to be harmonious in appearance with the character of the vicinity, as evidenced by the plans.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses due its low impact in comparison to other uses permitted in the zoning district. The use will generate minimal traffic in the area. In addition, a similar use is located to the south and a school is located to the west.
4. The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools. The ambulance run rates at this facility will be minimal and ambulance fees will be paid to the Village.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village as no additional staffing needs will be required by the Police Department or Fire Company and stormwater in the area should be improved as the petitioner will be required to retain water on the site and release it at a controlled rate which is not currently the case.
6. The proposed use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as the proposed congregate care facility is a low impact use which is expected to generate minimal traffic, no noxious fumes will be present and food/service deliveries will be typical.
7. The proposed use will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads as evidenced by the traffic study and the conceptual approval granted by DuPage County.
8. The proposed use will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief as the building will be

located at a high elevation on the property and two on site storm water detention facilities are planned to retain water which will prevent water from immediately running into the street and stormwater systems as it currently does.

9. The proposed use will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community as the existing building on the site are not historic and no natural features of major importance are located on the property as evidenced by the submitted IDNR endangered species letter. Furthermore, the existing trees are lacking in regard to health and well-being and more trees and landscaping will be planted on the site.

The Village Board further adopts the following findings for the requested Zoning Variations.

1. The particular physical surroundings and shape of the property involved would bring particular hardship upon the applicant if the strict letter of the regulations were to be carried out, because the subject property is roughly 400 wide fronting Park Blvd which is unusually long and subsequently requires far greater impervious surface and retaining wall setbacks than would normally be required. In addition, the existing topography slopes roughly 16 feet down from the back to the front of the street. The building has therefore been setback as far back as possible on the property to allow for the storm water detention facilities to be along Park Blvd. The site constraints along with the efficient operational model prevent the petitioner from meeting the impervious surface setbacks on the south interior line and the north line against Abruzzo Lane and the access drive to the rear of the building is needed to provide access to the dumpster facilities and kitchen delivery access. Due to the existing topography a retaining wall is needed in the rear yard of the building. The code requires that retaining walls over 3 feet in height be setback 10% of the lot width (40'). A 4' tall wall is needed because that is what the topography dictates. Due to the location of the retaining wall being in the rear yard, and the need to keep the residents from wandering, a 6' high wrought iron fence is proposed on top of the proposed retaining walls.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code as the petitioner has indicated that the financial modeling of the proposed facility would not allow fewer units than proposed and while still being a financially feasible project.
3. If granted, the requested variations will not alter the essential character of the locality of the property, rather it will enhance it. Currently there are 3 old single family style buildings on the property not being used by the current Church ownership. The character of the property will be enhanced with a beautiful building that will blend into the surroundings and provide much needed care to the residents of Glen Ellyn.
4. The conditions upon which the request are based are not generally applicable to other property due to the unusually long width of the property topographic challenges specific to the site.

Findings of Fact
Exhibit "C"
Page 3 of 4

5. The current ownership is not involved in the proposed project. Neither they, nor the applicant, have created the existing topographic challenges faced on this site.
6. This project will be economically beneficial to the community, adding to the tax base and providing roughly 50 new jobs. The project has been designed to complement the community and appreciate the property values in the area.
7. The project will not impair an adequate supply of light and air to adjacent property. The property is bordered by ball fields to the north and west, an access drive to south and Park Blvd to the east. There are no residences adjacent to the property, rather there is a school located beyond the ball fields to the west, a neighborhood beyond the ball fields to the north, a Theater Guild to the south and townhomes across Park Blvd to the east.
8. The building will be fully sprinklered, thereby not increasing the fire hazard to adjacent property or the property in question.
9. The project will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village, rather it will provide opportunities to enhance the health, safety and comfort of elderly residents in the community.
10. Property values should increase as a result of the redevelopment and annexation of the property. That petitioner has indicated that upon stabilization, appraisals of other similar buildings show that the value of this property should increase from \$1,600,000 (as it stands today) to between \$16,000,000 and \$18,000,000.
11. The submitted traffic study suggests no negative effects on traffic congestion or trip generation.
12. The proposed variations will not create a nuisance since the property is not surrounded by residential users or buildings.
13. The variances will not result in an increase in public expenditures.
14. The requested variances are minimum variations that will make possible the reasonable use of the land. The variances are driven by the existing topography, need for enough space in the rear yard for a safe dispersal area, the location of required storm water detention ponds, and the financial viability of the project for scope/size.

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\2S678 Park, Koelsch Senior Memory Care\Findings of Fact.doc

PROPOSED GLEN ELLYN MEMORY CARE OPERATIONAL STATEMENT

Project Site Address: 2S678 Park Blvd, Glen Ellyn, IL

The Proposed Glen Ellyn Memory Care Community will be located on the west side of S Park Boulevard, 480 feet north of Butterfield Rd. The site was chosen as the most suitable to serve the Glen Ellyn market due to its proximity to Butterfield Rd and the surrounding neighborhood. The site provides excellent access to many surrounding basic community services utilized by the families of future residents, including restaurants, shopping, other senior care and daily traffic patterns.

The existing use of the property is a church. The property is currently zoned by DuPage County and under the planning jurisdiction of the Village, but there is an Annexation Agreement in place with the Village of Glen Ellyn for the property. The Annexation Agreement states the Property shall be zoned C-2 Community Commercial District upon the Annexation of the Property into the Village of Glen Ellyn. The proposed use (assisted living memory care) will require a Special Use permit in the C-2 Community Commercial zoning designation. The facility will be a single story building with 46 units/65 beds and 33,947 square feet.

The proposed project is complementary to the existing surrounding uses, which include senior care, schools and other commercial properties. The parcels adjacent to the project include Glenbard South High School ball fields to the north and west, Arden Courts senior care to the south, and single family townhomes across S Park Boulevard to the east. The site is bound by S Park Boulevard to the east and Raider Lane to the north.

The Community will be open 24 hours a day and will employ between 30 and 40 employees once the Community leases up and stabilizes, with a maximum employee count of about 20 at any given time. A licensed nurse will be on site 24 hours a day for direct supervision and care of the residents and staff. The proposed use is a dedicated purpose built memory care community to care for assisted living residents that have memory loss/impairments, such as Alzheimer's and other forms of dementia. Care is provided for activities of daily living such as toileting, bathing, medication, activities, dining, etc. The programming is centered on increasing the quality of life for the residents while engaging their mental capacity to communicate and interact with their families as well as possible.

The visitors to the Community on a daily basis will be family members who are visiting their loved ones, vendors delivering food and other supplies, and potential resident family members as they search for a place to help care for their loved one. The residents of this community will not drive a vehicle.

The Community will be a locked facility complying with the International Building Code for this type of building classification. Each exit will have a delayed egress exit system that opens upon

PROPOSED GLEN ELLYN MEMORY CARE OPERATIONAL STATEMENT

Project Site Address: 25678 Park Blvd, Glen Ellyn, IL

the activation of the fire alarm. Each exterior gated area will have a magnetic lock that is also attached to the fire alarm system. These security features help protect the residents and is one of the main reasons they come to our Community.

In keeping with the architecture of the surrounding areas, the building has been designed to create a peaceful residential environment with traditional architectural features designed in a way to blend in with the surrounding community. The building provides an inviting entryway with a porte cochere for drop off, allowing family members to pick up and drop off their loved ones under cover from the elements. The floor plan has been designed in such a way to give interest and relief to the building's exterior as well as incorporate a central courtyard containing a relaxing water feature.

Material and finishes such as brick and concrete headers have been selected to look similar to the exterior elements of the existing structures on the neighboring parcels. The color scheme of the project will be designed to evoke a sense of welcoming and wellbeing. The building footprint allows landscaped areas adjacent to the building. The perimeter of the site will be lined with landscaping consisting of various trees, bushes, and other plantings as required by Village codes. We approach landscaping, not from a minimum code basis, but from an inviting environment perspective. Fencing will be constructed in the locations shown on the site plan, including brick wrought iron style fencing where appropriate. The goal of the fencing is to keep the residents safe while also not appearing to segregate ourselves from the surrounding community.

The front yard will have lush landscaping with externally illuminated monument signage on a wall of brick with concrete columns. All signage will conform to all applicable Village of Glen Ellyn codes.

The proposed Glen Ellyn Memory Care Community will be operated by Koelsch Senior Communities (KSC). KSC is owned by the Koelsch family and together they have over five decades of experience operating senior communities. Their tradition began in 1958 with the simple philosophy, "Treat all people with the respect they deserve and the special attention they may need." Coupled with wise business acumen and a keen sense of stewardship, this philosophy has endured, and KSC remains one of the leading independently owned Seniors Housing operators on the West Coast. KSC takes seriously its strong commitment to hands-on leadership, outstanding customer service, and overall resident satisfaction. In addition to building the first non-nursing Assisted Living community in Washington State in 1971, KSC built their first stand-alone Memory Care community in 1993 in Victorville, California. Since that time, KSC has developed an effective approach to constructing and operating stand-alone

PROPOSED GLEN ELLYN MEMORY CARE OPERATIONAL STATEMENT

Project Site Address: 2S678 Park Blvd, Glen Ellyn, IL

Memory Care communities. The proposed Glen Ellyn Memory Care Community has been exclusively designed to care for residents with Alzheimer's disease and other dementias. KSC's Memory Care building template has proven to successfully achieve and maintain stabilized occupancy. The Proposed Glen Ellyn Memory Care Community will be the 19th memory care building in KSC's portfolio.

The proposed Glen Ellyn Memory Care Community's services will set them apart from other communities. A custom tailored service for each resident will add a much needed and often requested facet to Memory Care. KSC provides residents with services extending beyond traditional levels of care, allowing most to stay in familiar surroundings. With the partnership of a registered Dietician, food is prepared for special diets.

In a secured environment, the Respite Care program will provide a compassionate, social and stimulating surrounding for the residents allowing caregivers the time away from the daily responsibilities that they may need. The short-stay respite program will allow residents to receive all services available to full time residents, including nutritious meals and snacks, 24-hour on-site licensed nurses, and a full activities program. KSC's Hourly Care service will offer caregivers a well-deserved break from their day-to-day responsibilities. In a secure homelike environment, KSC's highly trained staff will care for the residents allowing caregiver's time for relaxation, appointments, or unexpected events.

Historically, Memory Care has been a subset of Assisted Living, but with the prevalence and medical awareness of Alzheimer's disease and other related dementias along with the booming elderly population, it has distinguished itself into a major property type within the Seniors Housing industry. According to Jones Lang LaSalle, the combination of increasing medical awareness of dementia and identification of the disease at the earliest stages of dementia is creating tremendous demand. Medical technology and increased medical treatment options have increased life spans, creating even more pressure on the demand for dementia related care. According to the 2009 Alzheimer's Association statistics, 13% of people over the age of 65 have Alzheimer's disease, 18.7% of people between the ages of 75 and 84 have the disease, and 47.2% of people over the age of 85 have the disease. Every 70 seconds someone in the United States develops Alzheimer's. By mid-century someone will develop Alzheimer's disease every 33 seconds.

Although Glen Ellyn has a healthy population of seniors aging in place, Glen Ellyn also boasts a strong adult child population. These adult children are grounded in Glen Ellyn because of access to job opportunities and a good standard of living. Because memory care is so need driven, the adult children population is increasingly more relevant in the demand equation since it is

PROPOSED GLEN ELLYN MEMORY CARE OPERATIONAL STATEMENT

Project Site Address: 2S678 Park Blvd, Glen Ellyn, IL

typically the adult children that make the decision on where their senior relative with memory care needs will ultimately be placed for care. Our independent demand studies reveal that there is currently a need for additional memory care beds in the Glen Ellyn area. Given the rapid growth of the disease among seniors along with advances of medical technology identifying the disease earlier in life, and in addition to the ever increasing population of baby boomer seniors, the demand for memory care will continue to rise at alarming rates for the next several decades.

The proposed Glen Ellyn Memory Care Center is approximately a 33,947 square foot, single story building with 46 units and accommodations for 65 residents. The unit mix will include both private and semi-private rooms each with a bathroom, closet space, and furniture necessary to create a warm and comfortable environment for each resident. Each room will be equipped with state of the art motion sensor technology which will be utilized during the night to monitor the health and well-being of each resident. The property will include a central courtyard to allow the residents an area to walk and be outside. The building will also include two nurse stations designed to accommodate the ever changing needs of the residents, in addition to a beauty salon, two living rooms, two dining rooms, two pianos and a commercial kitchen to supply gourmet food to each resident three times a day.

In addition to the valuable community medical services this project will provide, this project will also create between 30 and 40 professional medical related jobs. The primary work shift will be from 7 am to 7 pm to include breakfast, lunch and dinner times. Workers will be employed for activities, dietary, administration, nursing, maintenance, marketing, and housekeeping, transportation, and receptionist duties. The bus driver will be available to take residents to doctor visits and various community activities since they cannot drive themselves.

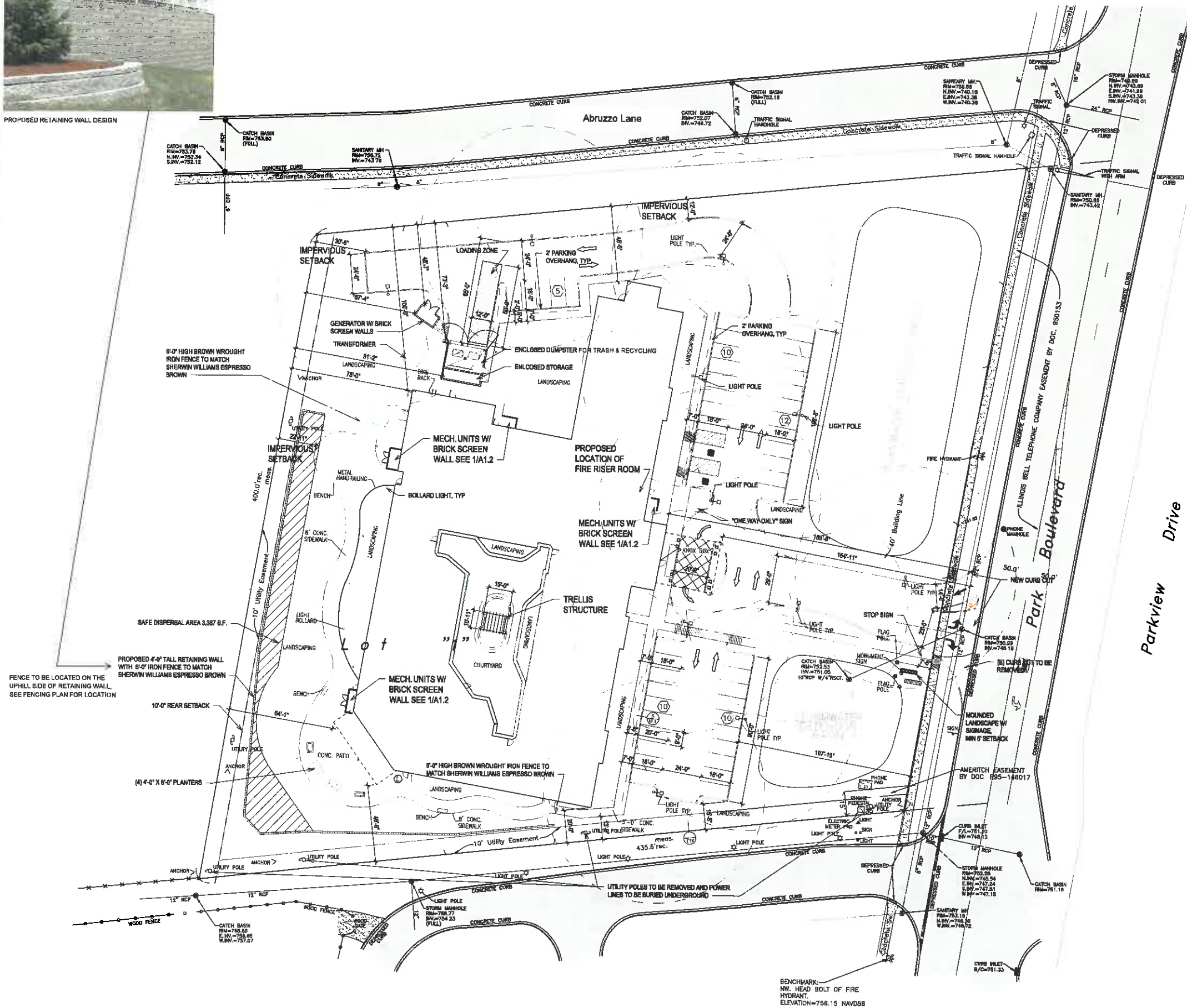
The peak visitation hours come between 4:00pm and 7:00pm on weekdays and 8:00am to 5:00pm on weekends. Based on experience, the total required parking spaces needed for a memory care community is much less than is required for traditional assisted living. The current site plan accommodates more parking spaces than required under the Village of Glen Ellyn code.

The community will be equipped with AED equipment and an emergency back-up generator. In addition, the community will employ licensed nurses on site 24 hours per day to meet the needs and care of the residents. Although this is not required by the Illinois Department of Health, KSC commits substantial resources towards 24 hour licensed nurses at the building, in an effort to prove their commitment to the wellbeing and care of their residents.





PROPOSED RETAINING WALL DESIGN



SITE PLAN
Scale: 1"=30'-0"

PROPOSED MEMORY CARE FACILITY

ADDRESS: 25878 PARK BLVD.
GLEN ELLYN IL, 60137-6935

PROPOSED BUILDING S.F. = 33, 947 S.F.
OCCUPANT USE: I-2
BUILDING TYPE: (V A)

ACCESSORY BUILDING:
GENERATOR ENCLOSURE : 112 S.F.
TRELLIS 165 S.F.
DUMPSTER ENCLOSURE: 555 S.F.
TOTAL S.F. 832 S.F.

LOT S.F. 173,334 S.F.)
MIN. LOT AREA 9,000 S.F.

VILLAGE ZONING: C-2 SP COMMUNITY COMMERCIAL DISTRICT

MAXIMUM STRUCTURE HEIGHT: 35'-0" OR TWO (2) STORIES
PROPOSED BUILDING HEIGHT: 27'-1"

BUILDING SETBACKS
FRONT: NONE
SIDE: NONE
REAR: 10'-0"

PARKING CALCULATION: 1 SPACE FOR 2 BEDS
OF STALLS = 65 BEDS / 1.5 STALLS PER BED
OF STALLS = 33 TOTAL
PROPOSED PARKING STALLS: 49 STALL

STANDARD STALL SIZE: 9' WIDE X 18' LONG
VAN/TRUCK STALL SIZE: 12' WIDE X 30' LONG
*PARKING STALLS AGAINST BUILDING HAVE A 2'-0" OVERHANG
OVER SIDEWALKS OR LANDSCAPING.

IMPERVIOUS SETBACKS:
NORTH PROPERTY LINE: 12'-0"
WEST PROPERTY LINE: 22'-11"
SOUTH PROPERTY LINE: 13'-9"
EAST PROPERTY LINE: 107'-10"

SAFE DISPERSAL AREA
IBC 2012 SECTION 1027.5 - ACCESS TO A PUBLIC WAY.
THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED
ACCESS TO A PUBLIC WAY.

EXCEPTION: WHERE ACCESS TO A PUBLIC WAY CANNOT BE PROVIDED, A
SAFE DISPERSAL AREA SHALL BE PROVIDED WHERE ALL OF THE FOLLOWING
ARE MET:

1. THE AREA SHALL BE OF A SIZE TO ACCOMMODATE AT LEAST 5 SQUARE FEET (0.46 M2) FOR EACH PERSON.
2. THE AREA SHALL BE LOCATED ON THE SAME LOT AT LEAST 50 FEET (15 240 MM) AWAY FROM THE BUILDING REQUIRING EGRESS.
3. THE AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA.
4. THE AREA SHALL BE PROVIDED WITH A SAFE AND UNOBSTRUCTED PATH OF TRAVEL FROM THE BUILDING.

68'-0" MIN. CLEARANCE
CIRCLE AROUND LIGHT
POLE
MIN. DISTANCE ON SITE
FROM LIGHT POLE TO
LIGHT POLE IS 68'-10"



Lyle Andrew Bremmeyer, NCARB
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Colorado	Arizona
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Utah	Montana
Georgia	Missouri
Idaho	Illinois

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PROPOSED GLEN ELLYN MEMORY CARE FACILITY

PARK BLVD
GLEN ELLYN, IL

SCALE: AS NOTED
DATE OF
ISSUE: 6-18-15

BEST COPY AVAILABLE

APPROVAL

APPROVAL

PERMIT DOCUMENTS

RED DOCUMENTS

CONTRACT DOC.

REVISIONS

DATE

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Exhibit "D"

SHEET NO.
A1.0

PROJECT NO.

GLEN ELLYN INN MEMORY CARE
GLEN ELLYN, ILLINOIS

LANDSCAPE PLAN

ISSUED

TE:

VILLAGE REVISIONS

VILLAGE REVIEW

PRINCIPAL:

PROJECT NUMBER:

21430

DATE:

AS SHOWN

2015.03.16

ESTABLISHED

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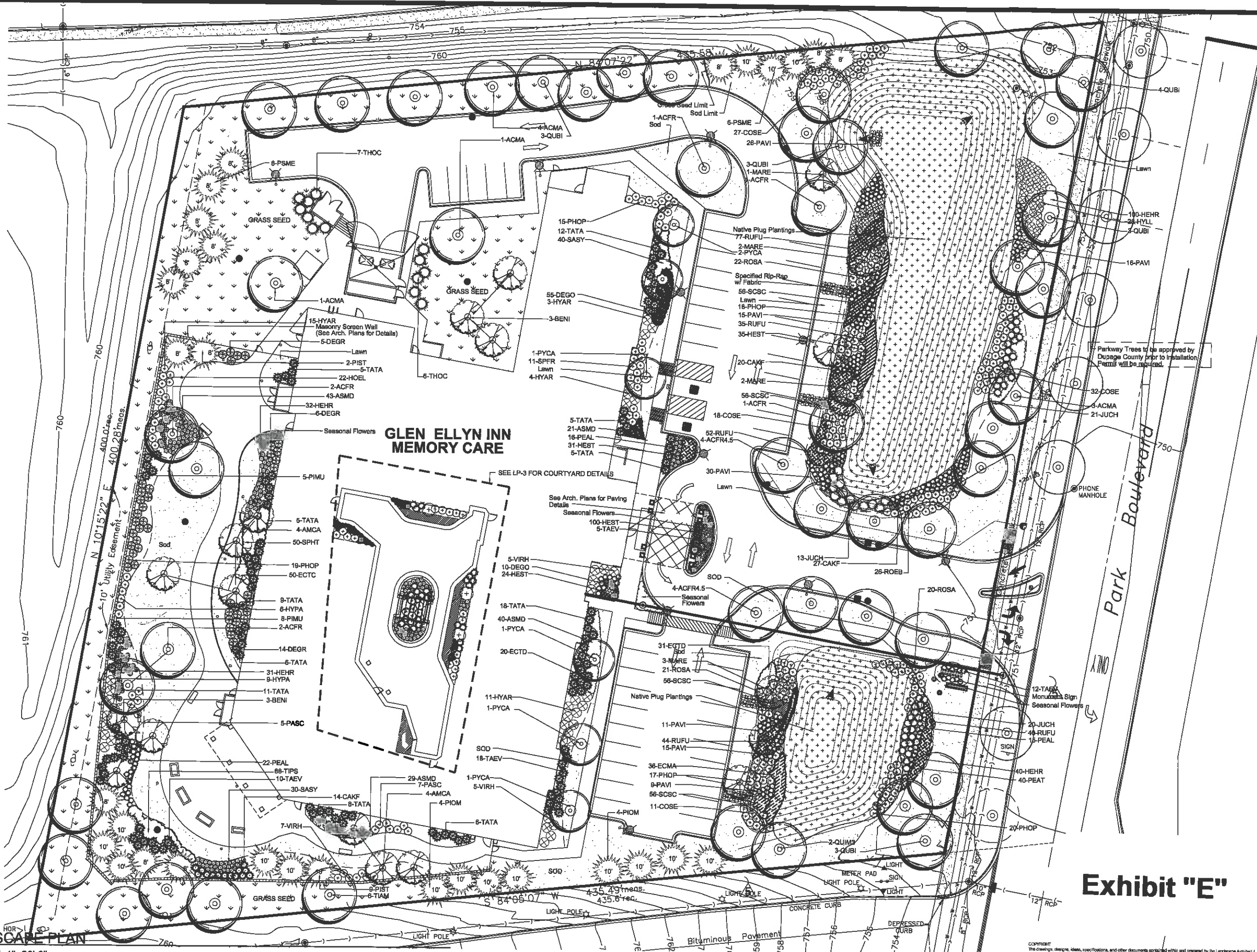


Exhibit "E"



EAST ELEVATION (FRONT)



WEST ELEVATION



SOUTH ELEVATION



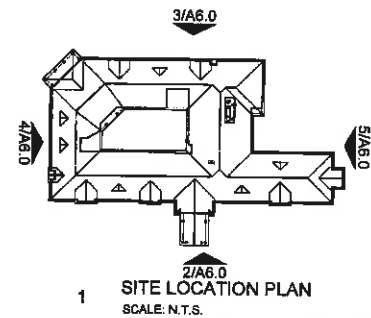
NORTH ELEVATION

Lyle Andrew Bremmeyer, NCARB
ARCHITECTURAL SERVICES
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STATES LICENSED:
Washington Wyoming
Oregon New Mexico
Michigan Texas
Colorado Arizona
Florida Nevada
Utah Montana
Georgia Missouri
Idaho Illinois

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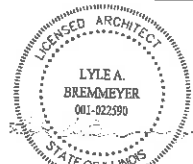
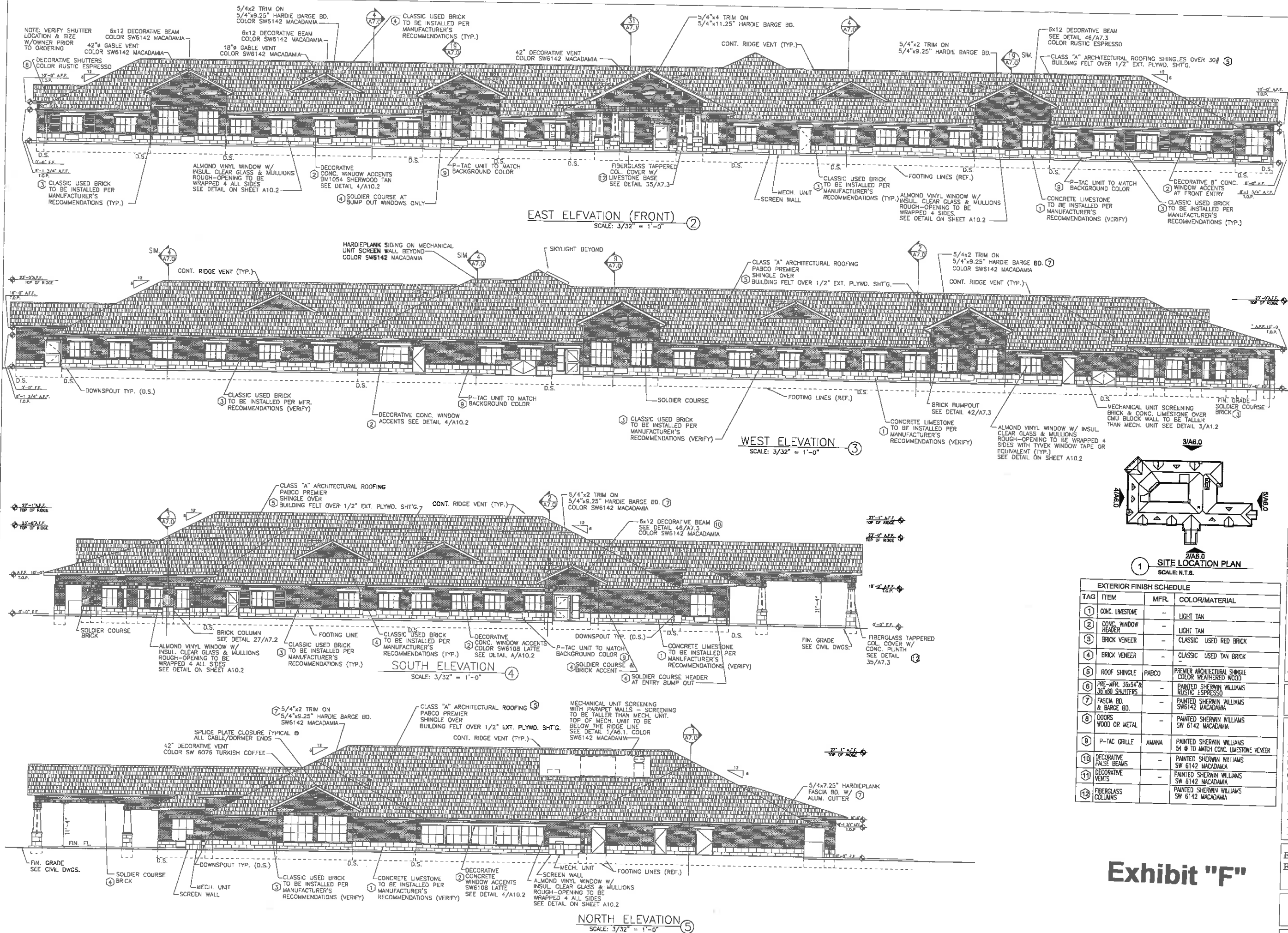


EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONCRETE		PAVING
2	CONCRETE		PAVING
3	BRICK VENT		CLAY BRICK VENT
4	BRICK VENT		CLAY BRICK VENT
5	WOOD SILL		PAINTED WOOD SILL
6	WOOD SILL		PAINTED WOOD SILL
7	WOOD SILL		PAINTED WOOD SILL
8	WOOD SILL		PAINTED WOOD SILL
9	WOOD SILL		PAINTED WOOD SILL
10	WOOD SILL		PAINTED WOOD SILL
11	WOOD SILL		PAINTED WOOD SILL
12	WOOD SILL		PAINTED WOOD SILL

PROPOSED
GLEN ELLYN MEMORY
CARE FACILITY

PARK BLVD
GLEN ELLYN, IL

EXTERIOR
ELEVATIONS



DATE: 10/13/14
EXPIRATION: 10/23/16



Lyle Andrew Bremmeyer, NCARB
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Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

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PROPOSED

GLEN ELLYN MEMORY CARE FACILITY

SOUTH PARK BLVD
GLEN ELLYN, IL

SCALE: AS NOTED

DATE OF ISSUE: 2-10-15

DESIGN DOCUMENTS

APPROVAL

PERMIT DOCUMENTS

BD DOCUMENTS

CONTRACT DOC.

REVISIONS

DATE SUBJECT

DATE SUBJECT

DATE SUBJECT

DATE SUBJECT

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Exhibit "F"

EXTERIOR ELEVATIONS

SHEET NO.

A6.0

PROJECT NO.



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

Meeting: 07/27/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Bid
Prepared By: Al Stonitsch

SCHEDULED

AGENDA ITEM (ID # 1851)

DOC ID: 1851

Motion to reject all bids received from the March 6, 2015 Village Links/Reserve 22 Clubhouse Generator Bid Letting, and authorize staff to competitively re-bid the project.

Background:

At the March 23, 2015 Board meeting, staff presented a recommendation to award a contract to furnish and install a new Koehler 150kW, natural gas stand-by generator (including a 1200 Amp transfer switch) at the Village Links/Reserve 22 facility. Two contractors submitted responsive bids for the project (***Attachment 1 & 2***). The lowest responsible bid came in at \$127,972.89 from Dreisilker Electric Motors Inc. (Glen Ellyn, IL). The price breakdown was \$81,986 for the generator itself, and \$45,986.89 for the site work and installation. This bid price was below the Village's initial cost estimate of \$145,000.

The Board elected to table the item at the March 23rd meeting, as Board members expressed concern for the overall cost of the project. The Board directed staff to conduct additional research, including obtaining a second opinion from other vendors, and also exploring alternative generator brands, in order to identify opportunities to reduce the overall cost of the project.

Issue:

Staff subsequently conducted on-site meetings with representatives from two (2) independent generator contractors (i.e. Trusted Power Systems and Glenbard Electric Supply) in order to obtain separate opinions on the proposed generator size, alternate brands, and also the feasibility of locating the generator farther away from the Links clubhouse itself.

Trusted Power Systems representatives verbally indicated to staff that their initial impression was that the proposed 150kW generator was sized appropriately, and that locating the generator at the proposed location, immediately adjacent to the clubhouse, was more cost effective given that the electrical box and gas hook ups were present. Similarly, Glenbard Electric Supply representatives also opined that a 150kW generator was the appropriate size for the current and future anticipated loads at the clubhouse and restaurant facilities. They, too, opined that installing the generator farther away from the building (100 yards to the east, near the 9-hole starter box, for example) would greatly increase the overall costs of the project given the amount of trenching, piping/conduit installation, and wiring that would need to be installed). Both firms opined that there were alternate generator brands (e.g. Generac) that could produce some cost savings compared to the Koehler unit specified in the Village's bid packet.

In addition to the above two firms, staff also contacted the electrical engineering firm (W-T Mechanical/Electrical Engineering, LLC) that was the electrical engineering subcontractor on the clubhouse renovation project in order to confirm load calculations, and to also obtain the firm's independent opinion on the appropriate generator size. W-T representatives affirmed that the proposed 150kW was appropriately sized.

Following the site visits, staff made multiple requests to Trusted Power Systems to provide a written confirmation of their opinion as well as alternate pricing, but did not receive a response. Glenbard Electric Supply, Inc. provided a formal price quotation for an alternate generator brand (e.g. Generac), along with installation pricing from its subcontractor, MVP Electrical Contractors, Ins. The quotation received was \$90,407.00, which is \$37,520 (or 41%) less costly than the lowest bid received in March 2015, suggesting that the Village may indeed benefit from re-bidding this project (**Attachment 3**). The cost split was \$32,882 (37%) for the labor versus \$57,525 (63%) for the generator.

OPTIONS:

1. Accept the March 2015 Bid from Dreisilker Electric Motors Inc. (Glen Ellyn, IL) in the amount of \$127,927.89.
2. Reject all bids, and direct staff to re-bid the generator project with alternate brand types.
3. Reject all bids, and direct staff to re-bid the generator (to include alternate brand types) and installation separately.

Recommendation:

Staff is recommending that the Village Board reject all bids associated with the March 6, 2015, Links Generator Bid Letting, and authorize staff to solicit new bids that would include amending the bid document to also include an optional bid for alternative generator brands.

Action Requested:

Motion to reject all bids from the March 6, 2015 bid letting for the purchase and installation of a back-up generator at the Village Links Golf Course, and authorize staff to re-bid the generator installation project with an alternate generator brand type.

Attachments

1. March 23, 2015 Board Report
2. March 23, 2015 Board Minutes
3. Alternate Pricing-Glenbard Electric Supply, Inc/MVP Electrical Contractors, Inc., June 15, 2015 Quotation
4. Photo-Proposed Location for Generator

ATTACHMENTS:

- Board Memo_March 23, 2015 Meeting re Links Generator (PDF)

Agenda Item (ID # 1851)

Meeting of July 27, 2015

- March 23 2015 Meeting Minutes (PDF)
- Glenbard Electric Alternate Quotation re Links Generator Project (PDF)
- Generator Location Photos (PDF)



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

Meeting: 03/23/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Bid
Prepared By: Justin Keenan

TABLED

AGENDA ITEM (ID # 1685)

DOC ID: 1685

Approve a contract award for the purchase and installation of a back-up generator at the Village Links/Reserve 22 Clubhouse, to Dreisilker Electric Motors Inc., of Glen Ellyn, Illinois, in the amount of \$127,972.89, plus a 3% project contingency of \$3,839, for a total amount of \$131,911.89, to be expensed to the Village Links/Reserve 22 Fund. (Village Manager Franz)

Background:

As part of its due diligence in containing the overall construction costs associated with the new restaurant/banquet facility (Reserve 22) at the Links, the Village conducted a value engineering analysis to identify construction expenses that could be reduced. Among the items that the Village elected to defer was the permanent standby power generator for the facility. Historically, the Links always operated without a permanent generator, and, when needed, used a series of small, portable generators to maintain basic operations during a power outage.

Given the significant change in the size and scope of the restaurant operations, trying to maintain basic operations, let alone the full complement of services, by utilizing small portable generators would be challenging, if not futile, endeavor. Such new amenities like the walk-in coolers, for example, could not be sustained by using small, portable generators. Although the number of power outages have been infrequent, having a multitude of portable generators stationed and operating around the facility with extension cords meandering through the facility and walk-ways would detract from the customer experience, not to mention present potential safety hazards to patrons and staff alike. Additionally, with the facility able to now accommodate larger scale indoor events (e.g. weddings), the potential for a power outage to temporarily interrupt, or even entirely disrupt, the event is a possibility. Although the Village has sufficient liability insurance to cover the losses associated with any significant business interruption, some customer relations exposure exists without a reliable back up power supply option.

Issue:

At the August, 18, 2014 Village Board Workshop, staff presented two generator options for the Board to consider, either install a permanent generator or install a generator "hook up" and rent a portable generator when necessary. The Village Board recommended that staff bid out permanent generator project scope, and bring back a proposal for Board consideration.

The subsequent bid was published in the *Daily Herald*, and was also directly emailed to five (5) contractors. As part of the bidding process, a mandatory pre-bid meeting was held on February 18, 2015 at the Village Links. Two contractors submitted responsive bids for the project (See Attachment 1). The lowest responsive bid came in at \$127,927.89 from Dreisilker Electric Motors Inc. (Glen Ellyn, IL). This bid price is below the Village's initial cost estimate of \$145,000. The Village has used Dreisilker in the past with satisfactory results. Furthermore, all references were

positive.

Generator Location

The location selected for the generator is on the southeast side of the clubhouse (See Attachment 2). The proposed location is ideally situated next to the existing natural gas line and adjacent to the electrical transformer. The close proximity of the generator to both of these points greatly reduces costs. If a different location was selected, the existing gas line would need to be diverted and extensive trenching would be required to run the electrical lines to the transformer. This would greatly increase costs and extend the construction timeline. Additionally, the selected location is sufficiently located away from the restaurant and banquet rooms. The generator will include a sound deadening enclosure that will greatly decrease ambient noise. Because of these two factors, location and the enclosure, there will be little to no noise impact on either the banquet room or restaurant.

As part of the installation process, a fence will be installed around the circumference of the generator. Landscaping will then be installed to provide additional coverage of the generator and fencing. This will greatly mitigate the unsightly appearance of the generator and will blend it into the current landscaping façade of the clubhouse.

Project Timeline

The timeline for the purchase and installation of the generator is approximately nine (9) weeks. The vast majority of this timeline consists of the purchase and delivery of the generator which can take up to eight (8) weeks. The construction of the concrete pad and gas hookups/electrical work will be completed before the generator is delivered. Pending Village Board approval, this first section of the project will be completed in April to mitigate the impact to the club house operations. Once the generator is delivered, the installation process should take no more than one day. Therefore, assuming approval at the March 23, 2015 meeting, the generator should be delivered by the week of May 18, and the projected completed by the following week.

Budget

The generator purchase and installation was not budgeted for in 2015. Therefore, cash reserves from the Village Links/Reserve 22 Fund would be used to pay for the project. As of January 2015, the cash reserves for the Village Links/Reserve 22 fund was \$1,085,000. This is slightly below the Villages preferred reserve level of \$1,116,000. However, reserve levels are historically lower during the winter months and pick up during the summer months when golf is in season and revenue levels increase.

Recommendation:

Staff is seeking Village Board input on whether to execute this contract for the purchase and installation of a stand-by generator at the Village Links/Reserve 22 facility.

Action Requested:

Motion to approve a contract award with Dreisilker Electric Motors Inc. (Glen Ellyn, IL), for the purchase and installation of a back-up generator at the Village Links Golf Course, in the amount of \$127,972.89, plus a 3% project contingency of \$3,839, for a total not-to-exceed contract amount of \$131,911.89. Costs associated with this proposed contract would be expensed to the Village

Agenda Item (ID # 1685)

Meeting of March 23, 2015

Links/Reserve 22 Fund.

Attachments

1. August 18, 2014 Village Board Regular Meeting Minutes
2. Submitted Bid Totals
3. Site Map

ATTACHMENTS:

- August 18, 2014 Village Board Regular Meeting Minutes (PDF)
- Submitted Bid Totals (PDF)
- Site Photos (PDF)

RESULT: TABLED [0 TO 0]

PRESENT: Burket, Clark, Elliott, Ladesic, McGinley, O'Shea

Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 23, 2015

Call to Order

Village President Demos called the meeting to order at 7:02 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea answered "Present".

In Attendance: Village Clerk Galvin, Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Director of Planning and Development Hulseberg, Police Chief Norton, Village Links Interim General Manager Vesevick, and Facilities Maintenance Supervisor Kolze.

Pledge of Allegiance:

President Demos asked Mr. Harold Kolze to lead the Pledge of Allegiance.

Audience Participation

Clerk Galvin read a Proclamation in observance of Child Abuse Prevention Month into the record.

Village Recognition:

1. Finance Director Christina Coyle received an award for the Certificate of Achievement from the Government Finance Officers Association for excellence regarding the Village's comprehensive annual financial report for the fiscal year ended April 30, 2014.
2. A resident sent an email to the Planning and Development team to express his gratitude for their exceptional professionalism during a variation permitting process. The team consisted of Planning and Development Director Staci Hulseberg, Building and Zoning Official Joe Kvapil, Plan Examiner Paula Moritz, Administrative Secretary Barbara Utterback, and Permit Clerk Kathy Petrine.
3. Some residents called to compliment a Public Works crew consisting of Crew Leaders John Hubsy and Steve Hughes, and Maintenance Workers Mike McSweeney and John Sparagna, for their courteous and efficient work in handling the Spring Avenue Water Main repair.
4. The President and CEO of Marianjoy Rehabilitation Hospital sent a letter to thank Officer Dustin Green for his calming influence while helping to dig out her car which was stuck in the middle of an intersection during a snowstorm.

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 Monday, March 23, 2015
 Page 2

5. The Village would like to thank Commissioner Michaelene M. Burke Hoeh for her service on the Building Board of Appeals.

6. The Village Board and Management Team congratulate the following employees who have celebrated an anniversary as a Village employee:

Dave Buckley	Public Works Department	25 Years
Jeff Vesevick	Village Links/Reserve 22	20 Years

Agenda Item 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:

1. Total Expenditures (Payroll and Vouchers) - \$1,361,346.77. The vouchers have been reviewed by Trustee Clark and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. Approve the recommendation of Village President Alexander W. Demos that Edward V. Kumar and Rocco J. Zuccherro be appointed to the Capital Improvements Commission for a term ending May 31, 2015 and May 31, 2016 respectfully.
3. Ordinance No. 6298-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code to Increase the Number of Permitted Class A-1 Liquor Licenses to provide a Liquor License to WHYnot café located at 1212 Roosevelt Road.
4. Approve a Fire Prevention Award to the property owner for Glbrt 479 LLC, located at 479 N. Main Street, in the amount of \$6,250.
5. Make of record the observation and finding of the Village Board that the sidewalk pavers (as opposed to the permeable pavers used in the parking lot area) installed in conjunction with the Duane Street Parking Lot Project demonstrated significant failures including heaving, cracking and separation, and to amend the 2013 Downtown Streetscape Plan by attaching a copy of the minutes recording this finding, and vote, to the Plan.
6. Ordinance No. 6306, An Ordinance Granting Approval of a Special Use Permit for Inner Focus Pilates, to be Located at 520 Hillside Avenue.
7. Resolution No. 15-05, A Resolution Authorizing Adoption of the 2015 Official Zoning District Map.
8. Approve a cooperative purchase through the State Joint Purchasing Program in lieu of locally bidding, which is an authorized exception in the purchasing policy, of three 2016 Ford Police Pursuit Utilities vehicles, from Morrow Brothers Ford Inc. of Greenfield, Illinois, in the amount of \$85,905, to be expensed to the Capital Outlay Fund.

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Monday, March 23, 2015
Page 3

9. Declare certain pieces of equipment and vehicles surplus and approve the disposal of these various obsolete Village vehicles and equipment.

10. Approve a contract award for the purchase and installation of a back-up generator at the Village Links/Reserve 22 Clubhouse, to Dreisilker Electric Motors Inc., of Glen Ellyn, Illinois, in the amount of \$127,972.89, plus a 3% project contingency of \$3,839, for a total amount of \$131,911.89, to be expensed to the Village Links/Reserve 22 Fund.

11. Approve the Police Department's annual contribution to the Glen Ellyn Youth and Family Counseling Service (GEYFCS), in the amount of \$20,000, to be expensed to the General Fund - Police.

President Demos removed Item 10 from the Consent Agenda for discussion at a future meeting

Trustee Burket asked if Consent Agenda Item 8, included delivery to Glen Ellyn. Public Works Director Hansen responded yes. Trustee Ladesic asked if local vendors were contacted first. Director Hansen responded in his experience, the State Joint Purchasing Program has been the most cost effective. Trustee Ladesic responded he would support this Agenda Item if local vendors were also invited to bid.

A motion was made by Trustee Clark and seconded by Trustee Burket to approve the following items including Payroll and Vouchers totaling \$1,361,346.77.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Mr. Jay Gilbert, property owner at Glbrt, 479 N. Main Street thanked the Board for approving the Fire Prevention Award and he appreciates the Village's assistance.

Agenda Item G. - Fuel Joint Purchase Agreement: (Public Works Director Hansen)

Annually, the Village of Glen Ellyn purchases approximately ninety seven thousand (97,000) gallons of gasoline and diesel fuel. This commodity is stored and dispensed at the Village fuel island within the Public Works Reno Center. It is consumed by most Village departments and other entities including the Glen Ellyn Volunteer Fire Company, Glenbard Wastewater Authority, and the Glen Ellyn Park District.

Fuel is currently procured through the Suburban Purchasing Cooperative (SPC) joint purchase contract from Palatine Oil Company Inc. The purchase price of fuel is based on the Oil Price Information Service (OPIS) rack "low" published price per gallon for the day of delivery plus a profit margin of \$0.0475 per gallon.

The Village Board previously approved the purchase of fuel through the SPC contract winner Palatine Oil Co. Inc. of Schaumburg IL. This included the purchase of 80% of Village Fuel commodities through a Financial Fuel Hedging program which locks in fuel prices. Palatine oil has since undergone changes in their management and they have suspended the program which offered to lock in fuel prices. Palatine Oil never presented the Village with a contract for execution and thus the Village has no contractual obligations.

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Regular Board Meeting
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Monday, March 23, 2015
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The ESD recommends that the Village's remaining fuel commodities for FY15 be joint purchased through the DuPage County contract winner Heritage Fuel Services of Wilmington IL in a not-to exceed amount of \$273,800.

Trustee Elliott asked if Palatine Oil was less expensive. Public Works Director Hansen responded that the Palatine Oil offer was withdrawn due to a change of ownership. Trustee Elliott asked about legal action. Attorney Mathews responded there is not enough to successfully pursue a claim. Director Hansen responded the Village did not sign a contract.

A motion was made by Trustee McGinley and seconded by Trustee Elliott to approve the joint purchase of the Village's fuel commodities through the County of DuPage, Illinois contract with Heritage Fuel Services, of Wilmington, Illinois, in an amount not to exceed \$273,800.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item H. - Forestry Work Contract: (Public Works Director Hansen)

The majority of forestry work performed in the Village includes Ash tree removals (EAB), regular tree removals, stump removals, and emergency work to include storm damage (see attachment for cost history). Additional forestry work includes our cyclical tree pruning program, debris hauling (wood chips and logs), and parkway restorations from numerous stump removals. All of this work is accomplished by a combination of public works crews and contractors in order to reduce costs and complete the significant work load in a timely manner.

As a result of the Village recently terminating its contract early this year with our previous forestry contractor, staff recommended to the Board that the tree pruning program be accomplished by the next lowest bidder. The Board subsequently approved a two-year tree pruning contract with Steve Piper & Sons, but directed staff to competitively bid the remaining forestry work, which included tree removals, stump grinding (with and without parkway restoration included), and emergency tree work. Three alternate bids were also included in the final bid document, including: (i) Park District forestry work that was included in the bid process as intergovernmental collaborative effort. The Park District bid results have no bearing on the village forestry costs. (ii) removal of invasive species from Manor Woods, and (iii) hauling forestry debris such as wood chips and logs from Public Works to an outside facility

Motion to approve a three-year contract award with Arborworks for the following forestry work: (i) Regular tree removals, (ii) EAB Ash tree removal, (iii) Stump removal without parkway restoration, and (iv) emergency tree work for a total three- year contract amount of \$304,000.00:

A motion was made by Trustee O'Shea and seconded by Trustee McGinley to approve a contract award with Arborworks, LLC, of Downers Grove, Illinois, for Forestry Work Contract April 1, 2015 thru December 31, 2017 in the amount of FY 1 = \$116,000, FY 2 = \$104,000 FY 3 =\$84,000 for a total contract cost of \$304,000, to be expensed to the General Fund.

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Glen Ellyn Village Board of Trustees
Monday, March 23, 2015
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Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Reminders

1. A Village Board Meeting is scheduled for Monday, April 13, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. Sister City Event on April 14, 2015 at 7:00PM at the Village Links/Reserve 22.
3. A Village Board Workshop is scheduled for Monday, April 20, 2015 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

Adjournment:

At 7:26 p.m. a motion was made by Trustee Elliott and seconded by Trustee O'Shea to adjourn. Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk

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Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, August 18, 2014
Page 4

Mr. McIntosh remarked that the first thing implemented was server training. They also hired Bevintel to audit the beverage inventory which can audit by the ounce. Previous potential lost was \$2,600 weekly and it is down to \$1,200.

Trustee Burket asked why he has observed wait staff behind the bar. Mr. McIntosh responded that wait staff is behind the bar to access soft drinks only.

President Demos asked for a consensus to budget \$100,000 for marketing which he deemed as reasonable. The Board reached consensus.

Trustee McGinley expressed concerns with the lighting. President Demos expressed concerns with fan noise. Mr. McIntosh responded that the lighting was being replaced next week. Mr. Pekarek responded that the lighting manufacturer, engineer and the installers were all consulted. The reason for the dimmers flickering was undetermined but the replacement is at no cost to the Village Links. The manufacturer is replacing the lights at no charge and the electricians are not charging for the labor.

Trustee Ladesic asked about the parking lot lights, Mr. Pekarek responded the problems were due to a manufacturer defect and a pinched wire, it has been fixed.

Trustee Ladesic asked about valet parking services. Mr. McIntosh responded there is a cost involved and asked if they want shared cost, complimentary or per car. With regular use the cost comes down but liability is the biggest expense. President Demos stated that this is an administrative issue.

Agenda Item G. - Village Links Backup Generator Presentation (Assistant Village Manager Stonitsch)

Board Consideration and Discussion of the Potential Purchase of a Standby Generator to Supply Back up Power for the Links/Reserve 22 facility.

As part of its due diligence in containing the overall construction costs associated with the new restaurant/banquet facility (Reserve 22) at the Links, the Village conducted a value engineering analysis to identify construction expenses that could be reduced. Among the items that the Village elected to eliminate was the permanent standby power generator for the facility. Historically, the Links always operated without a permanent generator, and, when needed, used a series of small, portable generators to maintain basic operations during a power outage.

Given the significant change in the size and scope of the restaurant operations, trying to maintain basic operations, let alone the full complement of services, by utilizing small portable generators would be a challenging, if not futile, endeavor. Such new amenities like the walk-in coolers, for example, could not be sustained by using small, portable generators. Although the number of power outages have been infrequent, having a multitude of portable generators stationed and operating around the facility with extension cords meandering through the facility and walk-ways would detract from the customer experience, not to mention present potential safety hazards to patrons and staff alike. Additionally, with the facility able to now accommodate larger scale indoor events (e.g. small weddings), the potential for a power outage to temporarily interrupt, or even entirely disrupt, the event is a possibility. Although the Village has sufficient liability insurance to cover the losses associated with any significant business interruption, some customer relations exposure exists without a reliable back up power supply option.

Historically, the average power disruption experienced at the Links has been 4-5 hours, with most outages occurring in the summer due to storms. The longest outage in recent memory was two years ago, in early July, when the power was out for 2 days. Approx. 15 years ago, there was a 12-hour power outage due to a truck striking a utility pole, and

Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, August 18, 2014
Page 5

about 20 years ago there was a 1-2 day outage due to a main underground feeder line failing. In the last 12 mo., there have been no material power outages experienced at the Links.

President Demos asked about the specs for a generator. Assistant Village Manager Stonitsch responded that Steiner Electric provided the specs. Facilities Maintenance Supervisor Kolze responded that the estimates were high due to the complexity of the hookups. The generator would not be where the electrical service comes in. The service enters at Lowden Street. The hookup to the main panel needs to be several feet from the main panel.

The Board reached a consensus to pursue; President Demos stated he was very interested and requested that Assistant Manager Stonitsch drill down on the numbers.

At 9:55 p.m. President Demos and Attorney Mathews exited the meeting, leaving President Pro Tem Burket to conduct the rest of the meeting.

Agenda Item H. - Proposed Monument Signage Presentation (Assistant Village Manager Stonitsch)

Board Consideration and Discussion of Proposed Monument Signage with Electronic Message Boards for Downtown and Village Links Locations.

Downtown Monument Sign:

One of the community initiatives identified by the Village Board was to enhance the Village's communications with Village residents and businesses. One of the items that the Board identified was to replace the existing downtown monument signage with a new electronic message board, so that the Village could facilitate more timely communication, especially during emergencies. Coinciding with this Board priority was the Village's community way-finding signage initiative, which involved a comprehensive review of the Village's public signage and explored ways to improve directional signage in the Village and also to develop more consistent design standards that reflected the character of the community. The downtown monument sign was identified as an opportunity to reflect the new design concept, while also enhancing the Village's communication platform with an electronic message board component

Links/Reserve 22 Monument Sign:

As part of the Village's initiative to more aggressively market the new Reserve 22 restaurant and banquet facilities, the Village has been exploring opportunities to improve signage at the entrance of the Links (i.e. Park Blvd and Winchell Way). Currently, the existing monument signage has some limitations, including the fact it only references the Village Links, and also the relatively deep set back from the roadway. Although a temporary Reserve 22 sign has been recently installed, the Village's interim general management consultants (Mike Kahn and Bill McIntosh of GolfMak, Inc., Bradenton, FL) have encouraged staff to explore a more prominent monument sign, with electronic messaging, on Park Blvd. to improve way-finding for patrons and to also better leverage the "built in" marketing opportunity that the vehicle traffic on Park Boulevard presents.

Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 23, 2015

Call to Order

Village President Demos called the meeting to order at 7:02 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea answered "Present".

In Attendance: Village Clerk Galvin, Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Director of Planning and Development Hulseberg, Police Chief Norton, Village Links Interim General Manager Vesevick, and Facilities Maintenance Supervisor Kolze.

Pledge of Allegiance:

President Demos asked Mr. Harold Kolze to lead the Pledge of Allegiance.

Audience Participation

Clerk Galvin read a Proclamation in observance of Child Abuse Prevention Month into the record.

Village Recognition:

1. Finance Director Christina Coyle received an award for the Certificate of Achievement from the Government Finance Officers Association for excellence regarding the Village's comprehensive annual financial report for the fiscal year ended April 30, 2014.
2. A resident sent an email to the Planning and Development team to express his gratitude for their exceptional professionalism during a variation permitting process. The team consisted of Planning and Development Director Staci Hulseberg, Building and Zoning Official Joe Kvapil, Plan Examiner Paula Moritz, Administrative Secretary Barbara Utterback, and Permit Clerk Kathy Petrine.
3. Some residents called to compliment a Public Works crew consisting of Crew Leaders John Hubsy and Steve Hughes, and Maintenance Workers Mike McSweeney and John Sparagna, for their courteous and efficient work in handling the Spring Avenue Water Main repair.
4. The President and CEO of Marianjoy Rehabilitation Hospital sent a letter to thank Officer Dustin Green for his calming influence while helping to dig out her car which was stuck in the middle of an intersection during a snowstorm.

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5. The Village would like to thank Commissioner Michaelene M. Burke Hoeh for her service on the Building Board of Appeals.

6. The Village Board and Management Team congratulate the following employees who have celebrated an anniversary as a Village employee:

Dave Buckley	Public Works Department	25 Years
Jeff Vesevick	Village Links/Reserve 22	20 Years

Agenda Item 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:

1. Total Expenditures (Payroll and Vouchers) - \$1,361,346.77. The vouchers have been reviewed by Trustee Clark and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. Approve the recommendation of Village President Alexander W. Demos that Edward V. Kumar and Rocco J. Zuccherro be appointed to the Capital Improvements Commission for a term ending May 31, 2015 and May 31, 2016 respectfully.
3. Ordinance No. 6298-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code to Increase the Number of Permitted Class A-1 Liquor Licenses to provide a Liquor License to WHYnot café located at 1212 Roosevelt Road.
4. Approve a Fire Prevention Award to the property owner for Glbrt 479 LLC, located at 479 N. Main Street, in the amount of \$6,250.
5. Make of record the observation and finding of the Village Board that the sidewalk pavers (as opposed to the permeable pavers used in the parking lot area) installed in conjunction with the Duane Street Parking Lot Project demonstrated significant failures including heaving, cracking and separation, and to amend the 2013 Downtown Streetscape Plan by attaching a copy of the minutes recording this finding, and vote, to the Plan.
6. Ordinance No. 6306, An Ordinance Granting Approval of a Special Use Permit for Inner Focus Pilates, to be Located at 520 Hillside Avenue.
7. Resolution No. 15-05, A Resolution Authorizing Adoption of the 2015 Official Zoning District Map.
8. Approve a cooperative purchase through the State Joint Purchasing Program in lieu of locally bidding, which is an authorized exception in the purchasing policy, of three 2016 Ford Police Pursuit Utilities vehicles, from Morrow Brothers Ford Inc. of Greenfield, Illinois, in the amount of \$85,905, to be expensed to the Capital Outlay Fund.

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9. Declare certain pieces of equipment and vehicles surplus and approve the disposal of these various obsolete Village vehicles and equipment.

10. Approve a contract award for the purchase and installation of a back-up generator at the Village Links/Reserve 22 Clubhouse, to Dreisilker Electric Motors Inc., of Glen Ellyn, Illinois, in the amount of \$127,972.89, plus a 3% project contingency of \$3,839, for a total amount of \$131,911.89, to be expensed to the Village Links/Reserve 22 Fund.

11. Approve the Police Department's annual contribution to the Glen Ellyn Youth and Family Counseling Service (GEYFCS), in the amount of \$20,000, to be expensed to the General Fund - Police.

President Demos removed Item 10 from the Consent Agenda for discussion at a future meeting

Trustee Burket asked if Consent Agenda Item 8, included delivery to Glen Ellyn. Public Works Director Hansen responded yes. Trustee Ladesic asked if local vendors were contacted first. Director Hansen responded in his experience, the State Joint Purchasing Program has been the most cost effective. Trustee Ladesic responded he would support this Agenda Item if local vendors were also invited to bid.

A motion was made by Trustee Clark and seconded by Trustee Burket to approve the following items including Payroll and Vouchers totaling \$1,361,346.77.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Mr. Jay Gilbert, property owner at Glbrt, 479 N. Main Street thanked the Board for approving the Fire Prevention Award and he appreciates the Village's assistance.

Agenda Item G. - Fuel Joint Purchase Agreement: (Public Works Director Hansen)

Annually, the Village of Glen Ellyn purchases approximately ninety seven thousand (97,000) gallons of gasoline and diesel fuel. This commodity is stored and dispensed at the Village fuel island within the Public Works Reno Center. It is consumed by most Village departments and other entities including the Glen Ellyn Volunteer Fire Company, Glenbard Wastewater Authority, and the Glen Ellyn Park District.

Fuel is currently procured through the Suburban Purchasing Cooperative (SPC) joint purchase contract from Palatine Oil Company Inc. The purchase price of fuel is based on the Oil Price Information Service (OPIS) rack "low" published price per gallon for the day of delivery plus a profit margin of \$0.0475 per gallon.

The Village Board previously approved the purchase of fuel through the SPC contract winner Palatine Oil Co. Inc. of Schaumburg IL. This included the purchase of 80% of Village Fuel commodities through a Financial Fuel Hedging program which locks in fuel prices. Palatine oil has since undergone changes in their management and they have suspended the program which offered to lock in fuel prices. Palatine Oil never presented the Village with a contract for execution and thus the Village has no contractual obligations.

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The ESD recommends that the Village's remaining fuel commodities for FY15 be joint purchased through the DuPage County contract winner Heritage Fuel Services of Wilmington IL in a not-to exceed amount of \$273,800.

Trustee Elliott asked if Palatine Oil was less expensive. Public Works Director Hansen responded that the Palatine Oil offer was withdrawn due to a change of ownership. Trustee Elliott asked about legal action. Attorney Mathews responded there is not enough to successfully pursue a claim. Director Hansen responded the Village did not sign a contract.

A motion was made by Trustee McGinley and seconded by Trustee Elliott to approve the joint purchase of the Village's fuel commodities through the County of DuPage, Illinois contract with Heritage Fuel Services, of Wilmington, Illinois, in an amount not to exceed \$273,800.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item H. - Forestry Work Contract: (Public Works Director Hansen)

The majority of forestry work performed in the Village includes Ash tree removals (EAB), regular tree removals, stump removals, and emergency work to include storm damage (see attachment for cost history). Additional forestry work includes our cyclical tree pruning program, debris hauling (wood chips and logs), and parkway restorations from numerous stump removals. All of this work is accomplished by a combination of public works crews and contractors in order to reduce costs and complete the significant work load in a timely manner.

As a result of the Village recently terminating its contract early this year with our previous forestry contractor, staff recommended to the Board that the tree pruning program be accomplished by the next lowest bidder. The Board subsequently approved a two-year tree pruning contract with Steve Piper & Sons, but directed staff to competitively bid the remaining forestry work, which included tree removals, stump grinding (with and without parkway restoration included), and emergency tree work. Three alternate bids were also included in the final bid document, including: (i) Park District forestry work that was included in the bid process as intergovernmental collaborative effort. The Park District bid results have no bearing on the village forestry costs. (ii) removal of invasive species from Manor Woods, and (iii) hauling forestry debris such as wood chips and logs from Public Works to an outside facility

Motion to approve a three-year contract award with Arborworks for the following forestry work: (i) Regular tree removals, (ii) EAB Ash tree removal, (iii) Stump removal without parkway restoration, and (iv) emergency tree work for a total three- year contract amount of \$304,000.00:

A motion was made by Trustee O'Shea and seconded by Trustee McGinley to approve a contract award with Arborworks, LLC, of Downers Grove, Illinois, for Forestry Work Contract April 1, 2015 thru December 31, 2017 in the amount of FY 1 = \$116,000, FY 2 = \$104,000 FY 3 = \$84,000 for a total contract cost of \$304,000, to be expensed to the General Fund.

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Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Reminders

1. A Village Board Meeting is scheduled for Monday, April 13, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. Sister City Event on April 14, 2015 at 7:00PM at the Village Links/Reserve 22.
3. A Village Board Workshop is scheduled for Monday, April 20, 2015 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

Adjournment:

At 7:26 p.m. a motion was made by Trustee Elliott and seconded by Trustee O'Shea to adjourn. Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk

Quality and Reliability

P- 630-627-5104



COMPANY:	Village of Glen Ellyn	QUOTE #:	960385
ATTN:	Al Stonitsch	PAGES:	4
EMAIL:	astonitsch@glenellyn.org	DATE:	6/15/2015
FROM:	Dominic Vozella, Glenbard Electric Supply, Inc.		
PROJECT:	Village of Glenn Ellyn – Village Links – 150 kW Natural Gas Generator		

We are pleased to offer the following quotation for the subject project:

Quantity 1 - Generac industrial gas engine driven generator, 9.0L V-8 engine, consisting of the following features and accessories:

- Fuel system - **Natural gas**
- SG0150GG189.0S18HPSYE
- Stationary Emergency-Standby rated
- **150 kW Rating , synchronous alternator, wired for 120/208 VAC 3 Phase, 60 HZ**
- Permanent magnet excitation
- H-100 Control Panel
 - Meets NFPA 99 and 110 requirements
 - Temp Range -40 to 70 degrees C
 - Digital microprocessor:
 - Two 4 line x 20 displays, full system status
 - 3 phase sensing, +/-0.25% digital voltage regulation
 - RS232, RS485 and Canbus remote ports
 - Waterproof connections
 - All engine sensors are 4-20 ma for minimal interference
 - Programmable I/O
 - Built-in PLC for special applications
 - Engine function monitoring and control:
 - Full range standby operation; Programmable auto crank, Emergency Stop, Auto-Off- Manual switch
 - Isochronous governor, +/-0.25% frequency regulation
 - Full system status on all AC output and engine function parameters
 - Service reminders, trending, fault history (alarm log)
 - I2T function for full generator protection
 - Selectable low-speed exercise
 - HTS transfer switch function monitoring and control
 - 2-wire start controls for any 2-wire transfer switch
- Electronic governor Frequency regulation, isochronous Steady state regulation +/-0.25%
- **600A UL mainline circuit breaker**
- **Sound attenuated, Level 1 Acoustic enclosure - 72.4 dba at 23 feet**
 - **Industrial Grey enclosure, powder paint finish**
- 710 CCA, 27F battery
 - w/rack installed
- 10AMP battery charger-installed
- Battery charging alternator
- Battery cables

- Battery tray
- Fuel shut-off solenoid valve
- Solenoid activated starter motor
- Air cleaner and oil filter with internal bypass
- Oil and antifreeze
- Oil and radiator drain extensions
- Vibration isolators between engine/alternator and base frame
- Standard flex exhaust
- Air duct adapter
- Block Heater 1500W
- Engine run relay
- **21 Light remote annunciator - surface mount**
- **Remote Emergency Stop Break Glass**
- 120V GFCI & 240V Outlet
- Standard set of 3 manuals
- Listed to standard UL2200
- Flex fuel line
- Standard Electronic Governor
- EPA Certified
- **5 year extended warranty**

Quantity 1 - 2 Hour Load Bank 150 kW :

- Two Hour Full Load Bank Test including load bank rental and 50 ft cable. Monday - Friday 8:00 am - 5:00 pm.

Quantity 1 – Shipping-unload off truck and rigging by others

Quantity 1 - Start up 150 kW :

- Onsite services performed by factory trained technicians, Monday - Friday 8:00 am - 5:00 pm - fuel not included

Quantity 1 – ASCO-1200 Amp Service Rated Automatic Transfer Switch – see next page

ATS		Amis - 1200		QTY : 1	
Bulletin Number	:	Series 3ATS Transfer Switches	Catalog Number	:	H03AUSB31200CGXM,44G
Service Voltage / Hz	:	208V/60Hz	Optional Accessories	:	44G Activate 31Z.
By-pass Isolation	:	Not Applicable	Product Description	:	3AUS Automatic Service Entrance
No. of Switched Poles	:	4	Neutral Configuration	:	Switched [B]
Withstand Rating	:	See WCR table below	No. of Cables & Lug size	:	4, 1/0 to 600 MCM
Enclosure	:	3R(M)-UL Type 3R secure double door enclosure	Service	:	Three Phase, 4-wire
Extended Warranty (Years - Cost)	:	Not Included	Markings	:	

Total investment for the above equipment (Not including any applicable tax)..... \$57,525.00

Notes

Estimated Delivery: 8- 10 weeks

Prices valid for 90 days from above date

FOB Factory, freight allowed to first destination only (unload off truck and rigging by others)

Terms and Conditions

ANY FAILURE DUE TO SAFETY CONTROLS BEING DISCONNECTED IS NOT COVERED UNDER WARRANTY

Terms: With approved credit - Terms are net 30 days from date of delivery to first destination. If payment is not received within 30 days, you will be charged 1% per month late fee. Customer agrees to pay all court costs and

Sincerely,

Dominic Vozella, President

Glenbard Electric Supply, Inc

Acceptance of Quote



June 12, 2015

Mr. Dominic Vozella
Glenbard Electric Supply
333 Eisenhower Lane
Lombard, IL 60148

**Re: Generator Installation – Village Links of Glen Ellyn
MVPE – 032-15**

Dear Dominic:

We have prepared an electrical estimate for the generator installation project at the Village Links of Glen Ellyn, 485 Winchell Way in Glen Ellyn, IL. We have based our estimate on bid documents, our walkthrough and site meeting.

Our price for this work is \$32,882.00

We have included the following items in our estimate:

- Concrete pad and grounding of same for generator support
- Receive and install Generator and ATS
- Intercept existing utility feed to 1200A CT Cabinet
- Route load side of utility transformer to ATS as utility feed, new conduit and conductors (1200 A – 3 sets 500MCM in 3-1/2" GRC)
- Route existing feed to CT cabinet to load side of ATS, re-using existing conduit and conductors (1200 A – 3 sets 500MCM in 3-1/2" GRC)
- Route 800A feed from Generator to ATS, new conduit and conductors (800A – 2 sets 500MCM in 3-1/2" GRC)
- Install 120v circuits for generator block heater and battery warmer
- Install wiring as required for utility sensing purposes
- Supervise load bank testing and generator testing on site
- Provide certified labor at prevailing wage rates
- Provide overtime labor as required for scheduled shutdown of service to facility during cutover work

Items not included are as follows:

- Permit Fees. Village Licensing fees or Sales Taxes
- Natural gas piping or connection
- Relocation and / or restoration of owner landscape elements
- Generator and Auto Transfer Switch

Should you have any questions concerning this estimate, please don't hesitate to contact us.

Sincerely,
MVP Electrical Contractors, Inc.

A handwritten signature in dark ink, appearing to read "Mancuso", is written over a horizontal line.

Marc S. Mancuso
Village Links Gen Set

P.O.Box 355 • Lake Bluff, Illinois 60044
(847) 875-1000 • mancuso@mvppelectrical.com • www.mvppelectrical.com







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

Meeting: 07/27/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Contract
Prepared By: Al Stonitsch

SCHEDULED

AGENDA ITEM (ID # 1855)

DOC ID: 1855

Motion to approve the annual contractual increase in the monthly refuse/recycling rates with Republic Services, Inc., effective August 1, 2015, including a \$0.25/month/account increase to the Village's supplemental rate to meet the Village's cash reserve policy in the Solid Waste Fund.

Background:

The Village's existing five-year waste hauling contract with Republic Services was approved in 2012 after a competitive RFP process. As part of the contract, Republic continued the refuse and recycling collection services, which included Monday collection, weekly yard waste collection April - November, use of refuse and recycling carts with stickers for additional needs. Under the contract, the Village is required to adjust the monthly billing rates on an annual basis (for an August 1 effective date). Billing rates include a monthly base rate (rates from Republic Services for refuse and recycling), as well as a supplementary rate for branch and brush collection, totter replacement, billing administration and a recycling rebate.

Issues

Annual Base Rate Adjustment

The Village's contract with Republic Services provides for an annual increase based upon the Chicago consumer price index (CPI) for the following 12 months, with maximum percentage increases set at 4.5% for years 1-3 of the contract and 3.5% for years 4-5. The most recent change in CPI increase calendar year 2014 was 1.7% (**Attachment 2**). Therefore, per the contract, Republic has requested in the attached letter that the base rate for services be adjusted by 1.7% for August 1, 2015 through July 31, 2016 (**Attachment 3**). Staff is comfortable that the CPI increase is calculated appropriately in accordance with the contract terms, and the base rate should be adjusted by 1.7%. Also adjusted will be the sticker costs for refuse and yard waste, which will adjust from \$2.45 to \$2.50 per sticker. The price for the leaf sticker will remain \$1.50.

<u>Adjusted Monthly Rates - August 1, 2015</u>									
Service: Curbside or Rear Door	Monthly Rates		Supplemental Rates						GRAND TOTAL
	2014	2015	Branch/ Brush /1	Toter /2	Admin.	Recycling Credit	Subtotal		
35 gallon curb	\$11.70	\$11.90	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$16.40	
65 gallon curb	\$15.30	\$15.56	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$20.06	
95 gallon curb	\$17.40	\$17.70	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$22.20	
35 gallon curb senior	\$10.65	\$10.83	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$15.33	
35 gallon rear	\$19.50	\$19.83	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$24.33	
35 gallon rear senior	\$17.70	\$18.00	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$22.50	
65 gallon rear	\$25.70	\$26.14	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$30.64	
95 gallon rear	\$25.70	\$26.14	\$ 2.33	\$ 1.00	\$ 1.25	\$ (0.08)	\$ 4.50	\$30.64	
/1 Includes \$0.80/household/month to accumulate adequate reseves to fund future storm clean up events									
/2 Staff recommended increase from \$0.75 to \$1.00 per account/month									

Recycling Rebate Adjustment

As part of the initial contract, the Village introduced a monthly credit to each residential refuse account based on recycling revenues received by the Village in the previous fiscal year, with the credit adjusted on an annual basis. Last year's rebate to residents was \$0.23 per month based upon \$19,639.51 revenues. For August 1, 2015 through July 31, 2016, the rate should be adjusted to \$0.08 (based upon revenues from the previous fiscal year of \$7,330.11). The rebate is lower than last year's due to fluctuation in the recycling market that paid less per ton for recyclables.

The Village's recycling rebate has historically fluctuated from year to year, with revenues ranging from \$20,000 in FY09/10 to \$200,000 in FY07/08. However, the last few years indicate a continual downward trend in recycling revenues. Parenthetically, a recent article by the Washington Post provides insight into the recycling industry and certain trends that are negatively affecting the residual market value of recycling materials (*Attachment 4*).

Supplemental Rates

In prior years, staff completed long term plans for supplemental rates for Branch & Brush, Toter, and Administration (account maintenance/billing). In 2013, the Branch and Brush rate was increased to \$2.50 to provide a long term plan for emergency preparedness funding for emergency events. The current Branch & Brush contract was renewed for the 2015 season, and the pricing decreased slightly to align with the new contract costs.

In 2013, the **toter fee** was lowered from \$1.00 to \$0.75 based on a long term funding plan to replace the toters after 12 years, which is beyond their 10 year warranty. Under this structure, the garbage toters are anticipated to be replaced in 2017 and recycling toters are anticipated to be replaced in

2021. In SY 2014, the Village annexed 150 homes, which required the purchase of recycling and refuse toters, which was not projected in the long-term funding plan. **Staff is recommending increasing the totter fee back to \$1.00 per month** until replacement of the toters is completed (projected to be completed in 2022). Staff's current long-term funding model anticipates replacing toters in a phased manner over a period of four years. Staff will review totter condition to determine if and when replacement is necessary. Staff will continue to monitor totter reserve levels in the fund, and adjust the rate as necessary.

In 2012, the Village Board lowered the Administration fee charged to customers for billing and account maintenance from \$1.35 to \$1.25 per month, and set that as a goal, with the intention that as online account access and future e-billing becomes available and proliferates, the Village will realize additional cost savings. Actual administration costs for SY 14 were \$80,229, which if distributed across 7243 accounts, equates to \$1.38 per account per month. The budgeted administration costs for FY 2015 \$111,150, which if distributed across 7350 accounts is \$1.26 per account per month. The reason for the change in the number of accounts is due to the recent annexation. Staff is recommending no change to the supplemental rate for the Administration Fee.

Solid Waste Fund Cash Reserves

As part of the review of rates, it is also important to consider their impact on the fund's cash reserve levels. The Solid Waste Fund has a cash reserve policy requirement of 25% of budgeted operating expenses. As of December 31, 2014, the fund was \$78,800 below its required level as set by the policy. This is due to several factors. First, substantial expenses were incurred in Summer 2012 from a large storm. To respond to this, the Village did institute a \$0.75 per month emergency preparedness charge into the rate to build reserves for future storms. The Village has continued to build back cash reserves since this event occurred. Second, two large purchases occurred in SY014 and FY15. First, Big Belly solar compactors were purchased with a cost of approximately \$33,000. These are an immediate drain to the fund's cash reserves; however, are expected to repay the cost and replenish the reserves within 10 years by cost savings on trash pickup in the downtown. Lastly, due to the 2014 annexation of approximately 150 homes, it was necessary to purchase recycling and refuse toters for those homes, at a cost of approximately \$28,000, which was not known at the time rates were set.

Attached with this memo is an analysis of the fund's cash reserves under two scenarios (**Attachment 5**). The **first scenario** depicts a long term model at the current rate structure of **\$0.75 per account per month** for totter replacement. The **second scenario** depicts a long term model at a rate of **\$1.00 per month per account** for totter replacement. In these models, refuse and recycling toters are modeled to be replaced over a four year period (2017, 2018, 2021, and 2022) and thus the revenues collected must meet the cost of the replacements in those years. In the current model, the Village is short \$25,000 to replace these toters at the end of 2022. In the second scenario, the replacement fund retains a positive balance at the end of the totter replacement. The second model also has an overall positive impact on the Village's cash reserve policy. In the analysis, the current model shows the fund below the reserve policy in 7 out of 9 years. In the second scenario, the fund is only below the reserve policy in 3 out of 9 years. The attached models

are only staff's best estimation of future events. Each year, staff will revisit the long-term analysis to determine rates changes (either up or down) that are necessary to maintain reserve levels that meet our policy.

Recommendation

Staff recommends adjusting the refuse and recycling base rate by 1.7% and update the supplementary rate to \$4.50 (i.e. increase the totter fee from \$0.75 to \$1.00) after deducting the \$0.08/account/month recycling credit.

Action Requested

The Village Board is requested to consider the proposed rate adjustment for residential solid waste collection services at the July 27, 2015 Village Board Meeting.

Attachments

1. Ordinance
2. CPI Change-"All Urban Consumers" for Chicago-Gary-Kenosha
3. Republic Services 2015 Rate Adjustment Proposal
4. *Washington Post* Article
5. Solid Waste Fund-Long-term Cash Reserves Financial Model

ORDINANCE NO. _____-VC**AN ORDINANCE AMENDING CHAPTER SIX OF TITLE SEVEN
(SOLID WASTE COLLECTION AND DISPOSAL)
OF THE VILLAGE OF GLEN ELLYN, ILLINOIS**

WHEREAS, the President and Board of Trustees on June 25, 2012, approved and on July 14, 2014 amended an agreement for solid waste collection and disposal services following a request for proposal process; and

WHEREAS, the agreement provides that refuse and recycling rates be adjusted on an annual basis per the Chicago consumer price index.

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: Section 7-6-4(A) of the Glen Ellyn Village Code is hereby deleted in its entirety and replaced with the following:

- (A) Residential Collections: Effective August 1, 2015, the fees to be charged for residential solid waste collection and disposal services shall be as follows:

<u>Monthly Refuse Collection Program</u>	<u>Monthly Base Rate</u>
Curbside collection of one Village provided 35-gallon wheeled cart	\$11.90
Curbside collection of one Village provided 65-gallon wheeled cart	\$15.56
Curbside collection of one Village provided 95-gallon wheeled cart	\$17.70
Senior rate for curbside collection of one Village provided 35-gallon wheeled cart	\$10.83
Rear door collection of one Village provided 35-gallon wheeled cart	\$19.83

Rear door collection of one Village provided 65-gallon wheeled cart	\$26.14
Rear door collection of one Village provided 95-gallon wheeled cart	\$26.14
Senior rate for rear door collection of one Village provided 35-gallon wheeled cart	\$18.00
<u>Monthly Supplemental Rate:</u> In addition to the base rate, each account will also be charged a monthly fee for branch and brush collection, toter replacement, account/billing administration, and cash reserves for future storm clean up events, and a recycling <i>credit</i> .	\$4.50

Individual Sticker Prices

Refuse Sticker	\$2.50
Yard waste	\$2.50
Leaf Sticker	\$1.50
Large household items	One (1) Refuse Sticker

SECTION THREE: 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 Village President and Board of Trustees of the Village of Glen Ellyn,
Illinois, this _____ day of _____, 20_____.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this _____
day of _____, 20_____.

Village President of the
Village of Glen Ellyn, Illinois

Agenda Item (ID # 1855)

Meeting of July 27, 2015

ATTACHMENTS:

- CPI Increase Calculation (PDF)
- 2015 Republic Refuse Rates Proposal(2) (PDF)
- Washington Post Article_re Recycling Industry_June 20 2015 (PDF)
- Solid Waste Fund Cash Reserves Analysis 2015-2016 (PDF)

Databases, Tables & Calculators by Subject

FONT SIZE:

Change Output Options:

From: 2005 To: 2015 GO

☐ include graphs ☒ include annual averages[More Formatting Options](#) ➔

Data extracted on: February 26, 2015 (10:12:22 AM)

Consumer Price Index - All Urban Consumers

Series Id: CUURA207SA0
 Not Seasonally Adjusted
 Area: Chicago-Gary-Kenosha, IL-IN-WI
 Item: All items
 Base Period: 1982-84=100

Download:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2005	189.9	190.5	191.3	193.2	193.3	194.0	194.2	195.8	198.3	197.9	197.3	196.4	194.3	192.0	196.7
2006	197.5	197.2	197.6	197.7	198.4	199.0	199.3	200.4	199.6	197.5	197.9	197.8	198.3	197.9	198.8
2007	199.401	200.630	202.483	204.019	205.686	206.092	205.561	205.813	206.454	206.696	207.821	207.155	204.818	203.052	206.583
2008	208.757	209.526	211.542	212.662	214.932	215.738	217.459	215.971	215.465	213.363	209.053	205.959	212.536	212.193	212.878
2009	207.616	207.367	207.462	207.886	209.809	211.010	210.906	211.441	211.345	211.708	212.206	211.185	209.995	208.525	211.465
2010	212.104	212.456	212.952	212.929	212.984	212.186	212.535	212.784	213.339	213.332	213.066	213.778	212.870	212.602	213.139
2011	215.155	216.192	217.880	218.762	220.094	220.182	219.277	219.688	220.027	219.592	219.181	218.180	218.684	218.044	219.324
2012	219.585	219.626	222.351	222.416	222.262	222.138	221.611	222.967	223.611	223.227	222.425	221.838	222.005	221.396	222.613
2013	222.251	224.681	224.433	224.522	225.645	225.864	225.375	225.525	225.161	224.422	223.703	222.960	224.545	224.566	224.524
2014	225.027	226.217	228.784	229.848	229.612	230.477	229.633	229.753	229.829	228.987	227.184	226.262	228.468	228.328	228.608
2015	225.852														

12-Month Percent Change

Series Id: CUURA207SA0
 Not Seasonally Adjusted
 Area: Chicago-Gary-Kenosha, IL-IN-WI
 Item: All items
 Base Period: 1982-84=100

Download:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2005	2.4	2.2	2.7	3.2	2.4	2.6	2.6	2.9	4.4	3.7	3.5	3.6	3.0	2.6	3.5
2006	4.0	3.5	3.3	2.3	2.6	2.6	2.6	2.3	0.7	-0.2	0.3	0.7	2.1	3.1	1.1
2007	1.0	1.7	2.5	3.2	3.7	3.6	3.1	2.7	3.4	4.7	5.0	4.7	3.3	2.6	3.9
2008	4.7	4.4	4.5	4.2	4.5	4.7	5.8	4.9	4.4	3.2	0.6	-0.6	3.8	4.5	3.0
2009	-0.5	-1.0	-1.9	-2.2	-2.4	-2.2	-3.0	-2.1	-1.9	-0.8	1.5	2.5	-1.2	-1.7	-0.7
2010	2.2	2.5	2.6	2.4	1.5	0.6	0.8	0.6	0.9	0.8	0.4	1.2	1.4	2.0	0.8
2011	1.4	1.8	2.3	2.7	3.3	3.8	3.2	3.2	3.1	2.9	2.9	2.1	2.7	2.6	2.9
2012	2.1	1.6	2.1	1.7	1.0	0.9	1.1	1.5	1.6	1.7	1.5	1.7	1.5	1.5	1.5
2013	1.2	2.3	0.9	0.9	1.5	1.7	1.7	1.1	0.7	0.5	0.6	0.5	1.1	1.4	0.9
2014	1.2	0.7	1.9	2.4	1.8	2.0	1.9	1.9	2.1	2.0	1.6	1.5	1.7	1.7	1.8
2015	0.4														

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June 23, 2015

Mr. Brendon Mendoza
Administrative Intern,
Village of Glen Ellyn,
535 Duane Street,
Glen Ellyn, IL 60137

Re: Price adjustment as of August 1, 2015

Dear Berndon:

As per the agreement for Residential Solid Waste Collection Services between Republic Services / Allied Waste and the Village of Glen Ellyn, I am writing to inform you of the new rates effective August 1, 2015. The Consumer Price Index – All Consumers for the Chicago-Gary – Kenosha area is used for the annual change during the preceding calendar year, that percentage is 1.7%. I have enclosed a copy of this statistic for your approval.

As we discussed the new rates that will be in effect as of August 1, 2015 are as follows:

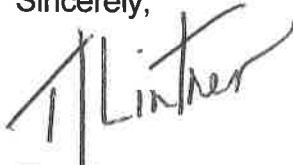
35gallon cart Curbside service	\$11.90
35 gallon cart Senior Curbside service	\$10.83
35 gallon regular rear door service	\$19.83
35 gallon Senior rear door service	\$18.00
65 gallon carts Curbside service	\$15.56
65 gallon carts rear door service	\$26.14
96 gallon carts Curbside Service	\$17.70
96 gallon carts rear door service	\$26.14

June 23, 2015

Solid Waste Sticker	\$2.50
Yard Waste Sticker	\$2.50
Leaf Sticker	\$1.55
Cart Exchange	\$16.50
Clean up Cost (per Ton)	\$172.23
Natural Disaster	\$151.33

I trust this meets with your approval; please feel free to contact me should you have any questions.

Sincerely,



Tim Lintner
Municipal Services Manager
Allied Waste / Republic Services

The Washington Post

D.C. Politics

American recycling is stalling, and the big blue bin is one reason why

By Aaron C. Davis June 20

Tucked in the woods 30 miles north of Washington is a plant packed with energy-guzzling machines that can make even an environmentalist's heart sing — giant conveyor belts, sorters and crushers saving a thousand tons of paper, plastic and other recyclables from reaching landfills each day.

The 24-hour operation is a sign that after three decades of trying, a culture of curbside recycling has become ingrained in cities and counties across the country. Happy Valley, however, it is not.

Once a profitable business for cities and private employers alike, recycling in recent years has become a money-sucking enterprise. The District, Baltimore and many counties in between are contributing millions annually to prop up one of the nation's busiest facilities here in Elkridge, Md. — but it is still losing money. In fact, almost every facility like it in the country is running in the red. And Waste Management and other recyclers say that more than 2,000 municipalities are paying to dispose of their recyclables instead of the other way around.

In short, the business of American recycling has stalled. And industry leaders warn that the situation is worse than it appears.

"If people feel that recycling is important — and I think they do, increasingly — then we are talking about a nationwide crisis," said David Steiner, chief executive of Waste Management, the nation's largest recycler that owns the Elkridge plant and 50 others.

[Five ways Americans should — and shouldn't — recycle]

The Houston-based company's recycling division posted a loss of nearly \$16 million in the first quarter of the year. In recent months, it has shut nearly one in 10 of its biggest recycling facilities. An even larger percentage of its plants may go dark in the next 12 months, Steiner said.

The problems of recycling in America are both global and local. A storm of falling oil prices, a strong dollar and a weakened economy in China have sent prices for American recyclables plummeting worldwide.

Environmentalists and other die-hard conservation advocates question if the industry is overstating a cyclical slump.

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“If you look at the long-term trends, there is no doubt that the markets for most recyclables have matured and that the economics of recycling, although it varies, has generally been moving in the right direction,” said Eric A. Goldstein, a lawyer with the Natural Resources Defense Council who tracks solid waste and recycling in New York.

“And that’s without factoring in the external impact of landfilling or anything else,” he added. “There aren’t a lot of people saying, ‘Send more material to landfills.’”

Still, the numbers speak for themselves: a three-year trend of shrinking profits and rising costs for U.S. municipalities — and little evidence that they are a blip.

Trying to encourage conservation, progressive lawmakers and environmentalists have made matters worse. By pushing to increase recycling rates with bigger and bigger bins — while demanding almost no sorting by consumers — the recycling stream has become increasingly polluted and less valuable, imperiling the economics of the whole system.

“We kind of got everyone thinking that recycling was free,” said Bill Moore, a leading industry consultant on paper recycling who is based in Atlanta. “It’s never really been free, and in fact, it’s getting more expensive.”

The problem with blue bins

Many of the problems facing the industry can be traced to the curbside blue bin — and the old saying that if it sounds too good to be true, it just might be. Anyone who has ever tossed a can into a bin knows what's supposed to happen: Anything recyclable can go in, and then somehow, magically, it's all separated and reused.

The idea originated in California in the 1990s. Environmental advocates believed that the only way to increase participation in recycling programs was to make it easier. Sorting took time and was messy. No one liked it. So-called Material Recovery Facilities, or MRFs, were created to do what consumers wouldn't.

With conveyers, spinning flywheels, magnets and contraptions that look like giant Erector Sets, companies found that they could recycle almost everything at once. Lightweight newspaper and cardboard were sent tumbling upward, as if in a clothes dryer. Glass, plastic and metal fell into a series of belts and screens. Automation was adopted to sort, bale and send to manufacturers all those tons of paper, bottles and cans.

From the start, it was hard to argue that glass should have been allowed in the curbside mix. It's the heaviest of recyclables but has always been of marginal value as a commodity. In the rough-and-tumble sorting facilities, a large share of it breaks and contaminates valuable bales of paper, plastic and other materials.

Today, more than a third of all glass sent to recycling facilities ends up crushed. It is trucked to landfills as daily cover to bury the smell and trap gases. The rest has almost no value to recyclers and can often cost them to haul away.

In recent years, the problem of contamination has spread beyond glass. The problem was exacerbated when municipalities began increasing the size of bins, believing that bigger was better to keep more material from landfills.

Consumers have indeed been filling the bigger bins, but often with as much garbage as recyclable material.

With the extra room, residents stopped breaking down cardboard boxes. Because a full shipping box sometimes fits inside, even with foam and plastic wrap attached, all of it more frequently shows up at sorting facilities.

Residents have also begun experimenting, perhaps with good intentions, tossing into recycling bins almost anything rubber, metal or plastic: garden hoses, clothes hangers, shopping bags, shoes, Christmas lights.

That was exactly the case last year, when the District replaced residents' 32-gallon bins with ones that are 50 percent larger.

[D.C. said it was recycling — it wasn't.]

"Residue jumped a ton," said Hallie Clemm, deputy administrator for the city's solid waste management division. In fact, so much nonrecyclable material was being stuffed into the bins that after an audit by Waste Management last fall, the share of the city's profit for selling recyclables plummeted by more than 50 percent.

That has driven up the city's processing price for recyclables to almost \$63 a ton — 24 percent higher than if it trucked all of its recycling material, along with its trash, to a Virginia incinerator.

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The D.C. Council recently approved a payment of \$1.2 million to Waste Management for the contract year that ended in May. In 2011, the city made a profit of \$389,000.

Little demand for newsprint

A large part of the problem for recyclers is falling global commodity prices — a phenomenon largely out of recyclers' hands. But the negative impact of that trend is amplified by the contents of most recycling bins, because the composite of what Americans try to reuse has changed dramatically over the past decade.

Dwindling have been the once-profitable old newspapers, thick plastic bottles and aluminum cans that could be easily baled and reused.

With oil prices driving up transportation costs, manufacturers have engaged in a race to make packaging more lightweight. Coffee cans disappeared in favor of vacuum-packed aluminum bags; some tuna cans went the same way. Tin cans and plastic water bottles became thinner, too: The amount of plastic that once came from 22 bottles now requires 36.

There was an even more pronounced drop in newsprint. Long a lucrative recycling commodity, it's not a key commodity market. In its place is something known as mixed residential paper: the junk mail, flattened cereal boxes and other paper items that these days can outweigh newspaper in a one-ton bale.

One bright spot has been an increase in cardboard. Analysts say that with more people buying items through online merchants, cardboard can account for up to 15 percent of cities' recyclable loads — more than double that of a decade ago.

The demand for that paper and cardboard, however, remains at a near-decade low. In China, containerboard, a common packaging product from recycled American paper, is trading at just over \$400 a metric ton, down from nearly \$1,000 in 2010. China also needs less recycled newsprint; the last paper mill in Shanghai closed this year.

[China doesn't even want to buy our garbage anymore]

With less demand, Chinese companies have become pickier about the quality.

Last week in Elkridge, an inspector from a Chinese company studied bales of paper being loaded into shipping containers bound for the port of Baltimore and, eventually, Asia.

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If the inspector found more than five nonpaper items protruding from any one side of the bale, it was rejected, forcing workers to break down the material and send it all back through the processing facility.

The lightweight vacuum packs for food and paper-thin plastic bottles are increasingly part of the problem. They are so light that they get blown upward with the paper.

“We’ve seen economic downturns in the value of material in the past, but what’s different now is that the material mix has changed,” said Patty Moore, head of California-based Moore Recycling Associates, which specializes in plastic recycling. “The problem is, to get the same value out of your scrap, you have to shove a whole lot more material through the facility. That was fine when scrap values were high, but when they dropped, we realized it’s expensive to push all of this lightweight stuff through, and we’re in trouble.”

Brent Bell, Waste Management’s vice president for recycling, said the company has yet to see municipalities abandon recycling, and the company is maintaining its ability to recycle whatever cities send their way. But it is downsizing its operation and expecting little increase in recycling rates nationwide.

Last week, the Environmental Protection Agency announced a nationwide tally for recycling in 2013 that showed overall recycling had contracted for a second straight year, to 34.3 percent of the waste stream.

With those trends, Bell said the company is beginning tough discussions with cities about what it sees as a long-term economic reality: Cities must bear more of the financial impact of falling commodity prices. That's the only way, Bell said, for recyclers like his company to invest in the business.

Steiner, Waste Management's chief executive, went further. "We want to help our customers, but we are a for-profit business. We won't stay in the industry if we can't make a profit," he said.

Clemm, the District's recycling chief, said small efforts can begin to turn the tide. The District must begin by getting more garbage out of its recycling stream.

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"Residents have a way to influence this by making sure they are recycling right," she said.

Another possibility is to follow the urgings of the environmental community by expanding recycling programs to include composting — the banana peels and grass clippings degrading in landfills that by some estimates have become the nation's third-biggest source of methane gas contributing to global warming. Composting is partly credited with the success of such cities as San Francisco, Portland and Seattle in increasing the share of the waste stream that is recycled each year.

There are also a few encouraging signs downstream in the recycling market. A recycled-plastics company in Troy, Ala., processes more than 500 million pounds of recycled material annually from plastic bottles — and with 450 employees, the company is growing. In the Midwest, another company opened two additional facilities this month to feed an Indiana paper mill that churns out 100 percent recycled cardboard.

Turning a profit on the initial, dirty task of sorting and processing the nation's recyclables, however, may take a larger overhaul, said Patty Moore. Governments may need to set standards or even consider taking over part of the process to better encourage investment and ensure that profits remain a public benefit.

"If we're going to be serious about secondary-materials management, we're really going to have to address it as a state or preferably national level," she said. "We need to harmonize what we're doing and make it work in a way that we're not spending all this money and spinning our wheels."

Aaron Davis covers D.C. government and politics for The Post and wants to hear your story about how D.C. works — or how it doesn't.

Residential Solid Waste Fund
 Cash Reserves Long-Term Analysis
 Comparisons of Scenarios

Purpose: To compare the projected cash levels above the required cash reserve policy.

Analysis: This financial model seeks to project the cash reserves above or below the required levels for two scenarios. The first scenario is maintaining the current totter rate of \$0.75 per account per month. The second senario seek: to raise the totter rate to \$1.00 per account per month starting on August 1, 2015. Pages 2 and 3 of this analysis provide the detail behind each scenario.

Scenario	Cash levels above (below) the Fund's Cash Reserve Policy														Number of positive out of 9
	<u>4/30/2011</u>	<u>4/30/2012</u>	<u>4/30/2013</u>	<u>4/30/2014</u>	<u>Actual</u> <u>12/31/2014</u>	<u>Budget</u> <u>12/31/2015</u>	<u>Projected</u> <u>12/31/2016</u>	<u>Projected</u> <u>12/31/2017</u>	<u>Projected</u> <u>12/31/2018</u>	<u>Projected</u> <u>12/31/2019</u>	<u>Projected</u> <u>12/31/2020</u>	<u>Projected</u> <u>12/31/2021</u>	<u>Projected</u> <u>12/31/2022</u>	<u>Projected</u> <u>12/31/2023</u>	
Scenario 1: Maintain Current Rate of \$0.75	70,750.00	254,000.00	(149,225.00)	(138,982.00)	(78,783.51)	(62,319.76)	26,646.90	(53,966.45)	(134,660.99)	(45,937.95)	42,701.43	(50,744.10)	(144,275.81)	(55,894.99)	
Scenario 2: Increase Toter to \$1.00	70,750.00	254,000.00	(149,225.00)	(138,982.00)	(78,783.51)	(53,144.76)	57,871.90	(691.45)	(59,335.99)	51,437.05	162,126.43	90,730.90	19,249.19	129,680.01	

Conclusion: The results of this analysis show that in Scenario 1, the cash reserve levels will be above policy in only 2 out of 9 years. In Scenario 2, the cash reserve levels will be above policy in 6 out of 9 years.

Residential Solid Waste Fund
Cash Reserves Long-Term Analysis
Scenario 1: Current Funding Levels

	Actual 4/30/2011	Actual 4/30/2012	Actual 4/30/2013	Actual 4/30/2014	Actual 12/31/2014	Budget 12/31/2015	Projected 12/31/2016	Projected 12/31/2017	Projected 12/31/2018	Projected 12/31/2019	Projected 12/31/2020	Projected 12/31/2021	Projected 12/31/2022	Projected 12/31/2023
Cash Reserves Policy Analysis														
Cash Balance Solid Waste Fund at End of Year(A)	417,000.00	590,000.00	220,000.00	215,518.00	201,116.49	293,236.49	387,536.49	312,336.49	237,136.49	331,436.49	425,736.49	338,036.49	250,336.49	344,636.49
Cash Reserved for Toters (C below)	N/A	N/A	64,429.00	139,303.25	156,057.25	219,469.25	284,981.25	180,993.25	77,005.25	142,517.25	208,029.25	91,541.25	(24,946.75)	40,565.25
Cash Remaining for Emergencies (Note 1)	N/A	N/A	155,571.00	76,214.75	45,059.24	73,767.24	102,555.24	131,343.24	160,131.24	188,919.24	217,707.24	246,495.24	275,283.24	304,071.24
Operating Expenses (Note 2)	1,385,000.00	1,344,000.00	1,476,900.00	1,418,000.00	1,119,600.00	1,422,225.00	1,443,558.38	1,465,211.75	1,487,189.93	1,509,497.78	1,532,140.24	1,555,122.35	1,578,449.18	1,602,125.92
Reserve Required (25% of Operating Expenses) (B)	346,250.00	336,000.00	369,225.00	354,500.00	279,900.00	355,556.25	360,889.59	366,302.94	371,797.48	377,374.44	383,035.06	388,780.59	394,612.30	400,531.48
Cash Reserves Over/(Under) Policy (A) - (B)	70,750.00	254,000.00	(149,225.00) Note 4	(138,982.00)	(78,783.51)	(62,319.76)	26,646.90	(53,966.45)	(134,660.99)	(45,937.95)	42,701.43	(50,744.10)	(144,275.81)	(55,894.99)
Projections of Reserve Funds														
Toters														
Beginning of Year - Reserved for Toters	N/A	N/A	-	64,429.00	139,303.25	156,057.25	219,469.25	284,981.25	180,993.25	77,005.25	142,517.25	208,029.25	91,541.25	(24,946.75)
Months at \$0.75	N/A	N/A	0	9	8	12	12	12	12	12	12	12	12	12
Months at \$1.00	N/A	N/A	9	3	0	0	0	0	0	0	0	0	0	0
Number of Average Accounts (Note 3)	N/A	N/A	7243	7243	7243	7340	7350	7350	7350	7350	7350	7350	7350	7350
Reserves Collected from Billings	N/A	N/A	\$ 65,187.00	\$ 70,619.25	\$ 43,458.00	\$ 66,060.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00
Toters Replaced	N/A	N/A	(8,010.00)	(3,000.00)	(33,955.00)	(10,000.00)	(8,000.00)	(177,500.00)	(177,500.00)	(8,000.00)	(8,000.00)	(190,000.00)	(190,000.00)	(8,000.00)
End of Year - Reserved for Toters (C)	N/A	N/A	64,429.00	139,303.25	156,057.25	219,469.25	284,981.25	180,993.25	77,005.25	142,517.25	208,029.25	91,541.25	(24,946.75)	40,565.25
Emergency Preparedness														
Emergency Preparedness Monthly Rate	N/A	N/A	N/A	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Number of Average Accounts (Note 3)	N/A	N/A	N/A	7243	7243	7340	7350	7350	7350	7350	7350	7350	7350	7350
Reserves Collected from Billings	N/A	N/A	N/A	\$ 48,890.25	\$ 43,458.00	\$ 66,060.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00
Emergency Expenses	N/A	N/A	N/A	-	-	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)

Footnotes

Toter Reserve Rate History

\$1 for August 1, 2012 - July 31, 2013

\$0.75 for August 1, 2013 onward

Emergency Planning Reserve Rate History

\$0.75 for August 1, 2013 going forward

Note 1: At the top, cash remaining for emergencies is calculated by the cash balance less the cash reserved for toters. The reserve is built by collections of the Emergency Preparedness rate outlined below.

Note 2: Projected future operating expenses includes a 1.5% cost escalator.

Note 3: Based upon average number of accounts on monthly refuse billings. The number of accounts increases in 2015 to account for the annexation of homes.

Note 4: In fiscal year 2013, cash reserves fall below the required level due to a Summer 2012 storm which incurred approximately \$180,000 of clean up expenses.

Residential Solid Waste Fund
Cash Reserves Long-Term Analysis
Scenario 2: Increase Toter to \$1

	Actual 4/30/2011	Actual 4/30/2012	Actual 4/30/2013	Actual 4/30/2014	Actual 12/31/2014	Budget 12/31/2015	Projected 12/31/2016	Projected 12/31/2017	Projected 12/31/2018	Projected 12/31/2019	Projected 12/31/2020	Projected 12/31/2021	Projected 12/31/2022	Projected 12/31/2023
Cash Reserves Policy Analysis														
Cash Balance Solid Waste Fund at End of Year(A)	417,000.00	590,000.00	220,000.00	215,518.00	201,116.49	302,411.49	418,761.49	365,611.49	312,461.49	428,811.49	545,161.49	479,511.49	413,861.49	530,211.49
Cash Reserved for Toters (C below)	N/A	N/A	64,429.00	139,303.25	156,057.25	228,644.25	316,206.25	234,268.25	152,330.25	239,892.25	327,454.25	233,016.25	138,578.25	226,140.25
Cash Remaining for Emergencies (Note 1)	N/A	N/A	155,571.00	76,214.75	45,059.24	73,767.24	102,555.24	131,343.24	160,131.24	188,919.24	217,707.24	246,495.24	275,283.24	304,071.24
Operating Expenses (Note 2)	1,385,000.00	1,344,000.00	1,476,900.00	1,418,000.00	1,119,600.00	1,422,225.00	1,443,558.38	1,465,211.75	1,487,189.93	1,509,497.78	1,532,140.24	1,555,122.35	1,578,449.18	1,602,125.92
Reserve Required (25% of Operating Expenses) (B)	346,250.00	336,000.00	369,225.00	354,500.00	279,900.00	355,556.25	360,889.59	366,302.94	371,797.48	377,374.44	383,035.06	388,780.59	394,612.30	400,531.48
Cash Reserves Over/(Under) Policy (A) - (B)	70,750.00	254,000.00	(149,225.00) Note 4	(138,982.00)	(78,783.51)	(53,144.76)	57,871.90	(691.45)	(59,335.99)	51,437.05	162,126.43	90,730.90	19,249.19	129,680.01
Projections of Reserve Funds														
Toters														
Beginning of Year - Reserved for Toters	N/A	N/A	-	64,429.00	139,303.25	156,057.25	228,644.25	316,206.25	234,268.25	152,330.25	239,892.25	327,454.25	233,016.25	138,578.25
Months at \$0.75	N/A	N/A	0	9	8	7	0	0	0	0	0	0	0	0
Months at \$1.00	N/A	N/A	9	3	0	5	12	12	12	12	12	12	12	12
Number of Average Accounts	N/A	N/A	7243	7243	7243	7340	7350	7350	7350	7350	7350	7350	7350	7350
Reserves Collected from Billings	N/A	N/A	\$ 65,187.00	\$ 70,619.25	\$ 43,458.00	\$ 75,235.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00	\$ 88,200.00
Toters Replaced	N/A	N/A	(8,010.00)	(3,000.00)	(33,955.00)	(10,000.00)	(8,000.00)	(177,500.00)	(177,500.00)	(8,000.00)	(8,000.00)	(190,000.00)	(190,000.00)	(8,000.00)
End of Year - Reserved for Toters (C)	N/A	N/A	64,429.00	139,303.25	156,057.25	228,644.25	316,206.25	234,268.25	152,330.25	239,892.25	327,454.25	233,016.25	138,578.25	226,140.25
Emergency Preparedness														
Emergency Preparedness Monthly Rate	N/A	N/A	N/A	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Number of Average Accounts	N/A	N/A	N/A	7243	7243	7340	7350	7350	7350	7350	7350	7350	7350	7350
Reserves Collected from Billings	N/A	N/A	N/A	\$ 48,890.25	\$ 43,458.00	\$ 66,060.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00	\$ 66,150.00
Emergency Expenses	N/A	N/A	N/A	-	-	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)	(30,000.00)

Footnotes

Toter Reserve Rate History

\$1 for August 1, 2012 - July 31, 2013

\$0.75 for August 1, 2013 - July 2015

Recommended \$1 August 1, 2015 onward

Emergency Planning Reserve Rate History

\$0.75 for August 1, 2013 going forward

Note 1: At the top, cash remaining for emergencies is calculated by the cash balance less the cash reserved for toters. The reserve is built by collections of the Emergency Preparedness rate outlined below.

Note 2: Projected future operating expenses includes a 1.5% cost escalator.

Note 3: Based upon average number of accounts on monthly refuse billings. The number of accounts increases in 2015 to account for the annexation of homes.

Note 4: In fiscal year 2013, cash reserves fall below the required level due to a Summer 2012 storm which incurred approximately \$180,000 of clean up expenses.